



Proposed Plan Change 78

to the Auckland Unitary Plan (Operative in part)

**SECTION 32
OVERVIEW EVALUATION REPORT**

Table of Contents

1	Executive Summary.....	5
2	Introduction	8
2.1	Scope and purpose of the report.....	8
2.2	Associated reports	8
3	Overview of the plan change	9
3.1	Project objectives.....	9
3.2	Scope of IPI.....	10
3.2.1	Mandatory	10
3.2.2	Optional.....	11
3.2.3	Not in scope	12
3.3	Light rail corridor exclusion.....	13
3.4	Structure of changes to the AUP.....	14
4	Approach to Section 32 analysis	15
4.1	Applying the MDRS	16
4.2	Existing qualifying matters.....	16
4.3	New qualifying matters.....	17
4.4	Other qualifying matters.....	18
4.5	Level of detail.....	19
4.6	Key terms	19
4.7	Consultation.....	21
4.7.1	General public consultation	21
4.7.2	Local Boards	22
4.7.3	Iwi Authorities– clause 3(1)(d), Schedule 1	22
4.7.4	Other Clause 3 Consultation	23
5	Context of MDRS/Policy 3 Changes	23
5.1	Auckland Unitary Plan.....	23
5.2	Basis of NPS-UD and MDRS.....	27
5.2.1	Central Isthmus and changing urban patterns.....	29
5.2.2	Regional Growth Implications.....	30
6	Applying MDRS and Policy 3: Key Parameters.....	31
6.1	Relevant residential zone.....	32
6.2	Urban Environment.....	34

6.3	Walkable catchments.....	35
6.4	Existing and planned rapid transit stops - NPS UD policy 3(c)(i).....	37
6.5	Commercial activities and local, neighbourhood and town centres.	38
7	Zoning Response	39
7.1	NPS-UD: Walkable catchments	39
7.2	NPS-UD Central City	42
7.3	NPS-UD Metropolitan Centres	42
7.4	NPS-UD Town/Local/neighbourhood centres.....	43
7.5	Applying MDRS.....	43
7.5.1	Residential more enabling than MDRS.	44
7.5.2	Smaller settlements	45
8	Qualifying matters	45
8.1	Existing Qualifying Matters	46
8.2	Other qualifying matters.....	49
8.3	Related Matters	50
9	Key Choices	51
9.1	Defining walkable catchments	51
9.1.1	Options.....	54
9.2	Possible “Other” QMs	55
9.2.1	Infrastructure	56
9.2.2	Special character	61
9.2.3	Local amenity	64
9.2.4	Options.....	65
9.3	Zoning options – Qualifying Matters	66
9.3.1	Options.....	68
9.4	Additional re-zoning.....	68
9.4.1	Options.....	70
10	Impacts of the changes	71
10.1	Impact on housing supply and choices	73
10.2	Urban agglomeration	77
10.3	Land use / transport integration.....	79
10.4	Greenhouse gas emissions.....	80
10.5	Natural resources.....	81
10.6	Regional character and identity.....	81

10.7	Amenity and quality of built environment.....	83
11	Overall Assessment.....	84

1 Executive Summary

The council is required by the Resource Management Act 1991 (RMA) to prepare, notify and progress an Intensification Planning Instrument (IPI) – Plan Change 78 - with the IPI to be notified on or before 20 August 2022 in accordance with section 80F(1)(a) of the RMA.

This IPI is required to incorporate the medium density residential standards (MDRS) of Schedule 3A of the RMA into relevant residential zones. These standards provide for up to 3, three storey dwelling units on all residentially zoned sites. The IPI must also give effect to policy 3 of the National Policy Statement on Urban Development 2020 (NPS-UD) - updated May 2022.

Policy 3 requires district plans to enable as much capacity as possible in the city centre and for building heights and density of urban form in metropolitan centres to reflect demand (while enabling at least 6 storeys). Policy 3 also requires that buildings of at least 6 storeys high are enabled in the walkable catchments of the central city, metropolitan centres and rapid transit stops. Consideration is also to be given to increased density of development in and around other smaller centres.

The purpose of this report is to provide an overview of the evaluation of proposed Plan Change 78 in accordance with sections 32 and sections 77J, 77K, 77L, 77P, 77Q and 77R of the RMA.

While the MDRS and policy 3 are directive as to changes to be made to the AUP to enable greater density of urban form (including height), preparation of Plan Change 78 has involved consideration of a wide range of matters, including:

- Policy 3 related determination of:
 - Demand for business and housing in the metropolitan centres;
 - The extent of walkable catchments referred to in policy 3;
 - What constitutes an existing and planned rapid transit stop and where these stops are located;
 - Building heights and density of urban form commensurate with the level of commercial activities and community services within and adjacent to neighbourhood, local and town centres, required by policy 3(d).
- Which relevant residential zones the MDRS are to be incorporated into.
- What qualifying matters should be applied to the MDRS and/or policy 3 requirements? The council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to

an area within a relevant residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters that are listed in section 77I (77O for non-residential zones).

The changes required by the MDRS and policy 3 are to be implemented through amendments to the AUP Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones. In particular, a revised Residential – Mixed Housing Urban zone replaces Residential - Single House zone and Residential - Mixed Housing Suburban zoned land in most suburban areas. In walkable catchments around transit stops, the central city and metropolitan centres, an amended Residential - Terrace Housing and Apartment Building zone will apply.

Council has reviewed the qualifying matters set out in sections 77I and 77O of the RMA and determined that a range of existing matters in the AUP should be ‘rolled over’ in accordance with sections 77K and 77Q. These qualifying matters cover a range of natural resource, regional infrastructure and natural hazards issues.

In addition to these qualifying matters, the council has also considered a number of “other” qualifying matters. Sections 77I and 77O provide scope of any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, to be included in the IPI, but only if section 77L (or 77R) is satisfied.

Important “other” qualifying matters relate to special character areas, infrastructure constraints and local amenity provisions in Precincts.

Implementation of the MDRS and policy 3 of the NPS-UD considerably expands housing capacity compared to the AUP. Capacity for over 1.42 million additional dwellings would be created in residential zones, before the application of qualifying matters. This additional capacity (i.e. over and above the AUP) is spread between walkable catchments and suburban areas, with room for up to 310,000 more dwellings in walkable catchments and 1,114,000 in suburban areas. In total, if fully applied the MDRS and policy 3 would provide capacity for over 2.85 million dwellings in residential areas. Adding in capacity in business areas would take capacity to 3.3 million.

The MDRS sees additional capacity in many peripheral areas where Residential - Single House and Residential - Mixed Housing Suburban zoned land is rezoned to Residential - Mixed Housing Urban. The effect of the MDRS in particular, is likely to see more of an across-the-board pattern to urban development and redevelopment, compared to the more “nodal” pattern of the AUP.

Application of qualifying matters sees the additional plan enabled capacity required by the MDRS and policy 3 reduced by about around 25% (i.e. an increase in dwelling capacity over the AUP of 965,000 rather than 1,428,000). The walkable catchments see around a 1.90 increase in additional capacity with qualifying matters in place compared to a 2.20 increase with an unqualified policy 3 approach. Suburban areas see a 1.63 increase in capacity with MDRS and qualifying matters in place, compared to a 1.94 increase with an unqualified approach.

Total dwelling unit capacity with MDRS / policy 3 and identified qualifying matters in place in relevant residential zones is estimated to be 2.39 million dwellings. Dwelling unit capacity in business zoned land is in addition (perhaps a further 400,000 to 500,000 dwellings).

This capacity compares to an estimated demand at the end of the planning period (2050) for the urban area to accommodate 700,000 dwellings. Capacity is approximately 4 times demand.

Pre-notification consultation on possible IPI content highlighted a diverse range of opinions as to the nature and extent of zoning changes proposed. Many comments sought expanded zoning capacity, such as around walkable catchments. Other comments sought protection of valued landscape features and built form environments (such as special character areas). A particular focus of comments was the inner Isthmus area where there is high demand for more housing (as evidenced by high house prices), but also many qualifying matters.

Overall, the additional capacity enabled will assist with greater housing choices and will likely stimulate more housing supply across the urban area. This may have a positive impact on house prices and enhanced urban agglomeration benefits. The MfE cost-benefit study that accompanied the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (HSAA) estimated that 39,200 extra dwellings may be constructed in the medium term, in Auckland, if the MDRS / policy 3 was fully implemented¹. This is on top of already anticipated housing demand.

Application of qualifying matters will somewhat reduce these benefits to urban efficiency and well-functioning urban environments, but the scale of reduction is modest, and net benefits will still be evident. On a pro rata basis, a 25% reduction in additional capacity may see extra housing production of 30,000, based on MfE's numbers.

The qualifying matters come with a range of benefits that support the quality of life and liveability of a larger and more intensely developed urban area. As the city grows and intensifies, the disbenefits of more intensity need to be offset by enhanced quality of the natural and built environment. These benefits must extend beyond protection of natural resources to also include measures that support regional identity and character and local amenity.

The inner Isthmus remains an area where benefits and costs may be more finely balanced between more housing choice and housing supply versus protection of valued features and resources. Housing options are increased under application of the MDRS / policy 3 while maintaining key qualifying matters like special character areas and viewshafts. In this context, the IPI represents, on the one hand, an improvement over the status quo of the AUP and on the other hand, a better outcome than an unqualified application of policy 3.

¹ Later reports suggest up to 45,000 extra dwellings with Policy 3/MDRS in place.

2 Introduction

2.1 Scope and purpose of the report

The purpose of this report is to provide an overview of the evaluation of proposed Plan Change 78 in accordance with sections 32 and sections 77J, 77K, 77L, 77P, 77Q and 77R of the RMA. As Auckland Council is a tier 1 territorial authority, the council is required by the RMA to prepare, notify and progress an Intensification Planning Instrument (IPI) – Plan Change 78 - with the IPI to be notified on or before 20 August 2022 in accordance with s80F(1)(a) of the RMA.

This IPI is required to incorporate the medium density residential standards (MDRS) of Schedule 3A of the RMA into relevant residential zones and to give effect to policies 3 and 4 of the National Policy Statement on Urban Development 2020 (NPS-UD) - updated May 2022.

The NPS-UD and RMA, as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (HSAA), provide scope for a number of discretionary matters to be addressed in the IPI. These matters include:

- Qualifying matters
- Related matters
- Consequential matters.

This overview report provides an evaluation of the combined impact of the changes put forward in the IPI, both those that enable additional development, as well as those that limit or qualify additional development, compared to the baseline of Policy 3 and the MDRS.

2.2 Associated reports

Important companion reports and evaluations to this overview report are:

- Economic analysis prepared by Market Economics
- Section 32 report on the implementation of Policy 3
- Report on pre notification consultation (Attachment 1).

In addition to these reports, each qualifying matter and each Precinct has a separate section 32 assessment that should be consulted for detail.

3 Overview of the plan change

3.1 Project objectives

The objective of the IPI plan change is to incorporate the MDRS into relevant residential zones and to give effect to policies 3 and 4 of the NPS-UD – updated May 2022. The requirements for the IPI, including its content and notification are set out in the Resource Management Act 1991 (RMA), as amended by the Enabling Housing Supply and Other Matters Amendment Act (HSAA).

The HSAA was granted royal assent on 20 December 2021. It amends the RMA to rapidly accelerate the supply of housing². It requires Tier 1 councils such as Auckland Council to set more permissive land use regulations to enable greater housing intensification.

HSAA contains MDRS. These prescriptive standards set a minimum level of development for relevant residential areas including enabling three dwellings of up to three storeys per site, to be built as of right across most of Auckland’s urban environment.

The IPI must also give effect to policy 3 of the NPS-UD. The NPS-UD does not have an overall purpose statement. Eight objectives are set out which set the scope of the policy statement. These objectives seek to support better functioning urban environments; make housing more affordable and land markets more competitive; enable more people to live close to centres and public transport; allow cities to adapt to changing preferences; make planning decisions more responsive; better integrate land use with infrastructure and support greenhouse gas emissions.

Policy 3 addresses intensification of city centres, metropolitan centres and their walkable catchments, as well as walkable catchments around rapid transit stops. In these walkable catchments, building heights of least 6 storeys must be enabled unless a lower height is considered to be necessary to accommodate qualifying matter(s). Appropriate intensification around local shops and town centres must also be considered.

The IPI will be progressed via a streamlined planning process, with submissions heard by an independent hearings panel established under clause 96 of Schedule 1 of the RMA. The panel will make recommendations to council on the IPI. The council must accept or reject these recommendations, and where a recommendation is rejected, the council may provide an alternative recommendation. Where council does not agree with the recommendations of the panel, the Minister for the Environment will determine the matter. There are limited appeal rights.

This streamlined process enables the intensification outcomes of the NPS-UD to be achieved earlier than utilising existing plan change provisions of the RMA.

² Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill 83—1, Report of the Environment Committee, December 2021

3.2 Scope of IPI

Sections 77G and 80E of the RMA set the scope of the IPI to the following:

3.2.1 Mandatory

- Must include the objectives and policies set out in clause 6 of Schedule 3A of the RMA (s77G(5)(a)). These relate to well-functioning urban environments, with relevant residential zones accommodating a range of housing types and choices.
- Every relevant residential zone and particular non-residential zones in the Auckland urban environment must give effect to policy 3 (secs 77G (2) and 77N (2)), viz:
 - in city centre zones, building heights and density of urban form to realise as much development capacity as possible; and
 - in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
 - building heights of at least 6 storeys within at least a walkable catchment of the following: (i) existing and planned rapid transit stops (ii) the edge of city centre zones (iii) the edge of metropolitan centre zones; and
 - within and adjacent to neighbourhood, local and town centre zones (or equivalent), building heights and density of urban form commensurate with the level of commercial activities and community services present.
- MDRS are to be incorporated into every relevant residential zone (sec 77G (1)). These zones must include Schedule 3A Part 2 standards and Part 1 matters, as relevant.
- Variations to plan changes that are subject to clause 34 of Schedule 12 of the transitional provisions to incorporate the MDRS are required to be notified alongside the IPI.

In addition to the above change, the IPI plan change must also:

- Identify which provisions in the IPI incorporate: (i) the density standards in Part 2 of Schedule 3A; and (ii) the objectives and policies in clause 6 of Schedule 3A. (s80H(1)(a)); and
- Identify the provisions in the operative district plan and any proposed plan that are replaced by: (i) the density standards in Part 2 of Schedule 3A; and (ii) the objectives and policies in clause 6 of Schedule 3A (s80H(1)(b)).

3.2.2 Optional

The IPI may include the following:

- objectives and policies in addition to those set out in clause 6 of Schedule 3A, to:
 - provide for matters of discretion to support the implementation of the MDRS;
 - link to the incorporated density standards to reflect how the council has chosen to modify the MDRS in accordance with section 77H (more density) and 77 I (less density);
 - include related provisions, including objectives, policies, rules, standards, and zones that support or are consequential on:
 - the MDRS; or
 - policies 3 and 4 of the NPS-UD, as applicable (section 80E(1)(b)(iii)).

In s80E(1)(b)(iii), related provisions may address any of the following, without limitation:

(a) district-wide matters:

(b) earthworks:

(c) fencing:

(d) infrastructure:

(e) qualifying matters identified in accordance with section 77I or 77O:

(f) storm water management (including permeability and hydraulic neutrality):

(g) subdivision of land. (s80E(2)).

These related matters cannot amend the density standards set out in the RMA as amended by HSSA. Only a qualifying matter can limit intensification. A related provision can:

- Include additional standards – but not density standards;
- Include changes to Chapter A describing the different types of plan provisions;

- Include changes to Chapter C explaining in a general rule that a plan provision may replace another rule (so qualifying matters can override equivalent MDRS or policy 3 NPS-UD matters)
- Include specific changes in Chapter D Overlays, Chapter E Auckland-wide, Chapter H Zones and Chapter I Precincts to make explicit that qualifying matters can override MDRS or policy 3 NPS-UD provisions.

The IPI may also:

- Amend the MDRS so that they enable more development (such as by omitting or amending standards in particular areas). For example, those locations where MDRS and Policy 3 intersect;
- Amend MDRS so that they enable less development due to the presence of an existing qualifying matter;
- Amend MDRS due to new or amended qualifying matters (e.g. expanded coastal erosion area);
- Amend MDRS due to an "any other matter" qualifying matter under section 771(j) that is not a listed qualifying matter in section 771(a)-(i);
- Amend policy 3 requirements due to qualifying matters (existing, new or other);
- Impose financial contributions;
- Enable Papakāinga housing.

3.2.3 Not in scope

There must be no other density standards included in the AUP by the IPI that are additional to those set out in Part 2 of Schedule 3A relating to a permitted activity for a residential unit or building that complies with the density standards in Part 2 (clause 2(2), Part 1, Schedule 3A). Additional standards are possible provided they do not regulate the same matters as the density standards.

The following plan-related matters cannot be part of the IPI plan change, and must be addressed by separate plan changes that follow the normal RMA Schedule 1 process, where changes are required:

Regional Policy Statement changes

Council is proposing a separate change to the RPS to address the integration of well-functioning urban environments, qualifying matters and resilience to climate change.

Amendments to locations not subject to intensification requirements

Amendments to zones that are not covered by policy 3 of the NPS-UD (for example, zones other than City Centre and Metropolitan Centres zones in walkable

catchments or land close to local shops and town centres) or are not relevant residential zones. Two zones that fall outside the scope of the IPI are the Business Mixed Use zone and the Business General Business Zone where these zones lie outside of walkable catchments. Rural zones and the Future Urban Zone are also beyond scope as these are outside Auckland's urban environment.

Amendments to Overlays to significantly strengthen provisions

Additions to Overlay Schedules. That is, additional sites or areas to be added to AUP overlays (such as additions to Historic Heritage Schedule 14) or stronger rules. While subject of separate plan changes, new additions to overlays may be recognised as qualifying matters.

Additional matters

There does not appear to be any scope for council to make changes to objectives and policies set out in Schedule 3A of the RMA which must be inserted into the AUP through the IPI (for example to further define Well Functioning Urban Environments), with the legislation mandating that the IPI include the objectives and policies set out in clause 6 of Schedule 3A. The integration issues that this creates is addressed in a separate plan change to the RPS, as referred to above.

However, council does have scope to add to or amend district plan provisions when introducing related provisions, while some existing objectives and policies need to be modified to integrate the new MDRS into relevant residential zones (e.g. Residential - Terrace Housing and Apartment Buildings and Residential – Mixed Housing Urban zones). This is to provide provisions for the assessment of MDRS standard infringements but also to ensure the policy framework connecting qualifying matters and well-functioning urban environments is clear at the district plan level.

Special Housing Areas have been excluded from the IPI because they were created under different legislation – the Housing Accords and Special Housing Areas Act 2013 - and are subject to the provisions of the Proposed Auckland Unitary Plan (PAUP) as notified. The HSAA provides no ability to change the PAUP. Therefore, council cannot amend these provisions.

3.3 Light rail corridor exclusion

The council (at the 30 June 2022 Planning Committee meeting) resolved (Resolution no: PLA/2022/86):

p) agree to delay the implementation of the National Policy Statement Urban Development and the Medium Density Residential Standards in the Auckland Light Rail Corridor where the route is unknown until the route and stations are announced by Government on the basis that more intensive development in the Auckland Light Rail Corridor is anticipated than is envisaged currently under the National Policy Statement Urban Development and the Medium Density Residential Standards.

In effect this means that the current AUP zones and overlays will continue to apply within the indicative Auckland Light Rail Corridor area shown in the Plan Change 78 planning map viewer.

Council's intention is that a Variation to the IPI plan change will be formulated once details of the Light Rail route are known.

The Auckland Light Rail website notes light rail is likely to be in a tunnel from Wynyard Quarter to Mt Roskill, and then a surface route that runs alongside the SH20 motorway to the airport. The 24km route will feature up to 18 stations and stops and it is anticipated substantial urban growth opportunities will be 'unlocked'. The specific route and stations for light rail will not be confirmed until 2023.

The location of stations will have a significant bearing on the intensification of the surrounding areas and will affect the land use expectations and community outcomes in the corridor. Auckland Light Rail's website suggests that some locations along the corridor will require less changes than others depending on the scale of urban ambition, market attractiveness and readiness for change. Some areas have been identified for significant growth and will require long term commitment to realise their potential. Key areas identified to open-up more housing are listed as Mt Roskill, Onehunga and Māngere.

For the purposes of understanding the regional implications of policy 3 / MDRS and associated qualifying matters, land uses in the corridor have been assumed to develop in accordance with MDRS / policy 3 based on the current pattern of centres and rapid transport stops. That is, in accordance with policy 3, walkable catchments of existing centres and transit stops are assumed to be developed for apartments and terrace housing, while residential areas outside walkable catchments have the MDRS applied (although in reality, the AUP zones will continue to apply until the Variation is prepared). Once details of the route are known, then specific land use scenarios can be developed which may see much greater capacity enabled.

3.4 Structure of changes to the AUP

Implementation of the MDRS and Policy 3 requires amendments to a number of chapters of the AUP. Apart from changes to zone-based chapters and the subdivision chapter, changes are also made to the introductory sections, as follows.

The list of relevant qualifying matters and related provisions is to be set out in Chapter A - Introduction. The list refers to the relevant matters listed in sections 77I and 77O, including council-identified "other" qualifying matters. This list will also show the provisions related to these qualifying matters. For example, in some cases, overlays that implement qualifying matters rely on related provisions for vegetation clearance, subdivision and earthworks.

Changes to Chapter C - General Rules - will be made to explain which rules apply where one or more overlay (qualifying matter) applies. There are also rules in the overlays explaining their relationship to Auckland-wide rules and precincts.

Chapter G is to be expanded to explain how Policy 3 walkable catchments are given effect to. This will clarify that the only method for relocating the boundary of a walkable catchment is by way of a plan change. The chapter will outline how walkable catchments have been applied and the distances from centres and RTN routes. The text changes are specifically discussed in the policy 3 intensification s32 report.

Changes to Chapter J - definitions - introduces provisions related to the implementation of the NPS-UD. It largely adopts the definitions in the NPS-UD. This is discussed further in the residential and business section 32 reports.

4 Approach to Section 32 analysis

The IPI plan change must be accompanied by a section 32 evaluation report (requirements for preparing and publishing evaluation reports).

For residential zones, the section 32 evaluation must, in addition to the matters in section 32, consider the matters in sections 77J; 77K; and 77L as relevant:

- 77J covers new qualifying matters;
- 77K covers existing qualifying matters that are to be rolled over;
- 77L addresses ‘any other’ qualifying matters as covered by section 77I(j) of the RMA.

Sections 77J to L effectively incorporate clause 3.33 of the NPS-UD and as a result the NPS-UD requirements do not need to be separately considered when implementing Policy 3 and 4 of the NPS-UD for residentially zoned land.

Where a qualifying matter applies in a non-residential zone(s) the equivalent statutory provisions are:

Table 1

Residential zones in an urban environment	Non-residential zones in an urban environment
77J covers new qualifying matters	77P covers new qualifying matters
77K covers existing qualifying matters that are to be rolled over	77Q covers existing qualifying matters that are to be rolled over
77L covers additional evaluation requirements for other matters	77R covers additional evaluation requirements for other matters

Some changes introduced by the IPI will deal with ‘related-matters’. These changes will be subject to normal section 32 assessments.

The analysis that follows concentrates on the implications of qualifying matters for housing capacity and well-functioning urban environments, as this is the main area of discretion under HSAA.

The extent to which the IPI takes into account, and where necessary gives effect, to higher order statutory documents is covered in Appendix One. Section 77G (8) recognises that the requirement to incorporate the MDRS into a relevant residential zone applies irrespective of any inconsistent objective or policy in a regional policy statement.

4.1 Applying the MDRS

Where the MDRS is to be made more enabling, or where related matters are to be introduced, then normal section 32 steps can be followed, but with the addition of Section 77 J (4).

Section 77 J (4) states that the evaluation report must include, in relation to the provisions implementing the MDRS (but not policy 3 of the NPS-UD):

(a) a description of how the provisions of the district plan allow the same or a greater level of development than the MDRS:

(b) a description of how modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—

(i) any operative district plan spatial layers; and

(ii) any new spatial layers proposed for the district plan.

The description required by section 77J(4)(a) and (b) is provided in the relevant qualifying matter section 32 evaluation report.

4.2 Existing qualifying matters

An existing qualifying matter is a qualifying matter referred to in section 77I (a) to (i) (or section 77O for non-residential zones) that is operative in the relevant district plan when the IPI is notified.

Where policy 3 or the MDRS is to be made less enabling due to an existing qualifying matter (and which is not an “other” matter under s77I(j) or 77O(j)), then section 77K (or section 77Q for non-residential zones) states that the section 32 report is to address the following:

- *identify by location (for example, by mapping) where an existing qualifying matter applies*
- *specify the alternative density standards proposed for those areas identified*
- *identify why the council considers that 1 or more existing qualifying matters apply to those areas identified*
- *describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3, or policy 3 alone if in a non-residential zone.*

In summary, section 77 K does not require an exhaustive analysis of the impacts of rolling over existing qualifying matters. Rather the section requires a description of the impact of applying the qualifying matters.

4.3 New qualifying matters

Where policy 3 or the MDRS is to be made less enabling due to a new listed qualifying matter or an amendment to a qualifying matter already incorporated into the AUP (and which is not an “any other” matter), then Section 77J sets out that the section 32 report is to address the following:

(3) The evaluation report must, in relation to the proposed amendment to accommodate a qualifying matter:

(a) demonstrate why the territorial authority considers—

(i) that the area is subject to a qualifying matter; and

(ii) that the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area; and

(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and

(c) assess the costs and broader impacts of imposing those limits.

Section 77P (3) contains equivalent provisions relative to Policy 3 of the NPS-UD, for non-residential zoned land.

Section 77J (5) and (6) also provide:

(5) The requirements set out in subsection (3)(a) apply only in the area for which the territorial authority is proposing to make an allowance for a qualifying matter.

(6) The evaluation report may for the purposes of subsection (4) describe any modifications to the requirements of section 32 necessary to achieve the development objectives of the MDRS.

Section 77J therefore introduces a requirement to demonstrate why the (new) qualifying matter is incompatible with the level of development permitted by the MDRS / policy 3. Determining incompatibility involves a value judgement, based on the stated outcomes for the qualifying matter. Key issues that may generate incompatibility may relate to the building height enabled by the MDRS, building coverage or the permitted status of 3 units, as examples of density standards that come within the meaning of MDRS.

4.4 Other qualifying matters

Where an 'any other matter' qualifying matter (as defined by section 77I (j)) is to be used to qualify policy 3 / MDRS then additional evaluation steps are required (additional to above), as follows:

- identify the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and
- justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and
- Include a site-specific analysis that:
 - identifies the site to which the matter relates; and
 - evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
 - evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.

The equivalent provisions for non-residential zoned land are set out at Section 77R where an 'any other matter' qualifying matter (as defined by section 77O(j)) is to be used to qualify policy 3 in a non-residential zone.

In summary, an "any other" qualifying matter must address why implementation of MDRS / policy 3 is inappropriate in the relevant area, given the national significance of urban development. This is a broader test than whether the qualifying matter is incompatible with the density enabled by the MDRS / policy 3.

4.5 Level of detail

Section 32(1)(c) of the RMA states that the level of detail contained in a section 32 evaluation report must correspond to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

For the purposes of section 32(1)(c):

- Scale refers to the scale or reach of the issue (for example, geographical area), the anticipated size or magnitude of the expected effects from the proposal, or both; and
- Significance relates to the importance or impact of the issue (on the environment and/or on the community) that the proposal is intended to respond to, or the significance of the response itself (on the environment and community) i.e. whether it is at a national, regional or local level.

The scale and significance of the IPI is considered to be high in that the changes affect all of the urban environment of the Auckland Region, while the matters addressed – including housing supply and choice, as well as management of selected natural and physical resources – are important to overall wellbeing. Having said that, the directive nature of the NPS-UD and RMA as amended by HSAA means that the council has limited grounds by which the requirements of the RMA can be modified or amended. The MDRS' mandatory objectives, policies, standards and other provisions cannot be changed except to the extent necessary to accommodate one or more qualifying matters.

4.6 Key terms

The analysis required by section 77J (and 77P) refers to a number of assessment matters. Section 77J refers to:

- Whether a qualifying matter is incompatible with the level of development permitted by the MDRS
- The impact of the qualifying matter on limiting development capacity
- The costs and broader impacts of imposing limits.

Section 77I refers – in relation to an 'any other matter' qualifying matter under s77I(j) - that the evaluation:

- includes a site-specific analysis that (i) identifies the site to which the matter relates; and (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter

- Whether the level of development provided by the MDRS is *inappropriate* in an area, in light of the *national significance of urban development* and the objectives of the NPS-UD.

In relation to these terms:

- Incompatibility generally means two outcomes that are so different in nature as to be incapable of coexisting.
- Inappropriate means something that is not useful or suitable for a particular situation or purpose. The term “inappropriate” should be interpreted against the backdrop of what is sought to be achieved.

- Development capacity is defined by section 30 (5) of the RMA to mean:

development capacity, in relation to housing and business land in urban areas, means the capacity of land for urban development, based on—

(a) the zoning, objectives, policies, rules, and overlays that apply to the land under the relevant proposed and operative regional policy statements, regional plans, and district plans; and

(b) the capacity required to meet—

(i) the expected short and medium term requirements; and

(ii) the long term requirements; and

(c) the provision of adequate development infrastructure to support the development of the land.

- Level of development is not defined. It is taken to mean the scale and mix of housing “in terms of type, price and location” (NPS-UD Policy 1). It is a broader concept than development capacity because the number of dwellings by itself does not offer an adequate basis for assessing outcomes against the objectives of the NPS-UD.
- Broader impacts is taken to mean effects on social, economic, environmental and cultural values and resources, including effects on the community and economy, and the urban environment.
- Site specific analysis is taken to mean an evaluation approach which considers qualifying matters in terms of individual sites or groups of sites that share common characteristics (that is, sites that form geographic areas where the relevant qualifying matter should apply). Site specific analysis does not mean that each site must be analysed, where common factors apply.
- The concept of urban development is wider than housing capacity, although this is an important component. Urban development refers to the creation and reshaping of urban places. It comprises the construction of new homes, shops,

offices, and factories, the renovation and re-purposing of existing buildings, supply of new transport infrastructure, three waters infrastructure, and public services like schools and hospitals, and the development and preservation of parks and open spaces in cities.

4.7 Consultation

The attached consultation report should be consulted for details on the engagement undertaken and the issues and concerns raised.

4.7.1 General public consultation

Consultation³ on possible IPI plan change content occurred over April and May 2022. The community engagement approach was designed to encourage participation from Auckland's diverse communities with a range of channels used to raise awareness and provide further information to that contained in the consultation document (e.g. AKHaveyoursay platform, community partners and databases).

Public feedback was received through multiple channels (e.g. digital, hard copy, phone, meetings). A total of 7,860 items of feedback were received by 9 May 2022, including 6,094 completed feedback forms. 1,766 additional pieces of feedback were also received.

The consultation focused on those aspects of the IPI where council had some discretion as to how to implement Policy 3 and the MDRS. Matters covered aspects such as:

- approach to identifying walkable catchments around the city centre, metropolitan centres and rapid transit stops as required under NPS-UD Policy 3(c)
- approach to identifying areas of intensification adjacent to town and local centres as required under NPS-UD Policy 3(d)
- selection of, and approach to, "any other" qualifying matter that should limit height and density of development that would otherwise be enabled, under section 77I(j) for residential zones, and section 77O(j) for non-residential zones and NPS-UD policy 4.

In addition to the request for feedback, an independent on-line survey was completed by Kantar Public. This involved over 2,000 survey participants, evenly spread across local board areas.

Feedback was collated, analysed and reported to the Planning Committee, with the feedback published on-line. Feedback was taken into account in the preparation of

³ In accordance with clause 3(2) of Schedule 1 of the RMA

the plan change content, with key points highlighted in following sections of this evaluation.

4.7.2 Local Boards

Local boards were briefed in October and November 2021 on the implications of the NPS-UD and local board chairs were invited to the series of Planning Committee workshops run in 2021 and 2022. Local boards also received briefings on the council's preliminary response and the feedback received in March and May 2022.

Views are diverse. For example, on the issue of special character areas, three centrally located Boards strongly argued to keep or increase special character protections (Devonport-Takapuna, Kaipātiki and Ōrākei), while five sought to allow for freer development and intensification (Albert-Eden, Henderson-Massey, Puketāpapa, Waitemata and Whau).

Concerns over infrastructure capacity was a common theme.

4.7.3 Iwi Authorities– clause 3(1)(d), Schedule 1

Since October 2021, Mana Whenua groups recognised by Auckland Council, Mana Whenua forums, and co-governance and co-management entities have been engaged.

Similarly, organisations which provide for mataawaka within Tāmaki Makaurau have also been engaged with, including urban Māori authorities, marae collaborations, and individual marae representatives.

The engagement process has included:

- collective and individual hui, with collective hui held on average every four to six weeks (excluding the Christmas period);
- visits to individual marae;
- subject matter workshops;
- presentations and updates to Mana Whenua forums and co-governance and co-management entities;
- the appointment and funding of an independent professional planner to assist representatives to interpret and draft their advice; and
- a formal process of providing pre-notification advice on the draft IPI in a timeframe when advice can be meaningfully considered.

The approach that has been taken from the outset is early, iterative engagement in accordance with tikanga. Given the breath of the IPI, the council team pre-circulated initial assessments to representatives to aid in the consideration of their advice.

Advice received at hui was then considered by the council team with any outcomes (including no change) discussed with representatives at subsequent hui. Hui notes were circulated for the benefit of all representatives, including those that could not attend.

Feedback from Iwi was extensive. The widespread intensification enabled by the NPS-UD and MDRS has the potential to affect Māori both negatively and positively. This includes with respect to culturally significant sites and landscapes, Treaty Settlement redress land, and urban form.

Impacts of greater intensification on unscheduled cultural heritage sites was a common concern.

The protection of maunga (volcanic) viewshafts and height sensitive areas is of particular importance to Mana Whenua as an important part of the cultural landscape.

Retaining protections for significant ecological areas, outstanding natural landscapes, coastal areas of high and outstanding natural character and ridgeline protection areas have also been identified as being culturally important. These matters are proposed to be protected as qualifying matters.

The ability for infrastructure to appropriately manage water is a central issue for iwi and hapū, as is ensuring that development does not exacerbate flooding within the region.

The benefits of greater housing choice and supply options is also acknowledged.

4.7.4 Other Clause 3 Consultation

Auckland council staff have undertaken consultation in accordance with Clause 3(1)(a) and (b) of the First Schedule of the RMA. Access to the preliminary response draft was made available to officials in April 2022 and council staff have been meeting with officials from ministries including Ministry for the Environment on a regular basis.

5 Context of MDRS/Policy 3 Changes

5.1 Auckland Unitary Plan

The NPS-UD and MDRS represent a substantial shift in some important aspects of the Auckland Unitary Plan's approach to regional patterns of urban development.

The AUP promotes a quality, compact form of urban growth that provides sufficient commercially feasible capacity to accommodate 410,000 additional dwellings. The AUP was prepared prior to the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) but shares many of the main planks of that Statement,

including adopting a 30-year planning horizon and ensuring zoning provides sufficient plan-enabled capacity to generate a large enough pool of commercially feasible development opportunities to meet the next 30 years of estimated housing growth.

It should be noted that a 30-year pool of zoned 'feasible' housing capacity is in excess of the NPS-UDC (and Regional Policy Statement) requirements, with the NPS-UDC only requiring that long term capacity (10 to 30 years out) be identified in relevant growth strategies (not zoned in district plans).

In making decisions on submissions to the proposed Unitary Plan, the Independent Hearings Panel enabled significant rezoning compared to legacy plans, with increased residential intensification around centres and transport nodes, and along transport corridors (including in greenfield developments). Objectives, policies, and rules in residential, commercial and industrial zones were modified to be more enabling of capacity increases (e.g. remove density rules in the residential zones and providing for greater height in some of the centres).

At the same time the panel recommended that the plan be more explicit as to the areas and values to be protected by the Unitary Plan (e.g. viewshafts, special character, significant ecological areas, outstanding natural landscapes, and so forth) and otherwise enable development and change.

The essential elements of a quality, compact approach to urban development incorporated into the AUP are:

- Promoting most growth through intensification within the urban area, while enabling some growth within the Rural Urban Boundary, towns, and rural and coastal towns and villages
- Avoiding urbanisation outside these areas
- Enabling higher density residential intensification in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space
- Providing for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space
- Providing for lower residential intensity in areas:
 - that are not close to centres and public transport;
 - that are subject to high environmental constraints;
 - where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and
 - where there is a suburban area with an existing neighbourhood character.

Within this overall approach, the AUP (B2.4.2) avoids intensification in areas:

(a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

(b) that are subject to significant natural hazard risks;

where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks.

Other qualifiers to urban intensification in B2.4.2 are:

(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.

(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.

The AUP (based on the Auckland Plan) also identified a pool of greenfields land (future urban areas), as well as expansion of “satellite-like” settlements of Warkworth and Pukekohe.

On the issue of quality of built environments, the Panel pointed to the challenges of promoting quality in a complex and diverse urban environment such as Auckland through a resource management planning document and recommended a more ‘functional’ approach to urban design and urban amenity. As expressed in the Regional Policy Statement (B2.3.2), quality development involves:

.....managing the form and design of subdivision, use and development so that it does all of the following:

(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;

(b) contributes to the safety of the site, street and neighbourhood;

(c) develops street networks and block patterns that provide good access and enable a range of travel options;

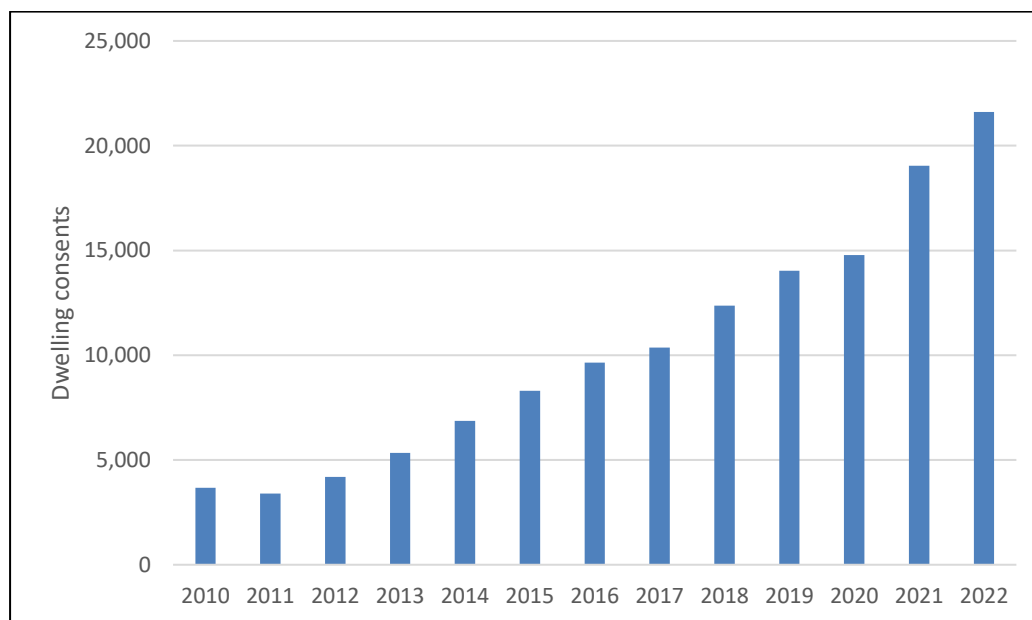
(d) achieves a high level of amenity and safety for pedestrians and cyclists;

(e) meets the functional, and operational needs of the intended use; and

(f) allows for change and enables innovative design and adaptive re-use.

In terms of housing production, the Region has seen a substantial upswing in housing consents with the AUP in place. See Figure 1. In other words, there is no evidence that, overall, the AUP is constraining housing production, but there may be some miss-matches between demand and supply at a sub-regional level.

Figure 1: Building consents for residential units 2010 to 2022 (June years)

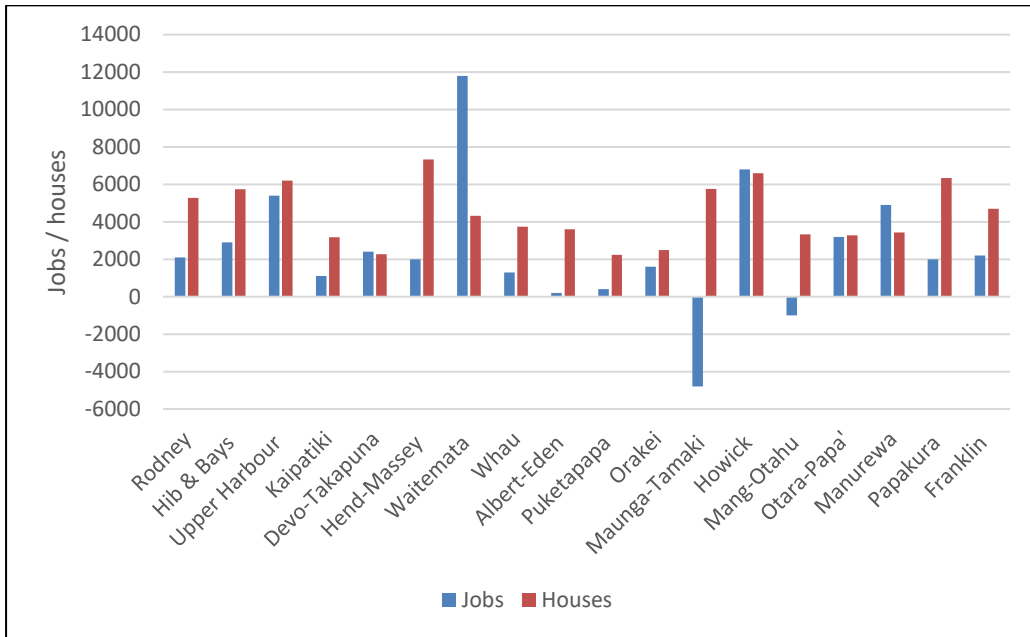


Looking at employment growth⁴ and building consents for residential units for the five years 2017 to 2021, by Local Board area, highlights Auckland's complex growth pattern. See Figure 2.

Areas like Howick and Upper Harbour Local Boards have seen both strong housing and employment growth. The central Waitemata Local Board area has registered substantial employment growth, but slower housing growth (however it should be noted that the Waitemata Local Board area recorded negative employment growth over 2020-2021). The 'edge' Local Boards of Rodney, Hibiscus and Bays, Papakura and Franklin have seen housing growth, but more limited employment growth.

⁴ Based on Stats NZ Business Demography data

Figure 2: Growth in jobs/houses by Local Board area 2017-2021



The latest population and household growth projections released by Statistics NZ indicate that Auckland can expect another 249,000 households by 2050 (under a medium growth projection). This would take the urban environment housing stock to a total of 700,000 (480,000 existing plus 220,000 urban focused growth).

5.2 Basis of NPS-UD and MDRS

The NPS-UD and MDRS modifies the planning approach advanced by the previous NPS-UDC.

The main objective of Policy 3 of the NPS-UD and the MDRS is to increase housing supply within the existing urban footprint by substantially expanding plan enabled capacity. The NPS-UD is explicit as to the rezoning of walkable catchments around centres and of suburban areas, irrespective of demand for the type of housing opportunities provided.

While these outcomes accord with the quality, compact approach of the AUP, there are important differences. At a high level, Policy 3 and the MDRS will substantially increase housing development capacity in fringe suburban areas and central areas (walkable catchments).

The implications of Policy 3 / MDRS can be seen in the zoning of the Henderson area (as just one case study). The existing AUP zonings are shown in Figure 3. Evident is the more intensive zoning around the centre and train station, graduating out to lower density zoning on the western edge. Similarly, on the eastern side of the

centre, Mixed Housing Urban zones steps down to Mixed Housing Suburban along the coastline.

Figure 4 shows the draft zoning under the IPI plan change (as of mid-July). The (Policy 3 (c)) walkable catchment around Henderson train station is shown, with Residential - Terrace Housing and Apartment Building zoning applying in this area. Single House zone / Mixed Housing Suburban zoning is replaced with the MDRS based Mixed Housing Urban zone. As a result, the western fringe of Henderson sees a substantial lift in development potential, as does the area around the centre.

Figure 3: Current AUP zoning

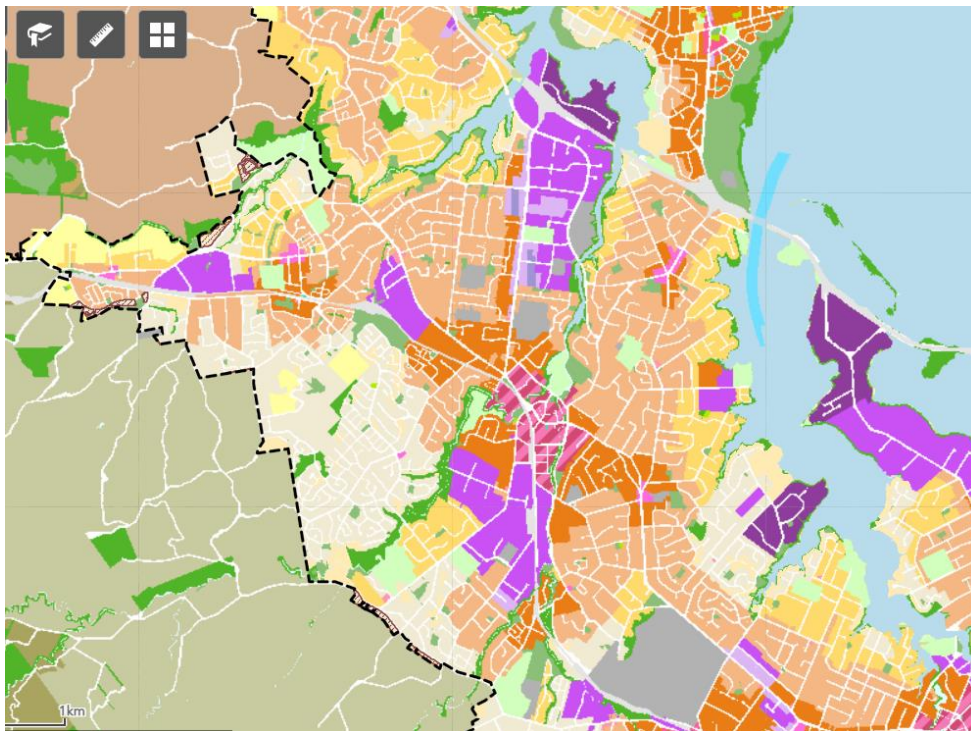
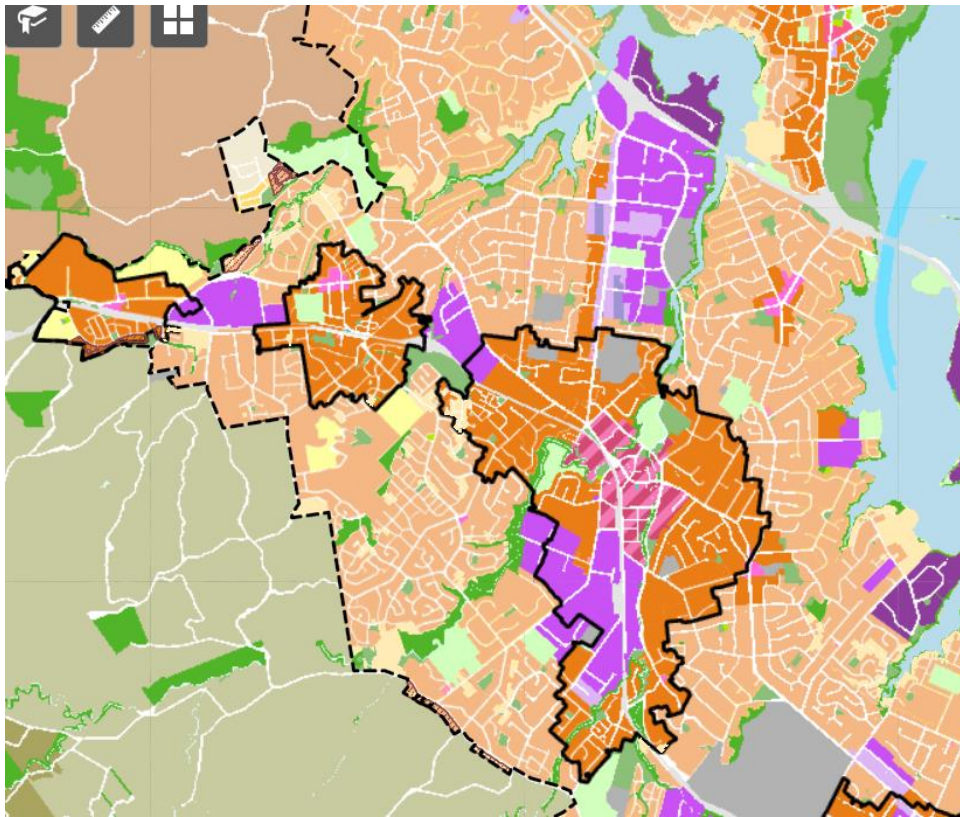


Figure 4: Proposed IPI zoning (as of mid-July) 2022



5.2.1 Central Isthmus and changing urban patterns

An important difference between the AUP and the NPS-UD is the degree of intensification in the inner Isthmus.

Due to a variety of constraints (including special character areas and maunga viewshafts), the AUP has some significant limitations on residential density and heights in the inner isthmus area. The NPS-UD seeks to provide greater density around the central city, Newmarket and rapid transit stops like Mt Eden and Kingsland, subject to the need to accommodate any qualifying matters.

From a point of view of housing choice and supply, the high land values in the inner Isthmus area are a signal of high demand relative to supply. Increased building heights and densities will add to supply options, and greater take up of housing options in central areas should lessen pressure on middle to outer ring suburbs, helping with affordability in these areas. Increased housing in central areas should also contribute to transport outcomes such as greater use of public transport, walking and micro mobility and greenhouse gas emission reduction.

However, new housing options in central areas are in the form of mid to high rise apartments, rather than stand-alone houses or town houses, while sales values of units will be relatively high. These factors will dampen some demand for housing in inner city areas.

The trade-off between more housing choices and protection of what many people see as important, character defining features of Auckland is a key issue in the implementation of the MDRS and policy 3.

This trade-off is occurring within a context of some uncertainty as to the future track for urban development and redevelopment in central areas.

The AUP essentially adopted a hybrid compact city model that recognised Auckland's poly centric form. Due to a range of geographic and infrastructure issues, Auckland has seen a number of sub regional centres and employment hubs emerge. While the central city is an important node, it is far from the only concentration of activity. The Covid-19 pandemic has seen a reduction in the importance of the central city as a workplace, and with hybrid working arrangements providing staff with opportunities to work from home, a rise in the importance of some local neighbourhood areas. Covid has also seen a reduction in inward migration and increased outward flow of residents out of the region, leading to a period of negative population growth. Housing demand and supply imbalances are being resolved through a period of rapid housing development.

Other moves to support a more efficient, less carbon intensive city, such as congestion charging, are also on the horizon. Congestion charging can alter land use patterns, depending upon the nature of the charge. For example, some businesses may relocate out of the area subject to the charge. Meanwhile, supporting more local services and jobs in all neighbourhoods will assist with goals of reducing vehicle emissions (15-minute neighbourhoods).

In this context the trend of rehabilitating older, inner-city suburbs seen since the 1980s (gentrification) may start to wane, as households see the benefits of living outside but close to major cities, or in smaller provincial cities. This may reduce demand pressures, but it also may lessen the values attributed to inner city environments.

Another possible trend is a lessening of the role of public transport orientated to central city destinations, and a stronger pull towards access to public transport routes that operate across town.

Whether these trends are temporary or signal a more permanent shift in urban dynamics is unclear.

5.2.2 Regional Growth Implications

In summary, the implications of the NPS-UD and MDRS for the AUP's approach to regional growth are:

- A shift from a targeted approach to urban intensification to more of a wide-spread, market-led approach.

- The role of centres and corridors in accommodating growth is downplayed to the extent that suburban opportunities are significantly increased.
- Potential for faster growth in some areas due to the additional capacity enabled. In particular would be areas on the edge of the urban area currently zoned Residential- Single House Zone, greenfields areas and 'satellite-type' settlements like Warkworth and Beachlands (where there is generally large sectors of Single House zoned land).
- Natural features and character defining elements (such as Outstanding Natural Features and Significant Ecological Areas) remain valid matters that may moderate intensification, but assessment of benefits is within a framework that places more weight on housing capacity.
- Amenity and infrastructure-based reasons to limit density are given less weight. While still possible reasons to qualify intensification, there has to be strong reasons to do so, and a high evidential threshold is required.

6 Applying MDRS and Policy 3: Key Parameters

The RMA sets out key parameters as to where the MDRS and Policy 3 must apply, unless a qualifying matter is present which restricts density of urban form and/or building height. Key concepts (underlined) are:

- For MDRS, the RMA requires that every relevant residential zone of a specified territorial authority must have the MDRS incorporated into that zone.
- Every residential zone in an urban environment must give effect to Policy 3 where that zone is within a walkable catchment, or is adjacent to a neighbourhood, local or town centre and intensification is required for the zone to be commensurate with the level of commercial activities and community services.
- Policy 3 itself requires determination of:
 - Demand for business and housing in metropolitan centres, but provides that in all cases building heights of at least 6 storeys be enabled in metropolitan centres;
 - The extent of walkable catchments referred to in policy 3(c);
 - What constitutes an existing and planned rapid transit stop and where these stops are located;
 - building heights and density of urban form commensurate with the level of commercial activities and community services within and

adjacent to neighbourhood, local and town centres, required by policy 3(d).

The following tables discuss these key parameters,

6.1 Relevant residential zone

<p>RMA</p> <p>Section 77G(1) MDRS</p>	<p>Section 77G (1) of the RMA provides that every relevant residential zone must have the MDRS incorporated into that zone. The RMA defines relevant residential zone as:</p> <p><i>Relevant residential zone—</i></p> <p><i>(a) means all residential zones; but</i></p> <p><i>(b) does not include—</i></p> <p style="padding-left: 40px;"><i>(i) a large lot residential zone:</i></p> <p style="padding-left: 40px;"><i>(ii) an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment:</i></p> <p style="padding-left: 40px;"><i>(iii) an offshore island:</i></p> <p style="padding-left: 40px;"><i>(iv) to avoid doubt, a settlement zone</i></p>
<p>Auckland Council response</p>	<p>For Auckland, existing relevant residential zones are the Single House zone; Mixed Housing Suburban zone; Mixed Housing Urban zone; and the Terrace Housing and Apartment Buildings zone.</p> <p>The exclusions under (b)(i), (iii), and (iv) exclude any settlements zoned Large Lot or Rural and Coastal Settlement in the AUP, and all residential areas on offshore islands (e.g. Waiheke, Great Barrier, Kawau).</p> <p>Outside of the Large Lot zone and the Rural and Coastal Settlement zone there are 27 rural towns and villages that have Single House and/or Mixed Housing Suburban zonings.</p> <p>The policy intent is clear that subpart (b)(ii) of the definition requires the application of MDRS to all settlements with populations over 5,000 and to give councils discretion to apply the MDRS to settlements under 5,000, where the council intends the area to become part of an urban environment.</p> <p>Council has decided that the discretion to apply the MDRS to smaller settlements (less than 5,000 population) should not be taken up. This is because the smaller settlements are separated from the main urban area, where</p>

public transport is limited and increased density of development will add to vehicle travel distances and associated greenhouse gas emissions.

Four settlements should have the MDRS applied to them (except for where qualifying matters apply). These settlements are:

- Pukekohe
- Waiuku
- Beachlands
- Warkworth.

23 settlements are excluded from the definition of a relevant residential zone, and the incorporation of MDRS, as follows:

- Helensville
- Clarks Beach
- Glenbrook Beach
- Karaka
- Maraetai
- Riverhead
- Snells Beach - Algies Bay
- Wellsford
- Kingseat
- Te Hana
- Parakai
- Matakana
- Whitford
- Waimauku
- Patamahoe
- Stillwater
- Kawakawa Bay
- Omaha
- Point Wells

	<ul style="list-style-type: none"> • Waiwera • Clevedon • Okura • Kumeu-Huapai.
--	---

6.2 Urban Environment

NPS UD	<p>Section 77F of the RMA and the NPS UD defines the urban environment as:</p> <p><i>any area of land (regardless of size, and irrespective of territorial authority or statistical boundaries) that: is or is intended by the specified territorial authority to be, predominantly urban in character; and is, or is intended by the specified territorial authority to be, part of a housing and labour market of at least 10,000 people.</i></p>
Auckland Council response	<p>Council has considered a range of options as to how it might define the urban environment. Council's preferred approach is as follows:</p> <p><i>All land zoned residential, business and adjoining special purpose zones and open space zones as identified in the AUP, including the Hauraki Gulf Island Section of the District Plan, which includes metropolitan Auckland, all towns, and all rural and coastal towns and villages.</i></p> <p>This option:</p> <ul style="list-style-type: none"> • includes all urban areas in the region that are of an urban character regardless of size • includes all areas that are part of the Auckland housing and labour market • includes areas which are zoned for urban purposes, but which are not yet urbanised i.e. areas "intended" to be urban in character • utilises zoning already in the AUP • but does not include the Future Urban Zone or any rural zone. <p>These factors respond to the defined term's requirement that an urban environment is, or is intended to be, predominantly urban in character.</p> <p>The Future Urban zone is not included within the Urban Environment because it is not currently urban in character and is required to remain rural and cannot become urban until structure plans are prepared and plan changes are made operative to rezone it for urban purposes. In the meantime, the Future Urban zone provides for rural activities and prevents urban activities.</p>

	<p>Other options included possible exclusion of rural and coastal villages where the NPS-UD does not contemplate intensification and where the Auckland Plan does foresee growth.</p> <p>The other options are not recommended because they variously:</p> <ul style="list-style-type: none"> • do not include all land that is urban in character • do not include urban areas that are part of the Auckland housing and labour market • include the Future Urban zone land which is not urban in character (and is intended to remain rural until structure-planned and rezoned) • rely on non-statutory documents to define the area. <p>Due to the definition of urban environment, policy 3(d) is relevant to local, neighbourhood and town centres in rural and coastal settlements, although whether an intensification response is necessary is dependent on the level of commercial activities and community services in the relevant centre.</p>
--	--

6.3 Walkable catchments

NPS UD	<p>Walkable catchments are not defined in the NPS UD; however the term is discussed in the NPS-UD guidance document⁵.</p> <p>A walkable catchment of 400 metres is typically associated with a five-minute average walk and 800 metres with a 10-minute average walk. These distances are also affected by factors such as land-form (e.g. hills take longer to walk up and can be an obstacle to walking for some), connectivity or severance such as the lack of ease and safety of crossing roads, motorways and intersections. Walkable catchments can be determined either using a simple, radial pedshed analysis or a more detailed GIS (geographic information systems) network analysis.</p> <p>Section 5.5.2 of the NPS-UD guidance document identifies a distance of around 800m from the edge of a metropolitan centre zone as being potentially appropriate but does not suggest the distance of a walkable catchment from the edge of a city centre zone (that is, it does not specify a distance in metres).</p>
---------------	--

⁵ NPS UD guidance document (**section 5.5**).

<https://environment.govt.nz/assets/Publications/Files/Understanding-and-implementing-intensification-provisions-for-NPS-UD.pdf>

<p>Auckland Council response</p>	<p>The Planning Committee resolved on 30 June 2022 (Resolution no. PLA/2022/82):</p> <p><i>Walkable catchments of the City Centre zone, Metropolitan Centre zones and stops on Auckland’s Rapid Transit Network</i></p> <p><i>b) confirm the walkable catchments referred to in Policy 3(c) of the National Policy Statement on Urban Development as defined in resolution PLA/2021/80 (see Attachment A to the agenda report), subject to:</i></p> <p><i>i) clarifying that the walkable catchment is from the edge of the City Centre zone and the edge of the Metropolitan Centre zone.</i></p> <p><i>ii) the ongoing review of feedback on specific walkable catchments (e.g. modifying factors that might affect the distance in a particular location) as well as carrying out a consistency check on the mapped catchments across the different walkable catchments in Auckland.</i></p> <p><i>iii) more work being undertaken to determine the suitability of a walkable catchment of around 1,200m from the edge of the city centre following the ongoing review of the feedback.</i></p> <p>Previous Auckland Council planning committee reports⁶ defined ‘walkable catchments’ as:</p> <p><i>a distance of around 800 metres from the edge of metropolitan centre zones and stops on the rapid transit network .</i></p> <p>As outlined above, on 30 June 2022 the Planning Committee resolved to confirm the 1,200m walkable catchment from the edge of the City Centre zone.</p> <p>The measurement of walkable catchments reflects the actual routes and distances people walk rather than direct distances ‘as-the-crow-flies’. This means that each walkable catchment has a different shape.</p> <p>In terms of measuring a walkable catchment from the ‘edge’ of the zone, the council has followed the intention of the NPS-UD guidance but rather than identify a continuous ‘edge’ the council has plotted ‘entrance points’ along the edge of the (Metropolitan and City Centre zones). This was done to enable walkable catchments to be generated in GIS more efficiently, while still following the intention of the guidance.</p> <p>Within the main parameters of a 1200/800m walk, actual walkable catchments have been applied on a case-by-case basis, taking into account location-specific factors. These factors could include steep streets, which may limit the distance people can walk in 10 or 15 minutes, and barriers such as motorways</p>
---	--

⁶ Section 10 Planning committee report dated 31 March 2022. https://infocouncil.aucklandcouncil.govt.nz/Open/2022/03/PLA_20220331_AGN_10166_AT_WEB.htm

	<p>or wide arterials which are unpleasant, difficult, or even impossible for pedestrians to cross.</p> <p>Further detail is provided in the principal section 32 evaluation report on walkable catchments and Policy 3(c) response.</p>
--	---

6.4 Existing and planned rapid transit stops - NPS UD policy 3(c)(i)

NPS UD	<p>The NPS-UD defines ‘rapid transit stop’ as a place where people can enter or exit a rapid transit service, whether existing or planned. The NPS-UD defines ‘planned’ as: “planned in relation to forms or features of transport, means planned in a regional land transport plan prepared and approved under the Land Transport Management Act 2003”.</p> <p>MfE’s NPS-UD guidance document ⁷ says, ‘Examples of existing rapid transit stops include train stations on the commuter rail services in Wellington and Auckland and bus stations on Auckland’s Northern Busway.’</p> <p>For the purposes of determining walkable catchments for existing rapid transit stops, pedestrian entrances and exits to the stops or stations are used. These better represent the location of the station as part of the pedestrian network than the station’s central point, which is often represented as a dot in the middle of the tracks and/or busway.</p> <p>Planned rapid transit stops identified in the Regional Land Transport Plan (RLTP) are often only an intention to plan or build a station at some point in the future. Often the RLTP provides no specific information on the station’s location. For example, the Auckland RLTP (2018) notes a number of new stations will be built for the Eastern Busway but does not show on a map where these will be located. In other cases, an RLTP may only show on a map an approximate indication of where a proposed station may be located.</p>
Auckland Council response	<p>Auckland Council Planning Committee report from July 2021⁸ noted that:</p> <p><i>The NPS UD provides a definition of rapid transit service but leaves scope for councils to apply their own interpretation as terms used (such as frequent, quick and reliable) are not defined. Work on the jointly developed Auckland Rapid Transit Plan (with Auckland Transport and Waka Kotahi) expands on the</i></p>

⁷ The NPS UD Guidance doc section 5.5.1. <https://environment.govt.nz/assets/Publications/Files/Understanding-and-implementing-intensification-provisions-for-NPS-UD.pdf>

⁸ Section 13 Planning committee report dated 1 July 2021 https://infocouncil.aucklandcouncil.govt.nz/Open/2021/07/PLA_20210701_AGN_10174_AT_WEB.htm

	<p><i>definition of rapid transit and provides further clarification of the role and expectations of rapid transit in the Auckland context.</i></p> <p>For the purposes of the IPI, the existing and planned rapid transit network is based on the draft RLTP 2021. Of note:</p> <ul style="list-style-type: none"> - the Onehunga Branch Line is not a rapid transit line as it is a single track. It cannot reach the frequencies required to be rapid transit. - ferry services are not included in the definition of ‘rapid transit service’ in the NPS-UD which provides: “rapid transit service means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic”. <p>A range of transport projects are included in the current RLTP. However, while they are funded, many projects have not reached the detailed design stage and as a result there is no certainty over key components such as station locations.</p> <p>Council has determined that planned rapid transit stops not only must be funded, but also have certainty around their exact location. The chosen threshold for certainty is that the stop or station has a publicly notified Notice of Requirement (NoR). While an NoR does not absolutely confirm the location of the stop or station, it does give a high level of certainty to the location which will generally be adequate to determine a walkable catchment around it.</p> <p>While an IPI and use of the ISPP is a one-time event, the requirement for giving effect to an NPS-UD is ongoing. Future changes to district plans will be necessary to respond to additional rapid transit stops as they are constructed.</p>
--	---

6.5 Commercial activities and local, neighbourhood and town centres.

<p>NPS UD</p>	<p>Policy 3(d) of the NPS-UD relates to building heights and density of urban form within and adjacent to neighbourhood centre, local centre and town centre zones. Policy 3(d) says:</p> <p><i>In relation to tier 1 urban environments, regional policy statements and district plans enable:</i></p> <p>.....</p> <p><i>(d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.</i></p> <p>NPS-UD guidance states that commercial activities include those that serve the needs of the community (e.g., shops) and provide people with employment. Community services are defined in the guidance as: (a) community facilities; (b) educational facilities; and (c) those commercial activities that serve the needs of the community. Examples may be health care, education (including universities</p>
----------------------	--

	and tertiary training institutes), cultural activities (e.g., museums, galleries, churches) and land or venues for sport and recreation.
Auckland Council response	<p>Council has used a combination of the AUP centre zone hierarchy, the size of the zoned footprint area of each centre, and the centres catchment area (in terms of population and employment) as a proxy for the levels of commercial activities and community services in the centres.</p> <p>Using this methodology, 46 local and town centres have been identified as having high levels of commercial activities and community services.</p> <p>Areas “adjacent” to local, neighbourhood and town centres has been interpreted to mean land close by, or near, rather than just adjoining sites. In most cases current zoning patterns around smaller centres have been maintained.</p> <p>Some of these smaller centres and their adjacent neighbourhoods are within walkable catchments as defined by policy 3(c) and which are therefore subject to the relevant intensification response.</p>

7 Zoning Response

This part of the evaluation report describes council’s zoning response to the requirements of the NPS-UD and MDRS.

The NPS-UD and MDRS are prescriptive as to their approach to development densities. Council has limited discretion as to how it is to incorporate MDRS into relevant residential zones, and how it is to give effect to Policies 3 and 4 of the NPS-UD.

7.1 NPS-UD: Walkable catchments

Policy 3 walkable catchments (except where qualifying matters apply) are to be zoned Residential - Terrace Housing and Apartment Buildings, where the existing zoning in the AUP is residential. Of the six residential zones in the AUP, the Residential - Terrace Housing and Apartment Buildings zone enables the highest intensity of residential use as it provides for buildings between five and seven storeys in height. There is no residential density control.

Consideration was given to whether an alternative zoning should be used in some or all walkable catchments, such as application of Business - Mixed Use zone. This zone would allow for a wide range of residential units, workplaces and commercial activities to occur in the more dense walkable catchments. Mixed Use environments also enable greater flexibility over built form outcomes (although somewhat less certainty over residential amenity outcomes). However, mixed use areas may also see a dispersal of retail activities across large areas, weakening town centres.

Council's preferred approach is to modify the Residential - Terrace Housing and Apartment Buildings zone for application in current residential zones in walkable catchments. This reflects an objective of providing a 'residential' environment within these areas, continuing the council's quality, compact urban form approach. The enablement of a residential environment is more likely to support take up of intensive housing options by a wider range of future dwelling owners and occupiers. A shift from a suburban to an urban pattern of living will need to be encouraged by some certainty over the nature and extent of people and noise generating activities in the higher density development and in the vicinity, for example.

In terms of access to local services and commercial activities, many walkable catchments will contain some mixed-use areas, as well as town, local and neighbourhood centres that can help meet the needs of a larger population base.

To enable building heights of at least six storeys in walkable catchments, the current AUP Residential - Terrace Housing and Apartment Buildings zone provisions will be amended so that six storey buildings can be developed on a typical site.

A range of related amendments to the Residential - Terrace Housing and Apartment Buildings zone have been considered so as to better address the built environment outcomes of 6 storey development. These amendments include:

- Changing the objective and policies to provide for 6 storey developments within walkable catchments and consequential changes including recognising qualifying matters
- Modifying height controls to 21m to enable 6 storeys within walkable catchments
- Relaxing the height in relation to boundary standards within walkable catchments:
 - within 21.5m of the street frontage, applying a height in relation to boundary standard of 19m + 60 degrees to side and rear boundaries
 - beyond 21.5m of the street frontage, or on rear sites, applying a height in relation to boundary standard of 8m + 60 degrees to side and rear boundaries
- Privacy separation (outlook space) of 8m above three storeys to encourage massing to the front of the site and minimise effects on adjacent sites
- Aligning outlook space with outdoor living space
- Retaining the existing Residential - Terrace Housing and Apartment Buildings daylight standards requiring separation between outlooks from habitable rooms in buildings on the same site
- Communal outdoor living space requirements for development of 20 or more dwellings

- Changes to the landscape area for 4 or more dwellings to align with MDRS requirements while still ensuring quality outcomes (i.e., reduced to 20 per cent, but additional requirements around minimum size and surface treatments)
- Require windows to the street and private vehicle and pedestrian accessways
- Requirements for deep soil areas to support planted vegetation and improve resilience to climate change by addressing heat island effects. Deep soil areas can be in landscaped areas or communal outdoor living spaces.
- Require 1m wide safety and privacy buffer from private pedestrian and vehicle accesses
- Requirements around space and design for on-site waste management storage areas
- Include provisions relating to qualifying matters, including:
 - Limiting additional capacity adjacent to public open spaces less than 2000m² in area and land zoned Residential - Low Density Residential Zone, outside of walkable catchments
 - Limiting additional density in areas with restrictions on stormwater, transport or water/wastewater infrastructure
 - Retaining existing lakeside and coastal protection yard controls to continue protecting water quality and development from natural hazard risks
 - Consequential changes to assessment criteria to align with zone outcomes.

For non-residential zones in walkable catchments, changes have been made to relevant business zones and other zones such as Special Purpose – School Zone to ensure the ‘baseline’ height standard permits 21m / 6 storeys.

No amendments have been made to height controls to enable more than 6 storeys within walkable catchments. This remains an option into the future. Variation in heights beyond 6 storeys will need site-by-site assessments to be undertaken and changes to height standards co-ordinated across relevant zones, including Business - Local Centre and Business - Neighbourhood Centres and Business - Mixed Use zones adjoining Residential - Terrace Housing and Apartment Buildings zones.

The resource consent process remains available for specific developments to test proposals for additional height in the context of the (amended) AUP framework.

Some of Auckland’s smaller centres are proposed to have additional height enabled through PC 78, not because of the requirements of Policy 3(d), discussed below, but because these centres are located within walkable catchments where taller residential development is to be enabled.

7.2 NPS-UD Central City

Implementing the NPS-UD has involved reassessment of some of the fundamental building controls in the central city. In particular the floor area ratio standards and building height standards.

The floor area ratio standards in the city centre are to be removed. Such controls cannot be justified in the context of the NPS-UD Policy 3(a) requirements that state:

In relation to tier 1 urban environments, regional policy statements and district plans enable: (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification;

Unlimited heights for buildings are retained where this currently applies (unless they are reduced by the Special Height Area provisions, volcanic viewshafts or Precincts all of which are recognised as qualifying matters by policy 4 NPS-UD and section 77O of the RMA). Elsewhere height is to be increased to a maximum building height of 72.5m. This will ensure that new buildings (not otherwise controlled by qualifying matters relating to Special Height Areas and Precinct height controls) can provide additional capacity, but still involve a transition in height between the core and the edge of the central city.

Qualifying matters in the City Centre zone include sunlight and daylight access to open space, building scale controls, the relationship of the zone to the Waitematā Harbour, climate change resilience and protection of character buildings. These matters, and more detail regarding further intensification in the City Centre zone are addressed in the relevant section 32 evaluation report.

7.3 NPS-UD Metropolitan Centres

Limited change has been made to the Business - Metropolitan Centre zone, which already has a standard height limit of 72 metres; well above the six storey minimum directed by policy 3(b) NPS-UD. There is sufficient capacity to accommodate expected demand for businesses and housing within current zoning envelopes. Amendments to the height in relation to boundary standard will ensure building heights of at least 6 storeys are possible on the edges of the centres. No changes have been made to the height variation controls, although qualifying matters may constrain development potential on individual sites. The relevant Section 32 analysis provides additional evaluations.

7.4 NPS-UD Town/Local/neighbourhood centres

Unless qualifying matters necessitate lower building height standards, the NPS-UD requires the council to enable buildings of a height and density of urban form in and adjacent to neighbourhood, local and town centre zones that corresponds with the level of commercial activities and community services available.

Application of the principles set out in section 6 above sees additional intensification opportunities focussed on local and town centres in the central isthmus area, and to a lesser extent the centres towards the edges of the urban Auckland. No intensification is proposed around centres in rural towns and settlements, or in and around local and town centres on the Hauraki Gulf islands. This approach responds to the commercial activities and community services available in these areas.

All neighbourhood, local and town centres in walkable catchments will have a 21m height limit, an increase over current AUP height standards, unless a height variation control applies.

In addition, any Neighbourhood Centre zones that are outside walkable catchments but adjacent to areas of Terrace Housing and Apartment Buildings zone (following the application of policy 3(d)) will have a Height Variation Control applied to increase the heights to five storeys (16m). This response aligns the centre building height with the building height of adjacent residentially zoned land.

In terms of the zoning response for land adjacent to centres (land that is close by), a walking distance of around 200 metres for Auckland's smaller town centres and larger local centres (with large catchments) and 400 metres for larger town centres (with large catchments) has been used.

These distances are also subject to modifying factors such as topography and severance by motorways.

The council's response for local town centres with high levels of commercial activities and community services is to apply the Terrace Housing and Apartment Buildings zone to residential zoned land generally within 400 metres of the centre. The standard Terrace Housing and Apartment Buildings zone enables buildings of around five storeys. In many places the AUP already applies this zone around these centres, although the distance is typically less than 400 metres. Around some large town centres with good access, buildings of greater than five storeys are already enabled through the application of a Height Variation Control. The council's response to policy 3(d) of NPS-UD is set out in more detail in the Policy 3 section 32 evaluation report.

7.5 Applying MDRS

MDRS must be incorporated into all relevant residential zones.

The council's approach is to primarily apply MDRS through a modified Residential-Mixed Housing Urban zone. The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a medium intensity of development envisaged by the MDRS. The revised Mixed Housing Urban zone will incorporate the Medium Density Residential Standards.

Most land zoned Residential - Mixed Housing Suburban or Residential – Single House zone (where outside the walkable catchments and not part of a smaller settlement that is excluded from the MDRS standards) is converted to the modified Mixed Housing Urban zone, unless specific qualifying matters apply.

Built form standards are proposed in addition to the density standards of the MDRS. Some of the built form standards are already in the AUP(OP). The built form standards are proposed to apply to development that complies with the MDRS, as well as being relevant to consent applications. Built form standards are proposed to include:

- Maximum impervious area (retained from AUP(OP));
- Daylight (retained from AUP(OP));
- Front, side and rear fences and walls (retained from AUP(OP));
- Deep soil area and canopy tree;
- Safety and privacy buffer from private pedestrian and vehicle accessways;
- On-site waste management storage areas

7.5.1 Residential more enabling than MDRS.

The council may enable a greater level of development than provided for by the MDRS by:

(a) omitting 1 or more of the density standards set out in Part 2 of Schedule 3A:

(b) including rules that regulate the same effect as a density standard set out in Part 2 of Schedule 3A, but that are more lenient than provided for by the MDRS.

More lenient is defined to mean the rule (including a requirement, condition, or permission) permits an activity that the MDRS would restrict.

The Terrace Housing and Apartment Buildings zone will also incorporate the MDRS, but different standards apply within walkable catchments as the council must also implement Policy 3(c) of NPS-UD which requires building heights of at least 6 storeys to be enabled in these locations.

The council has not made the MDRS density standards more lenient outside of the areas affected by policy 3 (e.g. walkable catchments). For example, existing Residential - Terrace Housing and Apartment Buildings zoning outside walkable catchments has not been increased in extent and/or increased in height. This point is discussed further in the next section.

7.5.2 Smaller settlements

The current Residential - Single House Zone and Residential - Mixed Housing Suburban zone are retained in discrete areas in towns and settlements with a resident population of less than 5,000 (as determined in the 2018 census). As the zones do not meet the definition of 'relevant residential zone' due to their resident population in the 2018 census being less than 5,000, they do not need to incorporate the MDRS. Minor changes are made to the zones' descriptions and provisions to identify that the zones apply to smaller towns and settlements outside the urban environment.

8 Qualifying matters

An overview of qualifying matter rules is proposed in amendments to Chapter A Introduction. This will provide a description of the proposed approach to residential zoning in response to the NPS-UD and MDRS (as outlined above).

The majority of qualifying matters are to be implemented via overlays which sit over relevant residential zones and non-residential zones. Overlays modify the development capacity of the underlying zones through changes to specific standards or activity classifications.

In seven cases, however, implementation of qualifying matters is proposed to be supported by zoning that limits development potential. The AUP currently applies the Residential-Single House zone to a range of sites that are affected by specific overlays. These overlays apply to resources where the intensity of development is a critical factor in managing the resource protected by the overlay.

Given that the National Planning Standards do not provide for a 'Single House' zone, it was necessary to develop a new residential zone that can act to control development intensity (and provide for a transition to the zoning framework of the National Planning Standards in the future).

In the urban environment, the Residential – Low Density Residential Zone is to be applied to identified sites within residential neighbourhoods, subject to relevant qualifying matters, with the purpose being to:

- Implement the Waitakere Ranges Heritage Areas Act 2008 and its associated AUP overlay;
- Continue to retain the values of significant ecological areas;
- Protect Outstanding Natural Features and Outstanding Natural Landscapes and High Natural Character areas from inappropriate development;

- Recognise and provide for the relationship of Māori with scheduled sites and other taonga;
- Prevent increased risk in areas subject to significant risks from natural hazards such as flooding, coastal inundation and coastal erosion; and/or
- Maintain and enhance retained special character residential areas.

The proposed zone provides for lower density residential activities and buildings of a suburban scale and subdivision pattern, such as one to two storey houses on 500m² sites. It is applied to areas in the urban environment where the relevant qualifying matters need to be accommodated by a lower intensity of development and limited levels of re-development.

To support the purpose of the zone, multi-unit development is subject to resource consent requirements. Minor dwelling units are only provided for where it does not detract from the values of the identified qualifying matter. Within the zone, some MDRS density standards and all MDRS objectives and policies are incorporated. The activities and standards are limited by the Auckland-wide provisions and overlays as the Residential - Low Density Residential zone works with other AUP provisions to provide for housing while accommodating relevant qualifying matters.

8.1 Existing Qualifying Matters

A specified territorial authority may:

- in accordance with section 77I make the MDRS and the relevant building height or density requirements under Policy 3 of the NPS-UD less enabling of development in relation to an area within a relevant residential zone, or
- in accordance with section 77O modify the requirements of Policy 3 to be less enabling of development in an urban non-residential zone,
- but only to the extent necessary to accommodate 1 or more of the following qualifying matters that are present:
 - (a) *A matter of national importance that decision makers are required to recognise and provide for under section 6 RMA*
 - (b) *A matter required to give effect to a national policy statement (other than NPS UD) or the New Zealand Coastal Policy Statement 2010*
 - (c) *A matter required to give effect to Te Ture Whaimana o Te Awa o Waikato- the Vision and Strategy- the Vision and Strategy for the Waikato River*

- (d) *A matter required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008*
- (e) *A matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure*
- (f) *Open space provided for public use, but only in relation to land that is open space*
- (g) *The need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order*
- (h) *A matter necessary to implement or ensure consistency with iwi participation legislation*
- (i) *The requirement to provide sufficient business land to meet expected demand*
- (j) *any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area – these other matters are discussed later in the evaluation report.*

The AUP already includes provisions that make development less enabling, many of which relate to the qualifying matters set out in sections 77I and 77O. Section 77K recognises that some or all of the qualifying matters referred to in section 77I(a) to (i) may already be incorporated into the relevant district plan when the IPI is notified. These are called existing qualifying matters.

The following table indicates which of the overlays in the AUP, or other items or features known as ‘management layers’ in the AUP planning map viewer, are considered to be an existing qualifying matter that necessitates a less enabling approach to intensification sought by the MDRS and policy 3.

The following matters are qualifying matters as provided for by sections 77I and/or 77O of the RMA:

Qualifying matters	Zones, overlays and Auckland-wide qualifying matter provisions:
Matters of national importance that decision-makers are required to recognise and provide for	Chapter D8 Wetland Management Areas Chapter D9 Significant Ecological Areas Chapter D10 Outstanding Natural Features and Outstanding Natural Landscapes Chapter D11 Outstanding Natural Character and High Natural Character Chapter D14 Maunga Viewshafts and Height and Building Sensitive Areas

Qualifying matters	Zones, overlays and Auckland-wide qualifying matter provisions:
	<p>Chapter D17 Historic Heritage</p> <p>Chapter D19 Auckland War Memorial Museum Viewshaft</p> <p>Chapter D21 Sites and Places of Significance to Mana Whenua</p> <p>Significant natural hazards: controls for coastal inundation, coastal erosion, flooding, land instability</p> <p>Areas providing public access to the CMA, lakes and rivers</p>
Matters required to give effect to any other National Policy Statement or NZCPS	<p>Chapter D9 Significant Ecological Areas</p> <p>Chapter D10 Outstanding Natural Features and Outstanding Natural Character</p> <p>Chapter D26 National Grid Corridor Overlay</p>
Matters required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008	Chapter D12 Waitakere Ranges Area
Matters required for ensuring the safe or efficient operation of nationally significant infrastructure	<p>Chapter D24 Aircraft Noise Overlay</p> <p>Chapter D26 National Grid Corridor Overlay</p> <p>Chapter E26 Infrastructure: Oil Refinery pipeline</p> <p>Chapter E26 Infrastructure: Gas transmission pipelines</p> <p>Chapter E29 Emergency management area – Hazardous facilities and infrastructure: Wiri Terminal and Wiri LPG Depot</p> <p>Chapter H8 Business-City Centre zone</p> <p>H22 Strategic Transport Corridor zone</p>
Matters for open space for public use	<p>Open Space-Conservation Zone</p> <p>Open Space-Informal recreation Zone</p>

Qualifying matters	Zones, overlays and Auckland-wide qualifying matter provisions:
	Open Space-Sports and Active Recreation Zone Open Space-Civic Spaces Zone Open Space- Community Zone
Matters for giving effect to designations	Chapter K – Designations

8.2 Other qualifying matters

Section 771(j) states that the council may identify “any other” matter to those listed in Section 771(a) to (i) that makes higher density - as provided for by the MDRS or policy 3 - inappropriate in an area, but only if section 77L is satisfied. Section 77L sets out required evaluation of “any other” matter. The equivalent provisions for an ‘any other matter’ qualifying matter in urban non-residential zones are sections 77O(j) and 77R.

Council has identified the following additional qualifying matters that are important for Auckland and to Aucklanders. The council has looked at Auckland’s landscape, built form and community values to identify additional qualifying matters. Input was received from the public on draft ‘any other matter’ qualifying matters during consultation on council’s preliminary response in April/May 2022. Input was provided by special interest panels. Iwi authorities provided their views including identifying resource management issues of concern, and indications of how those issues could be addressed throughout hui and continue to engage with council.

The following AUP provisions are ‘any other matter’ qualifying matters:

- Chapter D13 Notable Trees Overlay
- Chapter D15 Ridgeline Protection Overlay
- Chapter D16 Local Public Views Overlay
- Chapter D18 Special Character Areas Overlay – Residential and Business
- Chapter D20A Stockade Hill Viewshaft
- Chapter H3A Residential - Low Density Residential Zone

- Chapter H8 Business-City Centre Zone: character buildings
- Some built form controls in Business-City Centre Zone
- Natural hazards that are less than significant
- Areas with long-term infrastructure constraints
- Combined wastewater network
- Stormwater disposal constraints
- Water and wastewater constraints
- Beachlands transport infrastructure constraint.

Many of these qualifying matters are already contained in the AUP. For example, special character areas are an overlay in the operative AUP. However, given that special character is not listed as a qualifying matter in Section 77I, the effect of policy 3 and the MDRS is that these character areas would be redundant within the AUP, unless their identification as an “any other” qualifying matters can be justified in terms of section 77L.

The AUP does not contain an infrastructure capacity overlay or similar. This is a new qualifying matter, although it is similar to the Subdivision Variation Control which applies to particular locations throughout the region where various constraints exist. The application of the Subdivision Variation Control within the urban environment is proposed to be deleted, and in some instances replaced by other spatially mapped controls that are proposed qualifying matters.

The “any other” qualifying matters are discussed further in the next section of the report.

8.3 Related Matters

As provided for under s80E(1)(b)(iii) of the RMA, PC78 proposes inclusion of related provisions.

Built form standards are proposed in addition to the density standards for the revised Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Building zones.

The provisions of the Special Character Areas Overlay - Residential and Business, as set out in Chapter D18 of the AUP, are being amended to better give effect to policy 3 of the NPS-UD and the incorporation of MDRS into the Low-Density Residential zone that is proposed to sit beneath the Overlay.

Proposed amendments will, for the residential aspect of the overlay:

- a) enable up to three dwellings per site (via the conversion of a principal dwelling into a maximum of two dwellings and one minor dwelling), and add new objectives, policies and standards to support this
- b) amend the provisions to provide for a limited range of non-residential activities (such as home occupations, boarding houses, dairies and restaurants), and add a new objective and policy and assessment criteria to support this
- c) retain existing standards to maintain and enhance special character values, but amend standards for yards and fences to be more enabling, while maintaining and enhancing special character values
- e) identify the overlay as a qualifying matter
- f) update Schedule 15: Special Character Schedule, Statements and Maps including by making more information available in the PC78 map viewer (and ultimately the AUP map viewer) including changes to the demolition control.

Proposed amendments for the business aspect of the overlay will identify the overlay as a qualifying matter.

9 Key Choices

Implementation of the MDRS / policy 3 involves a number of decisions as to the structure and content of the amendments to the AUP. Important choices that shape council's response cover:

- Defining walkable catchments
- Approach to "any other matter" qualifying matters
- Zoning of land subject to qualifying matters
- Consideration of re-zoning additional to that of the MDRS/Policy 3.

9.1 Defining walkable catchments

A major difference in plan enabled capacity between the AUP and the plan as to be amended by the IPI, is policy 3's mandatory intensification requirements of walkable catchments. A key issue in feedback on council's preliminary proposal was the appropriate size of walkable catchments.

The intention to concentrate intensification in walkable catchments is to help manage the transport implications of this intensification. More houses in an area means more traffic, unless walking, cycling and public transport is attractive and accessible.

Concentrating intensification around centres and rapid transit stops helps mitigate the resulting traffic congestion issues from on-going growth, as future residents in walkable catchments may be more willing to access services by foot or cycle, or take public transport, than if intensification is more widespread. There is therefore a regional benefit from concentration, even though within the area subject to intensification there will be more people, cars and traffic.

Allied to the issue of propensity to walk is the issue of housing capacity. As 6 storey development must be enabled within walkable catchments, there is interest in making the catchments as large as possible so as to stimulate more housing development (rather than uptake of public transport, walking and cycling).

The NPS-UD does not define walkable catchments. A distance of 800 metres is generally considered a minimum walkable catchment in all urban areas. This represents a 10 minute walk. A 10 minute walk is often taken to be the amount of time most people are happy to walk to a destination, rather than take a car. Destinations vary between rapid transit stops, places of work, local shops, schools or open spaces. People's propensity to walk to these different destinations will vary.

Evidence is that the draw of certain amenities will influence how far people are willing to walk to access them and is likely to influence the size of a walkable catchment. For example, where rapid transit is of high frequency, then it is more likely that people are willing to walk longer distance to access the services, compared to if rapid transit is less frequent.

MfE Guidance on the NPS-UD refers to research in Auckland of pedestrians' trips to train stations (rapid transit stops) which showed half of the people surveyed walked further than 800 metres to a train station.

There is less evidence on people's willingness to walk to destinations like shops or supermarkets. While residents of an area may be willing to walk 1,200m to a rapid transit stop, willingness to walk to shops may be much less, depending upon the nature of the trip (e.g. top up shopping, versus major shop). Having said that, significant intensification is likely to lead to a greater range of local services in an area.

Feedback over April and May included many comments that due to features like hills and busy roads, some parts of a simple radial catchment may not be walkable, while for some sectors of the community, like older adults with reduced mobility, larger distances represent a significant challenge. Walking routes across parks or open spaces may be unsafe at night-time. The walkable catchments in PC78 are based on a 'average' person's ability to walk – rather than being based on those with limited mobility or those with very high fitness levels and walking speeds. The walkable catchments also take into account various modifying factors (e.g. topography, severance) that might limit how far a person could walk in 10 or 15 minutes. The

outer edges of each catchment have been customised based on the local characteristics.

The NPS-UD requires walkable catchments to be drawn from the edge of city centre and metropolitan centre zones. That is, the 'edge' of the zone is defined as the outside edge of the parcels, or groups of parcels, zoned as either city centre zone or metropolitan centre zone, including any streets or open space that may be within that area. Much feedback noted that in the case of a large centre, like the Auckland central city, there can be considerable distance between the edge of the centre and central amenities. This can easily add another 5 to 10 minutes' walk time.

Larger or smaller walkable catchments will either increase or decrease additional housing capacity. Apart from the central city (where the walkable catchment is based on 1,200m walk from the edge of the centre), the council has adopted an 800m/10 minute walk time as the definition of a walkable catchment from the edge of Metropolitan Centres and from rapid transit stops.

A simple circular 1,200 m radius walking catchment is more than twice the size of an 800m radius catchment (452 ha versus 201ha). However, in many places, walking distances are constrained due to barriers like coastlines, stream corridors and motorway networks, while larger walking distances will mean that there is more likely to be large open spaces and industrial and business areas in the catchment. This means that there is not necessarily a linear relationship between increases in walking distance and increase in potential housing supply.

There are 10 metropolitan centres and 49 existing or planned rapid transit stops that have had a walkable catchment of around 800m applied. If a 1,200m walkable catchment was applied to all of these areas, rather than 800m, then the total capacity of the walkable catchments could potentially double. The capacity provided would likely be well in excess of demand, although inner Isthmus areas may have greater take up of opportunities due to high land values.

A larger walkable catchment will not directly translate into higher take up of walking, cycling and public transport, particularly for occupiers of dwellings on the outer edges of the walkable catchment. There is a "distance decay" function. A larger catchment may not necessarily stimulate more housing production, although all things being equal, more development opportunities from a larger catchment should support more redevelopment, especially if there is some suppressed demand for apartments close to amenities.

On the other hand, it is possible that rezoning a large walkable catchment for at least 6 storey development will generate a degree of planning uncertainty within the area, as landowners may hold back on investing and maintaining their property if they consider that redevelopment may occur in the next 5 to 10 years.

A smaller walking distance, such as 400m around a single point, covers 50 ha of land, about one-quarter that of an 800m radius. The development potential would be correspondingly less than the 800m option, though the potential to develop to 6-storeys would be focused closer to the centre.

Feedback on defining walkable catchments was influenced by the extent to which other outcomes were affected by the size of the catchment (such as extent of special character areas, support for future rapid transit and reducing pressure for intensification outside of walkable catchments, in suburban areas). That is, much feedback on walkable catchments was prompted by other concerns than the direct issue of how far people are (on average) prepared to walk.

Kāinga Ora in its non-statutory feedback considered that the city centre 1,200m walkable catchment should be extended to 2,000m given these areas are highly desirable with good access to services and amenities. Similarly, Waka Kotahi commented that the city centre catchment be extended to 1500-1800m. For the 1200m city centre walkable catchment, 43% of individuals were in support although 30% of individuals did not support and thought it should be closer, while 16% thought it should be further.

Kāinga Ora also considered that walkable catchments for Metropolitan Centres and rapid transit stops should be 1200m rather than 800m. In contrast, the majority of feedback from individuals received through the public consultation period was in support of the walkable catchment approach proposed by council in the preliminary response, although a large portion of individuals thought that the walkable catchment should be smaller.

Public feedback from individuals on the 800m metropolitan centre walkable catchment showed 43% in support, 23% thought it should be smaller, and 18% thought it should be larger. Similarly, for the 800m rapid transit stop walkable catchment, 38% of individuals were in support, 30% did not support and thought it should be smaller, and 18% thought it should be larger.

In addition, Waka Kotahi considered that areas such as Grafton, within the walkable catchment of the city centre, a metropolitan centre and a rail station should have to reach an even higher threshold than that applied to a standard walkable catchment.

9.1.1 Options.

Options	Benefits	Costs
Larger walkable catchments	<p>Greater housing and non-housing capacity and possibly more take up of this capacity due to greater redevelopment opportunities.</p> <p>More competition between landowners / more options for developers.</p> <p>Intensive development on edges of catchment still has benefits over alternative of more lower density</p>	<p>Greater potential for congestion in catchment if density does not result in high rates of walking, cycling and PT use, this may dissuade some redevelopment.</p> <p>May delay some redevelopment (e.g. 3 storey terrace housing) held back in hope of demand for multi-storey development in the future.</p>

Options	Benefits	Costs
	<p>development, in terms of compact city outcomes.</p> <p>Larger catchments may support more local services and activities.</p>	<p>Uptake of development opportunity is dispersed throughout the larger catchment: compact urban form may not be realised, and intensification may be too dispersed to support public transport and investment in active modes.</p>
As proposed	<p>Reasonable likelihood that future residents will walk / cycle to centre, use public transport.</p> <p>Range of development options provided.</p>	<p>Potential underestimation of demand for multi-storey living in walkable catchments.</p> <p>Slower take up of higher density options due to fewer redevelopment options.</p>
Smaller walkable catchments	<p>Less perceived potential for change in character and amenity – change more concentrated.</p>	<p>Less additional housing and non-housing capacity.</p> <p>Potential for more density outside walkable catchments leading to congestion / increased greenhouse gases.</p>

Overall, there is a balance between enabling redevelopment options by increasing the size of walkable catchments and accommodating the resulting transport implications. Given the large number transit stops and Metropolitan Centres (as well as town centres supporting intensive housing), the 800m/10-minute definition of walkable catchments represents an efficient and effective method of implementing Policy 3. The larger 1200m catchment for the central city is equally appropriate, given the large size and range of destinations in the centre.

9.2 Possible “Other” QMs

The RMA sets out a list of prescribed qualifying matters in sections 77I(a)-(i) and 77O(a)-(i). Where the council has wider discretion is in relation to what “any other matter” qualifying matters should apply. If the council considers that an ‘other’ qualifying matter is applicable, then a more detailed and robust assessment is required.

NPS-UD guidance documents states that some examples of what might be anticipated to be raised as an ‘other matter’ include:

- special character
- less significant hazard risk that is not covered by s6 of the RMA.

In considering what other qualifying matters need to be advanced through the IPI, notable is the HSAA's shift from a targeted approach to urban densities to more of an across-the-board approach. That is, the centres and corridors approach of the AUP to intensification has been relaxed. With this shift in approach, consumer preferences and market processes may well see additional growth and development in suburban areas compared to the situation under the AUP. In turn, this may place additional pressure on resources present, including infrastructure.

A case in point is coastal areas subject to coastal erosion and coastal inundation. Previously these areas may have been subject of limited additional development potential where they were located outside centres and corridors (that is, the zoning supported limited redevelopment). Now with MDRS in place, all urban coastal areas have similar development capacity, with likely high demand for the housing opportunities provided. As a result, the current AUP management approach may be inadequate.

A further example of this disjoint would be the potential extent of additional development in peripheral settlements like Warkworth, Whangaparāoa and Beachlands and the implications of this for three waters and transport infrastructure.

A review of Precincts has identified a range of local amenity constraints that are not solely covered by Section 6 matters, or the other specified qualifying matters set out in sections 77I or 77O. These qualifying matters tend to be place-based and cover relatively small spatial extent but will have a cumulative effect on housing choices and supply options.

Three significant "other" matters are therefore:

- Infrastructure
- Special Character
- Local amenity controls.

9.2.1 Infrastructure

The AUP currently does not contain any generalised infrastructure capacity constraints although individual precincts may incorporate specific controls relating to land use and transport integration, and the Subdivision Variation Control (which sets minimum site areas that can be related to infrastructure constraints) applies in specified locations. Auckland-wide provisions apply on sites that are identified as subject to flooding and/or overland flow paths (although stormwater management can relate to hazards as well as infrastructure).

Where resource consent is triggered for residential developments due to the number of dwelling units proposed, then one of the assessment matters is infrastructure capacity.

Preparation of the IPI plan change has involved consideration of whether some infrastructure constraints should be an “other” qualifying matter, with the two main areas of consideration being transport infrastructure and three waters infrastructure.

The RMA did not make infrastructure constraints a listed qualifying matter (other than nationally significant infrastructure) in sections 77I(a)-(i) or 77O(a)-(i), based on a concern that development would be held back if infrastructure was a qualifying matter. Central Government and developers generally point to the range of tools available to the council to address infrastructure funding and financing concerns. In contrast, infrastructure providers point to problems with the planning of upgrades and replacement of old infrastructure if there is little certainty as to where growth may occur and its timing.

The pre-notification public consultation undertaken for the IPI in April/May 2022 asked whether long-term significant infrastructure constraints should be a qualifying matter. Of those who responded, 70% of individuals were in support of this in comparison to only 43% of organisations. Kāinga Ora did not agree that infrastructure constraints should be used as a qualifying matter.

Transport

Auckland Transport has recommended that the council pursue two mechanisms to address the potential effects on the transport network of larger-scale residential re-zoning in response to the MDRS. The first method includes additional matters of discretion and assessment criteria for development, amending the transport chapter of the AUP and retaining transport-related provisions for specific precincts. This would seek to address transport effects on a case-by-case basis when more intensive development proposals are put forward (such as when four or more dwellings are proposed in walkable catchments, and upgrade to the walking environment would be beneficial).

The second method is to identify areas of the city where re-zoning is likely to generate significant adverse effects that cannot be readily mitigated through the first technique. For example, would be settlements that are separated from the main urban area, have limited local services and employment and involve high levels of outward commuting, such as Beachlands. In this area, there are structural barriers to achieving transport outcomes associated with reduced greenhouse gas emissions and higher public transport use. An area-wide approach needs to be taken, with retention of lower density development currently enabled by the AUP the preferred option.

There are numerous precincts in the Auckland Unitary Plan (Operative in Part) that include transport provisions that would make the MDRS less enabling of development. Such transport provisions are designed to address adverse effects on the transport network from development, including effects on network efficiency and

safety. A review of the relevant precincts confirms that the transport provisions continue to be required because they address the timing of transport infrastructure upgrades. The retention of transport provisions that rely on triggers to stage subdivision or development focuses on large quantities of development that are identified through a site-by-site analysis contained within a precinct. Where transport infrastructure upgrades are still required to support a certain scale of development the relevant transport provisions continue to be the most appropriate method to achieve the objectives in accordance with section 32 of the RMA. Accordingly, these transport provisions apply as a qualifying matter that restricts the implementation of MDRS until such time as the relevant upgrades are implemented. Therefore, they will have a temporary impact and once the transport infrastructure upgrade is in place there is no restriction to the MDRS.

Several precincts contain transport provisions that are in direct conflict with the MDRS and therefore need to be removed or modified. These include provisions relating to requirements for carparking and greater setbacks than provided for by the MDRS. In addition, where transport infrastructure upgrades have been implemented the triggers can be removed.

Three Waters

Watercare have identified a possible major impact from the additional capacity enabled by MDRS where this involves re-zoning of the Single House zone to Mixed Housing Urban and incorporation of MDRS, and where the Terrace Housing and Apartment Building zone is applied in accordance with policy 3.

Anticipated impacts of intensification in the areas where there are water and wastewater capacity issues include:

- potential reprioritisation of Asset Management Plans
- reduced levels of service for water supply
- increased wastewater overflows
- inability to meet outcomes expected for Te Mana o te Wai.

Watercare have therefore proposed the following control layers be introduced into the planning maps as new controls:

Infrastructure – Combined Wastewater Network Control

Applied to residential sites identified by Healthy Waters and Watercare that are connected to the combined wastewater and stormwater network (mostly in Ponsonby / Grey Lynn area).

Infrastructure – Water and Wastewater Constraints Control

Applied to residential sites identified by Watercare where significant capacity constraints exist in the wastewater and/or water supply networks.

The sites subject to this constraint are located in:

- Hibiscus Coast
- Upper East Coast Bays
- Beach Haven
- Lower North Shore
- Henderson-Massey
- Howick - Pakuranga
- Beachlands
- Waiuku.

The control areas will be applied to sites currently zoned Single House and Terrace Housing and Apartment Buildings. Sites currently zoned Mixed Housing Suburban and Mixed Housing Urban will be excluded.

Within these control areas, assessment of infrastructure capacity would be necessary.

Watercare has identified that there are a total of 50,988 sites that are subject to limitations related to the provision of water and wastewater services that will not be able to be addressed in the next 10 years. Of these, there are 5,235 sites in the central isthmus where there are currently capacity issues with the combined stormwater/ wastewater network during wet weather events.

The council's Healthy Waters department has identified (approximately 300) sites in the central isthmus of Auckland that are subject to limitations regarding the disposal of stormwater. These sites have no ability to connect to the public stormwater network, and ground soakage capacities are constrained. The sites are located in Mount Eden (being an area in the vicinity of the intersection of Mount Eden and Balmoral Roads, and bounded by Manukau Road, Epsom Avenue, Matipo Street, and Gorrie Avenue).

The sites subject to stormwater disposal constraints would be identified by a mapping layer in the Proposed IPI and supported by provisions that require a restricted discretionary activity resource consent for a proposal that will result in more than one dwelling on the site. Changes would also be proposed to the subdivision chapter of the AUP. The combination of these methods is expected to manage the potential adverse effects of further intensification of the identified sites.

The combined wastewater network constraint is mostly located in the inner isthmus area, and therefore an area of high demand for housing, but so too is the demand from existing and future residents to be able to recreate in nearby coastal waters without worrying about contaminant levels. There is little net benefit from more

houses but poorer water quality. The infrastructure constraint area also overlaps with special character areas.

In other cases, such as Beachlands, Waiuku and Whangaparāoa, a possible infrastructure constraint has less impact on regional planning strategies as it is not an area that is identified in strategic plans for substantial growth.

The infrastructure constraint applied to places like Upper East Coast Bays, Beach Haven, Lower North Shore, Henderson-Massey and Howick-Pakuranga have greater implications for housing capacity and growth patterns. These suburbs are likely to see rapid take up of the additional housing options offered by the MDRS, should the constraint not be present.

However, the constraint is a temporary one and should be able to be relieved over the 30-year time horizon of the NPS-UD.

Discussion

In preparing the NPS-UD and MDRS, government was aware of the funding issues involved with upgrading older infrastructure in brownfields areas. The solution was seen to be enhanced funding tools and more government financial support to accelerate infrastructure upgrades. In addition, brownfields areas were also seen to have underutilised capacity which could help reduce infrastructure costs compared to the costs providing new bulk infrastructure in greenfields areas, for the same amount of growth.

While improved funding tools is important, the scale of infrastructure upgrades required can see required works span multi-decades. The relatively more dispersed pattern of growth enabled by the MDRS can compound upgrade issues, with the likelihood of adverse effects being generated by on-going development in areas that are a lower priority for infrastructure upgrades.

The NPS-UD does recognise the importance of infrastructure provision being co-ordinated with land use development. For example, the Policy Statement's definition of development capacity involves both the enabling land use zoning and the provision of the necessary development infrastructure. The RPS of the AUP seeks integration between land uses and infrastructure.

In considering possible AUP-based infrastructure constraints the following principles are relevant:

- The constraint should relate to a long-term issue, not one able to be resolved in the next 10 years
- The constraint should not be able to be resolved at a site-by-site level
- The constraint should apply to a catchment or sub catchment. If only part of a catchment is affected by a constraint, there may be equity issues as to between

sites that are “in or out” in terms of their contribution to the adverse effects generated by the constraint

- Removal of the constraint (for example once works are complete) should not have to involve re-zoning changes, rather the removal of an overlay or similar would provide a more effective mechanism.

Possible consequences for well-functioning urban environments and the quality compact approach to urban growth from infrastructure capacity-based controls cover:

- Uncertainty over development potential in the areas affected
- Increased transaction costs for developers (capacity assessments)
- Displacement of housing demand to areas adjacent to the control areas.

Benefits include:

- Increased certainty over planned public expenditure on three waters and transport infrastructure
- Limiting additional wastewater overflows to stream networks, and the Waitemata Harbour.

9.2.2 Special character

Special character areas are places of special architectural or other built character value, exemplifying a collective and cohesive importance, relevance and interest to a locality or to the region.

The Council’s Planning Committee has resolved that many areas of identified special character in the AUP should be retained as a qualifying matter. This followed a site-specific analysis of all special character sites in the AUP, and staff recommendations to reduce the number of proposed properties in the Special Character Area Overlay from 20,000 (in the AUP) to approximately 15,000 (in the IPI).

A large proportion of the special character areas lie in the Waitemata Local Board area and are either in the walkable catchment of the edge of the City Centre zone, or the walkable catchment of rapid transit stops, reflecting the development of Auckland’s early suburbs and growth relative to available transport.

Feedback on the topic is strongly polarized. Kāinga Ora does not consider that council had done sufficient work to justify special character areas as a qualifying matter, and as such opposed applying planning methods in those locations to reduce development capacity contrary to the outcomes sought by Policy 3 of the NPS-UD.

Waka Kotahi in its non-statutory feedback expressed concern that the correct balance between meeting the desires of council to retain some special character areas and to enable growth in those areas most accessible by active and public

transport had not been met. Waka Kotahi considered that the overall scale of special character areas should be reduced and removed where they are located within highly accessible areas and/or walkable catchments of centres and stations.

In contrast, the public feedback received from individuals was that there should be more areas identified as qualifying matters. 42% of individuals held this view, while 23% were in support of the residential special character areas that were identified as being retained in the council’s preliminary response. On the other hand, 7% of individuals considered that there are areas that should not be identified as a qualifying matter, while 14% did not support special character areas as a qualifying matter.

A range of community groups supported retention of special character areas. Other groups and organisations were concerned that special character areas would restrict house building in areas of high demand.

Discussion

At a strategy level, the largest consequence of special character areas in terms of impact on housing capacity is in relation to the inner Isthmus.

While demand for housing in the inner Isthmus may be high (as evidenced by high land values), there are a variety of zoning options to meet housing demand, including in the Business - City Centre zone, in Business - Mixed Use zoned areas and areas that can be rezoned as (modified) Residential - Terrace Housing and Apartment Buildings zone.

As an example, Table 2 lists the amount of land in the walkable catchment of the central city zoned for different purposes⁹, after reassessment of special character areas.

Table 2 Central City walkable catchment zoning

AUP zone	Hectares of land zoned in central city walkable catchment
Special Character Area	113
Other residential	97
Mixed Use	124
Town Centre	26
Local / Neighbourhood	1
City Centre	258

The land area contained in the special character areas is about 53% of the residentially zoned land in the walkable catchment (as drawn from the edge of the City Centre zone). At maximum development capacity the area covered by special

⁹ Open space, special purpose and business zones are in addition.

character areas could accommodate, perhaps, 22,000 dwellings (@200 per ha), or around 18,000 more than current. Actual take up of development options will be limited by the small parcel sizes and high asking prices for new units.

The reassessment of special character areas in the central city walkable catchment has seen the amount of land in the special character overlay reduce from 140ha to 113ha. This reduction of 27ha could itself provide plan enabled capacity for an additional 5,400 dwellings. Other development options include the city centre itself, as well as large areas of mixed use zoning.

There is no simple way of seeking to find an appropriate 'balance' between retention of special character areas and enabling more housing options.

A range of comments suggested that special character areas be reduced in area (without specifying how much or where) so as to increase housing supply options. On the other side of the coin, special character areas are not able to be replicated or replaced. They are a finite resource. They add considerable value to the character and identity of the city.

Possible impacts on housing supply and choice from retention of special character areas are:

- There may be less housing choice from curtailed intensification options
- This may in turn result in somewhat lower housing production
- Urban agglomeration benefits from a more intensely developed central city may be less than might otherwise be the case
- There may be displacement of new resident demands for housing into the central area, and/or the 'next ring' of suburbs (such as Point Chevalier).
- This may increase travel times and greater car use
- There may be greater pressure on infrastructure in other places.

On the benefits side (quality compact urban development):

- The role of the special character areas in helping to define the city's character and identity is largely maintained
- The housing types present are a finite resource that are not replaceable. There are no substitutes
- They have existence value
- There is also a legacy value.

9.2.3 Local amenity

Various AUP controls and Precinct-based provisions help to manage local amenity impacts of new development. Many of these local amenity controls lie within Precincts. Precincts cover 6,800 ha of land within the urban environment, or 9.4% of the total urban environment area.

An investigation of Precincts has determined a list of over 90 Precincts that are:

- Inside the urban environment
- Have underlying zones affected by the IPI
- Have some provisions which may affect height or density of urban form.

Provisions in Precincts that affect height or density of urban form often relate to existing qualifying matters set out in section 77I and 77O. A number are “other” qualifying matters in terms of section 77I(j) are present.

Examples of local amenity controls that fall under section 77I(j) include:

- Local views / landscapes
- Local natural features
- Connectivity
- Coastal access and character (but not areas of high natural character)
- Transport
- Urban design / built form.

Many of these localised qualifying matters are place-based and relatively small in scale. They often derive from Section 7 matters (local amenity / quality of the built environment). Some matters may relate to section 6 matters (such as coastal environments).

Their individual impact on housing capacity and urban development potential is small (although there is a cumulative impact).

Some precinct provisions are the outcome of negotiated settlements with interested parties and or Environment Court decisions. There will be an expectation that the outcomes in the Precincts will be maintained.

In terms of the consequences of maintaining local amenity constraints as qualifying matters:

- May assist with supporting greater density (make an area more attractive)
- Help develop local character and identity

- Can have cumulative impact on development capacity.

9.2.4 Options

On a cumulative basis, applying qualifying matters in relation to special character areas, infrastructure and Precincts will affect a significant number of residentially zoned sites (at least in the order of 100,000 sites). These qualifying matters are in addition to existing qualifying matters like Maunga Viewshafts (which affect height).

Implementation of the MDRS and policy 3 expands housing capacity, over and above the capacity provided by the AUP. In this context, having a range of “other” qualifying matters may be appropriate, as even with the qualifying matters in place, capacity will still be well ahead of demand.

Option	Cost	Benefits
No ‘other’ qualifying matters applied	<p>Loss over time of valued local features and characteristics.</p> <p>Long term loss of liveability and less effective infrastructure impacting upon quality of life, may slow or deter future growth.</p> <p>Impacts on the natural environment – 3 waters constraints.</p>	<p>Unitary Plan simpler to administer / comply with.</p> <p>More choices over housing types and locations.</p>
Limited other qualifying matters applied	<p>Less development potential in selected areas (cumulative impact).</p> <p>Ongoing growth more sustainable into the long term.</p>	<p>Better balance between quality outcomes and compact city outcomes.</p> <p>Impacts spread across the urban environment.</p>
Wider range of “other qualifying matters”	<p>More impact on housing markets, more uneven growth patterns across the city.</p> <p>Less downward pressure on land values from fewer housing capacity/options.</p>	<p>Greater local variety / range of urban environments.</p>

In summary, the Council is proposing a limited range of “other” qualifying matters, some of which are already part of the AUP. Given the large amount of capacity enabled, what is more relevant than the overall incidence of “other” qualifying matters is their spatial location. Some of the qualifying matters, such as the constraints that will apply to the ‘edge’ communities of Beachlands and Whangaparāoa assist with more supporting compact forms of urban growth. The more centrally focused qualifying matters like special character areas and combined sewer / stormwater areas may impact on rates of redevelopment around the central area, but there are alternatives available such as further apartment type development in the central city and surrounding mixed use areas.

9.3 Zoning options – Qualifying Matters

The underlying zoning of the areas subject to qualifying matters is a matter of discretion for the council. Options include:

- Zoning as per the MDRS/policy 3
- Zoning using the amended Residential – Low Density Residential Zone
- Zoning using a modified MDRS / policy 3, where the provisions are modified to make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in an area to accommodate qualifying matter(s), such as 2 storey development with 40% building coverage (i.e., more akin to the current Residential: Mixed Housing Suburban zone).

For many qualifying matters, the relevant overlay can apply across a range of zones and the overlay standards can effectively manage the relevant resource within these different zones.

For some qualifying matters, however, the underlying zoning is an important aspect of the management approach of the overlay. That is, the underlying zoning sets the development expectation for the land affected, with the overlay addressing specific elements of the development of that land within the framework of the underlying zone. Having a ‘gap’ or inconsistency between the expectations of the underlying zone and the outcomes for the overlay can create tension in applying the overlay.

Qualifying matters where zoning is an important aspect of the management of the resources are as follows:

- a. Special Character Areas – Residential (where the character area is to be retained)
- b. Single House zoned sites (to be rezoned Low Density Residential zone) in Waitakere Ranges Heritage Area overlay
- c. Flooding: Single House zoned sites (to be rezoned Low Density Residential zone) that meet a risk threshold

- d. Outstanding Natural Feature (regardless of current relevant residential zone)
- e. Outstanding Natural Landscape (regardless of current relevant residential zone)
- f. High Natural Character (regardless of current relevant residential zone)
- g. Significant Ecological Area (existing Single House zoned sites only, to be rezoned Low Density Residential zone, where threshold is met)
- h. Coastal erosion (existing Single House zoned sites only (to be rezoned Low Density Residential zone))
- i. Coastal inundation (existing Single House zoned sites only (to be rezoned Low Density Residential zone)).

Feedback on draft proposals noted concerns that having an overlay and low density zoning was an unnecessary “double up” that may unduly restrict development options.

For example, Waka Kotahi questioned the approach applied in the draft maps to have zone boundaries follow site boundaries – where qualifying matters have resulted in a ‘lower’ zone - yet the overlay may only affect part of a site. Waka Kotahi considers that this approach limits development on developable portions of land within larger sites. Instead, Waka Kotahi seeks that land be zoned in accordance with the direction in the NPS-UD, and if there are qualifying matters, use other methods such as overlays to manage development in the affected area.

Similarly, Waka Kotahi questioned the proposed zoning ‘two-storey single dwelling residential area’ due to the presence of qualifying matters. Waka Kotahi commented in its non-statutory feedback that it appears irrelevant to the qualifying matters such as significant ecological areas what height structures are in these locations and this form of control is inappropriate as it unnecessarily restricts development capacity. Waka Kotahi seeks that properties are zoned in accordance with the NPS-UD and that development controls are adjusted on land affected by qualifying matters (not the site).

One view is that if any constraints on land need to be managed, this would be most effectively achieved through an overlay, not by down-zoning the land. That is, zoning should not be applied on the basis of factors that are addressed more directly by the overlays or district wide controls.

The counter view is that overlays are not set up to manage the intensity of development of specific sites. Overlays are most effective when they alter a few key aspects of the underlying zone (such as demolition of listed heritage buildings in a business zone). Overlays that significantly amend development intensity of underlying sites are more akin to a zone, and as such, a package of “zone plus overlay” is the more efficient and effective method of managing resources in an integrated way, than a zone which is clearly incompatible with the outcomes sought by the relevant overlay.

9.3.1 Options

Option	Cost	Benefits
Zoning as per MDRS / Policy 3	<p>Large gap between zone expectations and the restrictive outcomes sought by the overlay. This can see overlay values eroded over time as the dominance of the overlay is reduced.</p> <p>The built form outcome of the zoning is likely to be incompatible with the wider environmental qualities or resources maintained by the overlay.</p>	<p>Helps to increase 'nominal' housing capacity.</p> <p>At a plan-wide level, the difference between what is enabled by the zoning and what is possible with the overlay in place highlights the foregone development capacity should development be restricted to that provided for by the overlay. This helps in the assessment of the benefits and costs of specific development proposals.</p>
Zoning using new Low Density Residential zone	<p>Reduced housing capacity and likely lost opportunities for site specific infill and redevelopment of sites that do not.</p>	<p>Helps to maintain the resources protected by the overlay.</p> <p>Reduces uncertainty as to what level of development is possible on land subject to the overlay.</p>
Zoning MHS (or similar)	<p>Housing capacity is more than the Low-Density Residential zone option but is less in-line with the intent of the Overlay.</p> <p>The resources managed by the Overlay are less likely to be retained due to increased redevelopment expectations.</p>	<p>Possibly some more housing options for specific sites in the overlay.</p> <p>Allows scope for testing of specific developments against impact on overlay values.</p>

In summary, the new Residential-Low Density Residential zone will assist with the effective and efficient implementation of relevant qualifying matters. The zoning will improve certainty of outcomes related to important natural resources.

9.4 Additional re-zoning

When the council is incorporating the MDRS into relevant residential zones and giving effect to policy 3 of the NPS-UD, the RMA provides the council with the scope to provide for additional height and density. In particular, there is a choice for council to increase heights across a range of zones, not just residential zones and centres. For example:

- Residential - Terrace Housing and Apartment Buildings zones inside walkable catchments could have an 8 storey height limit, rather than 6 storeys, for example in the inner Isthmus area.
- Residential - Terrace Housing and Apartment Buildings zones outside walkable catchments are to be maintained at 16m. The council could apply a higher height to Residential - Terrace Housing and Apartment Buildings zoned land located outside of walkable catchments.
- Business - Mixed Use zones height is also maintained at 16m outside of walkable catchments but provides for 6 storey development where it is located within a walkable catchment. Additional height could be beneficial in areas where residential zones are subject to qualifying matters. Height Variation controls apply and there may be options to increase heights on specific sites, but this will take specific investigation.

In addition to more height, the spatial extent of Business - Mixed Use zones could be increased, consistent with the objective of increasing capacities. For example, Business - Mixed Use zoning could be extended along more arterial road corridors, and/or Residential - Terrace Housing and Apartment Buildings zones made larger.

Kāinga Ora considered in their non-statutory feedback that all Residential - Terrace Housing and Apartment Buildings zoned land should enable 6 storeys at a minimum, including those Residential - Terrace Housing and Apartment Buildings zoned areas outside current walkable catchments (for example Wesley). Kāinga Ora considers this would provide a simpler planning framework, particularly given how little land is zoned Residential - Terrace Housing and Apartment Buildings outside walkable catchments. Equally, Kāinga Ora considered that all town centres should provide for at least 6 storeys, and where appropriate up to 15 storeys to give effect to the NPS-UD, particularly Policy 3.

Waka Kotahi, in its non-statutory feedback, considers that proposed re-zoning has only been applied to walkable catchments, and not other highly accessible areas, resulting in a substantial loss of additional development capacity. Waka Kotahi also noted in its non-statutory feedback small gaps between walkable catchments, such as between Mt Albert and Avondale and Constellation and Sunnynook and commented that these places should be re-zoned.

The AUP recognises that there are a variety of places where intensification may be appropriate. Policy B2.2.2 lists the following areas:

(5) Enable higher residential intensification:

(a) in and around centres;

(b) along identified corridors; and

(c) close to public transport, social facilities (including open space) and employment opportunities.

Policy 3 addresses 5(a) – centres - and 5 (c) – public transport. The application of MDRS may see some re-zoning along corridors, and places close to social facilities and employment opportunities (that are not part of centres).

9.4.1 Options

Options	Benefits	Costs
As proposed	Substantial additional housing capacity is provided, over and above that provided in the AUP. Range of housing options are provided – stand-alone house(s) through to 6 storey apartments.	Potential for some under provision of more intensive housing options in some central areas.
Increased heights in THAB, Mixed Use zones (i.e. more than 6 storeys)	Increased housing capacity and wider range of choices.	Different urban form / built environment will require amended density and design standards to those currently in the AUP.
Greater use of THAB / Mixed Use zoning outside walkable catchments	Increased housing choices in areas outside walkable catchments. Potential to develop '15 minute' neighbourhoods through more mixed uses.	Wider use of Mixed-Use zone may undermine some centres (such as from dispersal of retail and commercial activities).

Buildings above 6 storeys in height raise different urban design issues than mid height buildings. In some situations, slender, taller towers may be more appropriate than large footprint, 8 to 10 storey high buildings, for example.

A more site-specific approach needs to be taken. Auckland has experimented with taller apartment buildings in residential areas in the past, such as the 'twin towers' on Jervois Road. This experience suggests the need for detailed examination of possible sites and specific design controls.

The option of more height in selected areas remains, but it is likely to need a shift from a 'zoning' approach to more of a detailed design code approach. This type of site-specific framework falls outside the scope of the IPI. The resource consent process is available for individual designs to be tested as to their appropriateness for specific environments.

10 Impacts of the changes

This section looks at the combined effect of the proposed zoning approach and application of qualifying matters, with a particular emphasis on the discretionary ‘any other matter’ qualifying matters – such as special character, infrastructure and local amenity benefits of Precincts.

Section 77K applies to the consideration of existing qualifying matters. Section 77K does not require a detailed assessment of costs and wider benefits of rolling over existing qualifying matters. Reference should be made to the individual section 32 assessments.

In relation to the ‘other’ qualifying matters, the NPS-UD recognises that people live in urban areas for a variety of reasons, including for work, access to education and due to family ties. The quality of urban environments is important in these decisions, as is housing costs. Access to recreational facilities, the natural environment and areas of distinctive character help to counterbalance the negative aspects of dense urban environments, such as congestion.

The balance between the benefits of living in a large urban area – higher wages, more work and educational choices, wider range of amenities – are often closely balanced with the costs of more intensive living, such as congestion, less private garden space and local nuisance effects. An increase in the size of an urban area may generate more benefits but will also generate more costs. What can make the difference in the choice to live in a large urban area (particularly for those on low to medium incomes) will be the quality of the environment and the range of public resources that can be accessed.

In this context, qualifying matters focused on the quality of the built environment will collectively help to support the liveability of the city as it becomes a more dense, built up environment.

In considering costs and benefits, the following aspects or dimensions of urban development are relevant to take into account, based on the requirements of the NPS-UD, as well as the quality, compact approach of the AUP.

Urban Development Cost/Benefit	Source of criterion	Notes
Housing supply and choice	Well-functioning urban environments	This relates to the range of housing options available across the city, for example the spread between inner and outer areas, medium and high-density areas and lower and higher cost areas.

Urban Development Cost/Benefit	Source of criterion	Notes
Urban agglomeration	NPS-UD	Generally, more intensively developed urban areas have higher productivity from positive spill over effects which is reflected in higher wages and salaries for employed people.
Land use / transport integration	AUP	Mitigating transport effects of more intensively developed urban areas requires closer integration between land use and public transport. This criterion relates to the balance between widespread intensification and intensification around centres and key transport routes.
Greenhouse gases	NPS-UD	The Policy statement refers to urban development supporting reductions in greenhouse gas emissions. The Statement does not make a distinction between greenhouse gases emitted in the production of urban elements (like materials involved in the construction of apartment buildings) or through the operation of urban areas (like transport).
Natural resources	AUP	The NPS-UD and HSAA recognise that urban development needs to be qualified so as to maintain and protect valued natural resources (for example, as covered by section 6 of the RMA). To an extent, protection of the resources listed in section 771 and 770 is a 'given' no matter what range of intensification options are considered.
Regional character and identity	AUP	This issue arises from the RPS section of the AUP. A city's character and identity is important to many businesses (such as attracting staff), in supporting tourism and hospitality related activities and general liveability.
Local amenity	AUP	The RPS refers to quality, compact urban growth. The NPS-UD sees a dynamic, rather than 'fixed' view of how New Zealand's urban environments, including their amenity values, can develop and change over time in

Urban Development Cost/Benefit	Source of criterion	Notes
		response to the diverse and changing needs of people, communities, and future generations.

The MDRS Cost-Benefit study¹⁰ identified that the largest benefit from implementation of MDRS / policy 3 will be urban agglomeration benefits, while the largest cost will be added congestion. Agglomeration benefits from a larger, more productive urban economy were considered to exceed the additional congestion costs by a factor of 3 to 1.

10.1 Impact on housing supply and choices

The associated economic analysis should be consulted for detailed analysis of the impacts of the additional housing capacity provided by the implementation of MDRS/policy 3 (including as to be qualified). The following discussion concentrates on the regional growth implications of the proposed changes.

The AUP currently provides capacity for 1.42 million dwellings (plan enabled capacity) in residential zones. This suggests net additional capacity for another 945,000 dwellings in the residential zones, after taking account of existing dwellings.

The capacity provided by the AUP is weighted towards Residential - Mixed Housing Suburban and Mixed Housing Urban zones, being zones for town house, duplexes and terrace type housing. Zoning for apartments is relatively modest, accounting for about 20% of the total residential capacity (although more capacity is available in Business - Mixed Use and other relevant Business zones for apartment type developments).

The NPS-UD and MDRS provisions would result in a substantial increase in plan-enabled capacity across the residential zones, adding provision for a further 1.4 million dwellings, if implemented with no qualifying matters. Total capacity would be in the order of 2.8 million dwelling units.

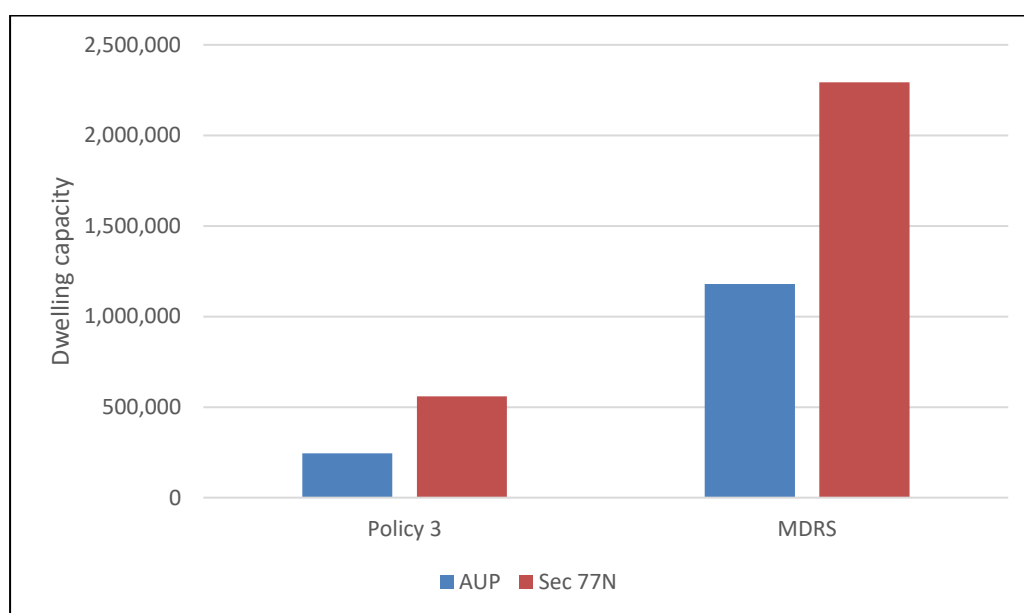
This estimate of capacity is based on a “best case” scenario where all sites are developed to the potential enabled by relevant standards. In particular, site-specific characteristics may reduce development potential on many sites (topography, shape factor), while in other cases site amalgamation may enable greater capacity.

¹⁰ Cost-Benefit Analysis of proposed Medium Density Residential Standards. PWC and Sense Partners, December 2021.

The MDRS substantially expands capacity in suburban areas. Recognising that the prevalent Residential – Mixed Housing Suburban and Residential – Mixed Housing Urban zones already provide for up to 3 dwellings per site as a permitted activity, the additional capacity stems from the larger building envelopes possible with the MDRS in place, as well as the rezoning of Residential - Single House zoned areas on the edge of the urban area.

Figure 5 shows the effect of (unqualified) policy 3 requirements on dwelling capacity in walkable catchments and MDRS in suburban areas, as per section 77N of the RMA, compared to the AUP¹¹.

Figure 5: Plan enabled housing capacity of relevant residential zones – AUP versus application of MDRS/Policy 3 areas with no qualifying matters (as per section 77N)

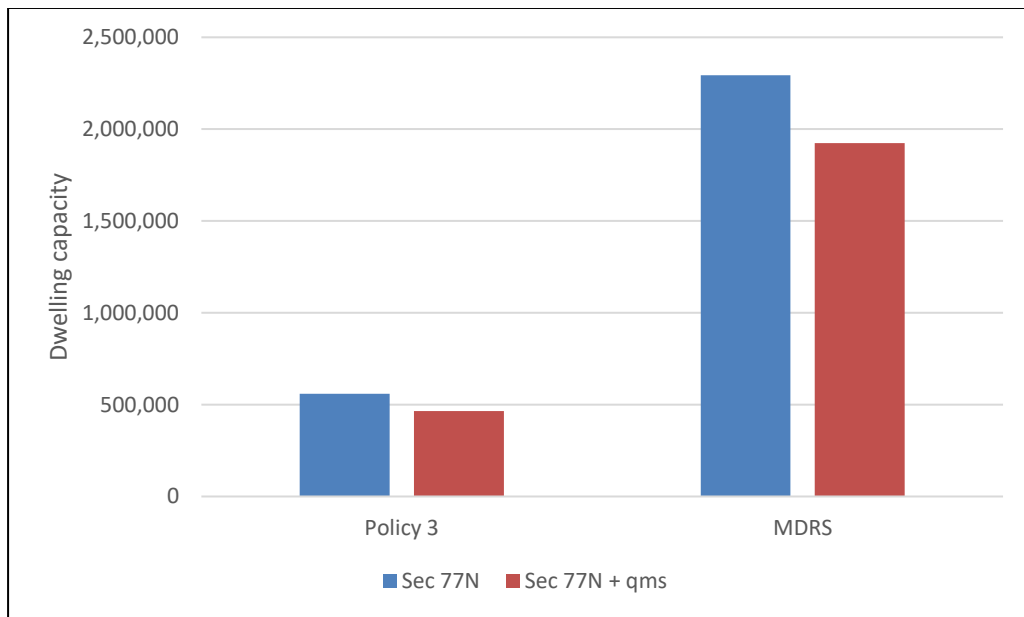


This plan-enabled capacity in relevant residential zones sits alongside the potential for housing in Business - Mixed Use and other business zones, which council estimates at 350-450,000 dwellings. It also excludes capacity in the Large Lot, Rural and Coastal zones and Future Urban zones.

In terms of the potential impact of qualifying matters, Figure 6 shows the difference between the section 77N scenario (incorporation of MDRS into relevant residential zones and giving effect to Policy 3 with no constraints), and the IPI scenario (incorporation of MDRS into relevant residential zones / giving effect to Policy 3, as modified by qualifying matters such as relating to building heights, special character areas, plus infrastructure constraints).

¹¹ See Economic analysis for details

Figure 6: Dwelling capacity of relevant residential zones – MDRS/Policy 3 with and without principle qualifying matters

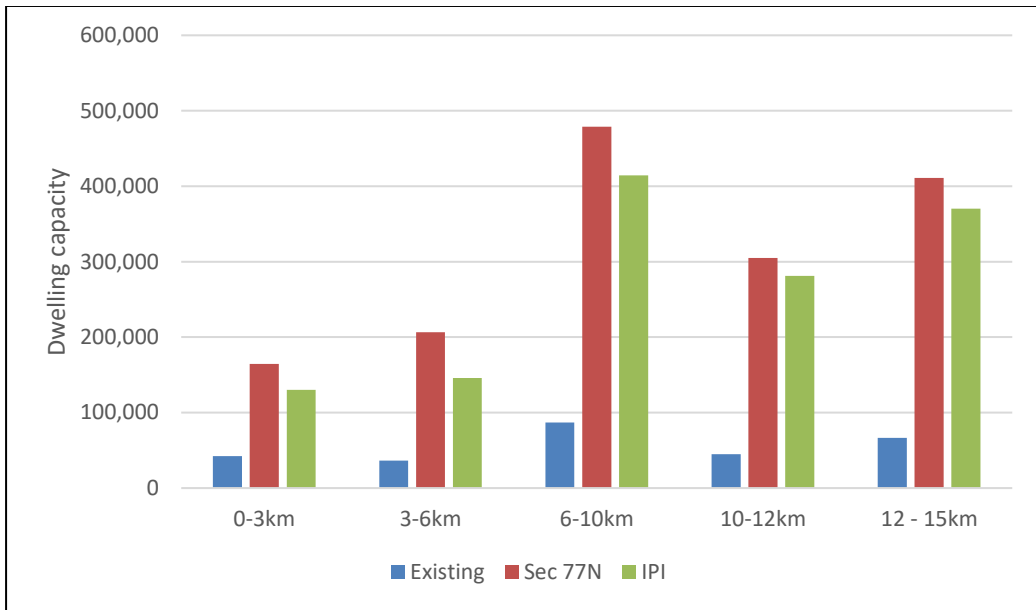


The impact of the qualifying matters is spread between Policy 3 walkable catchments and the suburban focused MDRS (where it is incorporated into relevant residential zones in the urban environment).

Additional capacity (total capacity less existing dwellings) drops from 2.4 million to 1.9 million dwelling units.

Figure 7 shows the effect of the qualifying matters by distance from the central area.

Figure 7: Dwelling capacity by distance from central city –existing dwellings; Policy 3 / MDRS with no QMs (sec 77N); and IPI (Policy 3 and MDRS with QMs)



In relative terms, the qualifying matters have their biggest impact on the inner-city areas.

Despite this differential effect, capacity in policy 3 walkable catchments is still well ahead of current demand. See Table 3.

Table 3: Current dwellings versus dwelling capacity under IPI

	Current Dwellings	IPI Dwelling Capacity	Ratio: current versus capacity
Policy 3 areas	64,300	466,000	7.28
MDRS	416,000	1,924,000	4.63

Within the central Isthmus, the capacity provided by the IPI in residential areas would allow for a 3-to-4-fold increase in dwellings if all opportunities were taken up. Capacity in business areas is additional.

Table 4 Current dwellings versus dwelling capacity under IPI by distance

Distance from centre	Existing dwellings	IPI capacity	Ratio
0-3km	42,300	130,000	3.07
3-6km	36,600	145,700	3.98

The expanded capacity in suburban areas is likely to have some influence on AUP growth patterns, with the AUP already seeing more of a widespread, dispersed

pattern of house building, particularly in the middle ring of suburbs. Any increases in relative housing affordability through additional supply may see increased demand for the mid-density forms of housing possible under the MDRS in suburban areas, and possibly some lesser demand for apartment type developments in the walkable catchments.

The take up of the expanded capacity in walkable catchments is dependent upon consumer preferences for this type of development, with apartment development being the main housing typology. Even with qualifying matters in place, the capacity of the walkable catchments has been expanded beyond the capacity provided in the AUP. However, in the inner Isthmus there may still be some under provision of capacity relative to demand. There may therefore be some displacement of demand to either the central city or to adjoining suburbs.

10.2 Urban agglomeration

The almost 1 million extra dwelling capacity from implementation of policy 3 and the MDRS (that is, in addition to the capacity provided by the AUP) is expected to generate additional housing production, over and above the status quo. The MDRS cost benefit study suggested that in the medium term, Auckland's population could grow by a further 59,000 people, over and above current trends, due to the expanded capacity provided. In turn, this would assist with urban agglomeration benefits.

Generally, as cities get bigger, then agglomeration benefits see increased economic activity and prosperity due to a range of positive "spill over effects". These positive effects tend to increase at a faster rate than population growth.

The cost-benefit study estimated that 39,200 extra dwellings would be constructed in the medium term, in Auckland, if the MDRS / policy 3 was fully implemented¹². This estimate was based on the observed pattern of housing growth pre and post AUP. The AUP expanded housing capacity, and an expansion in the housing stock in recent years was correlated with this expansion of capacity, in the cost-benefit study.

Not all of the occupiers of the 39,200 additional dwellings will be new residents to the Region. Some of the new houses will be occupied by existing residents who are able to form new households due to increased housing supply. If 50% of the new, additional houses are occupied by new residents, then this is 58,800 people, on the basis of 3 people per dwelling.

On this basis, additional capacity of 1,400,000 dwellings generates 0.041 new resident per potential dwelling. In other words, a very large expansion of housing capacity generates a relatively modest increase in house building, with benefits for existing residents partly off-set by increased rates of inward migration.

¹² Later reports suggest up to 45,000 extra dwellings with policy 3/MDRS in place.

If the extra housing capacity provided by policy 3/ MDRS is scaled back due to qualifying matters, then the agglomeration benefits from additional housing growth may also be reduced, along with some reduction in costs associated with congestion, stormwater runoff, etc.

The qualified approach to the MDRS / policy 3 sees a somewhat smaller regional population than with the MDRS / policy 3 fully in place. If 460,000 fewer dwellings are enabled due to the various qualifying matters, then agglomeration benefits of the MDRS / policy 3 will be somewhat less.

To gauge this impact, one simple calculation would suggest that GDP per capita may be \$85,179 per resident in 2030, rather than \$85,907, as a result of the somewhat smaller urban population. This is still an increase over the GDP per capita 2020 figure of \$71,978. See Table 4.

Table 5: Possible agglomeration benefits

	Current regional population	2021 GDP per resident	Population in 2030	Population increase	Expected change in GDP per capita ¹³	GDP per capita 2030
With unqualified MDRS/Policy 3	1,702,700	\$ 71,978	2,067,186	21.4%	\$13,929	\$85,907
With qualified MDRS/Policy 3	1,702,700	\$ 71,978	2,048,129	20.3%	\$13,201	\$85,179
Difference			19,057			\$ 728

Based on the above simple estimate, the lesser increase of \$730 per resident in GDP (an 0.85% reduction) can be compared to the benefits arising from the application of the various qualifying matters. The wider benefits relate to the region's amenity and character and identity of maintaining various features that contribute to the quality of the urban and natural environment.

This is a very simple measure of agglomeration benefits, with the size of any benefit dependent upon a range of factors, not just the simple expansion of the regional population. Other influences include the density of housing and employment and the type of jobs created in the future, for example.

Policy 3 and the MDRS tend to support a shift to more of a poly-centric urban form to the region, through more intensive development across most suburbs. Natural and physical constraints in the inner Isthmus may reduce somewhat the agglomeration benefits of the central area through lower levels of intensification in the walkable catchment of the centre.

¹³ The expected change in GDP per capita is based on the recorded change in regional population and GDP per capita for Auckland between 2000 and 2020, when the population increased by 43% and GDP (with 2001 data inflated to 2020 figures) increased by 39%.

10.3 Land use / transport integration

The flip side of a more intensely developed city, particularly suburban areas, is increased congestion. Higher uptake of public transport, walking and cycling may offset some of this effect, particularly in areas with many jobs, and/or adequate public transport services, but dispersed growth is difficult to service with public transport as it is more costly and is less efficient to operate.

The NPS-UD and HSAA changes to the RMA have fewer implications for the location of trip destinations, such as workplaces, than for origins of trips (residential areas).

A major benefit of locating in central areas is the associated transport outcomes. Journey to work data from 2018 shows that workers who live in the centrally located Waitemata Local Board area are much more likely to walk to work, than residents elsewhere in the region. See Table 5.

Table 6: Journey to work 2018 – percentage of trips by different modes.

Area	Bus	Walk	Cycle	Train	Work at Home
Auckland Region	7.1%	4.3%	1.0%	3.0%	8.7%
Waitemata LB	14.6%	30.0%	2.7%	2.8%	9.2%

However, placing more people close to the central city will only assist with transport outcomes if the number of jobs in the central area also increases. Waitemata Local Board area accounts for around 25% of total regional employment. It is possible that with the City Rail Link in place, the central area will see improved levels of accessibility, and with that improved economic conditions.

Increased employment should be matched by increased housing options. With the MDRS/policy 3 in place, housing capacity in the Waitemata Local Board area is lifted from 39,000 dwellings under the AUP to 47,400 (with qualifying matters in place). However, the central area workforce is not limited to living in the Waitemata Local Board area, with the central city having a regional catchment.

More generally, Auckland's relatively dispersed employment pattern suggests that the more widespread pattern of development enabled by the MDRS is likely to generate additional congestion costs and make land use / transport integration harder to achieve in some suburban areas. For example, western Auckland has a low employment base relative to housing, and extra housing capacity may exacerbate this. On the other hand, southern Auckland has a growing employment base, and more housing in the sub region may assist with closer integration between jobs and housing.

The discretionary “other” qualifying matters relating to special character areas, transport and three water infrastructure constraints pull in different directions in relation to land use-transport integration:

- The inner-city special character areas and infrastructure constraints related to combined sewer / stormwater systems will dampen some redevelopment and intensification in the inner area – areas where public transport is frequent and accessible, and jobs are close by
- Equally, the infrastructure constraints applying to more peripheral areas (like Beachlands) will help to concentrate some growth into suburban areas.

The main issue is whether the widespread intensification sought by the MDRS (and augmented to an extent by the qualifying matters) is sufficient to both enable more local services and facilities (thereby more local trips replacing longer trips) and increased bus services to help offer alternatives for longer trips to education, work etc. The nature and extent of qualifying matters makes limited difference to this basic issue.

10.4 Greenhouse gas emissions

The 2021 Climate Change Commission report: *Ināia tonu nei: a low emissions future for Aotearoa*, assumed that average household travel distance per person can be reduced by around 3% by 2030, relative to the policy reference case in 2030. This could be achieved, for example, through more compact urban development and encouraging remote working for those who can.

The government’s 2022 emission budget has a target of reducing total kilometres travelled by the light fleet by 20 per cent by 2035 through improved urban form and providing better travel options, particularly in our largest cities.

The OECD report “Decarbonising urban mobility with land use and transport policies: the case of Auckland, New Zealand”¹⁴ found that reforming existing land use policies in Auckland to enable greater densification could reduce emissions by an additional 10 percent when combined with policy packages that promote public transport and electric vehicles. The report noted that reduction in emissions could potentially be even greater if urban densification is combined with a delay in the development of remote suburban areas.

The report notes that a widespread densification program does not increase density proportionally across urban area. More residential floor space should be generated in central, than in peripheral areas. Typically, the areas where denser development is more prevalent are also the areas that are served relatively more frequently by public transport. Very often, these areas also lie closer to large employment hubs.

¹⁴ OECD (2020), *Decarbonising Urban Mobility with Land Use and Transport Policies: The Case of Auckland, New Zealand*, OECD Publishing, Paris, <https://doi.org/10.1787/095848a3-en>.

Therefore, by densifying these zones further, widespread densification reduces car dependency and the vehicle kilometres travelled.

Given Auckland's geography and poly centric urban form, the incorporation of MDRS and giving effect to Policy 3 is likely to see suburban growth accelerated relative to central areas, often in locations where high frequency public transport service provision is unlikely. This means that greenhouse gas emission reductions will depend more upon supporting more local trips in suburban areas by foot and cycle and building up local employment opportunities.

10.5 Natural resources

Qualifying matters which roll over current AUP Overlays largely maintain protection of important natural resources.

The role of the natural environment in supporting urban development was partially recognised in the sec 32 report for the NPS-UD, but not in the HSAA cost-benefit study. In relation to the NPS-UD, the section 32 assessment noted potential impacts on the natural environment from application of policy 3, and the Statement more generally. This analysis supports the need to apply existing qualifying matters irrespective of the balance between inner city and suburban intensification. Furthermore, the AUP contains a range of directive objectives and policies relating to the protection of the natural environment.

10.6 Regional character and identity

Some of the qualifying matters to be carried over from the AUP relate to regional identity and character, while their impact on housing capacity and urban efficiency are often localised.

The AUP has determined that issues related to character and identity of the built environment are of importance. The AUP RPS (section B2.1) recognises the quality of the natural and built environment is a matter of regional significance.

Policies relating to the weighing between residential intensification versus maintenance and enhancement of amenity, recognise that intensification should be restrained in certain circumstances. For example, policy B2.4.2 (5) states:

Avoid intensification in areas:

(a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

(b) that are subject to significant natural hazard risks;

where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks.

In addition to this, the RPS also provides a role for local plans to shape the amenity of neighbourhoods. Under the heading “Residential neighbourhood and character”, policies 8 and 9 are as follows:

(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.

(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in place-based plan provisions.

The explanation and reasons state that a quality-built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the amenity values of an area.

Examples of the values retained by qualifying matters are:

Qualifying matter	RMA benefit (as described in the AUP)	Potential impact on development capacity
D 13 Notable trees	Individual trees and groups of trees that are considered to be among the most significant trees in Auckland. These trees have been specifically identified to ensure that the benefits they provide are retained for future generations.	Limited to specific sites.
D15 Ridgeline Protection Overlay	Auckland contains a number of prominent ridgelines that contribute to the diverse scenic character and amenity of the region. Often vegetated, ridgelines provide a backdrop to urban and rural areas and form major parts of the coastline. To ensure the integrity of ridgelines is protected and maintained in accordance with their context, appropriate site sizes, placement and scale of buildings, and the retention of existing vegetation is important. The identified ridgelines include those of the Waitākere Ranges and their foothills, and the ridgelines that delineate the Whitford rural area from the adjoining urban environment.	The ridgelines are mostly located outside the urban area. The protection areas do extend into urban areas in Redhills, Sturges Road and Titirangi in Waitakere and Takanini in Manukau. The impact on development capacity would be minor. Some minor deletion of their spatial extent is proposed.

Qualifying matter	RMA benefit (as described in the AUP)	Potential impact on development capacity
D16 Local Public Views Overlay	Auckland's wider landscape and maritime setting provides a sense of identity at the local level. Individual viewing points, and their locally significant viewshafts from public places, contribute to the unique character of many of Auckland's neighbourhoods and coastal areas. Although many significant local views are naturally self-preserved by topography or proximity to the coast and require no specific protective restrictions, some are in prominent public locations but could be obstructed by buildings occurring in the foreground.	6 views are scheduled, 3 of which affect private property. Impact on development capacity is minimal.
D18 Special Character	The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.	Approximately 870 hectares containing 15,000 properties are covered by Special Character Areas, of which about 5,000 properties are within walkable catchments where Policy 3 (c) applies.

10.7 Amenity and quality of built environment

Many of the “other” qualifying matters found in Precincts relate to local amenity issues but equally have a very small impact on housing capacity due to their limited geographic extent.

The AUP foresees the ability for local factors (landscapes, specific character, distinctive features) to shape local environments. Precincts are one important method by which place-based approaches to management of resources is implemented.

However, these adjustments must be considered alongside housing capacity and supply issues in the relevant areas. The cumulative impact of these local ‘adjustments’ on overall housing capacity is important.

But equally important are the links between local amenity and wider social and cultural wellbeing, including factors such as crime prevention, support for active life styles; the mental health impacts of built environment (positive and negative);

impacts on social capital, trust, and community cohesion; and cultural impacts from modifying places.

While no 'summing up' of the costs and benefits of Precincts has been attempted (or possible), the overall judgement is that, combined, the Precincts contribute to the provision of housing capacity in a way that supports liveability of the urban area.

11 Overall Assessment

Section 32 requires an assessment of whether the proposed provisions are the more effective and efficient means of implementing relevant objectives, having considered options and their costs and benefits.

In the context of section 77G and 77N of the RMA (duty to incorporate MDRS and give effect to policy 3 in residential zones and non-residential zones), the key evaluation relates to the nature and extent of qualifying matters and their implications for housing capacity and supply, the importance of urban development and the objectives of the NPS-UD and the quality, compact approach of the AUP.

Implementation of the MDRS and policy 3, as qualified, will see housing capacity considerably expand across the urban area, over and above that enabled by the AUP. This should help to stimulate housing production and bring into better balance demand for housing and supply across location, price points and housing types. A more intensely developed urban area will support urban agglomeration benefits. Auckland's poly-centric urban form is supported, with the potential for existing sub regional and suburban centres to be enhanced through more densely settled neighbourhoods across the city. The inner Isthmus area may be an area where there may continue to be some displacement of demand for housing, given the more limited additions to capacity enabled by the IPI changes.

Many of the qualifying matters that are proposed to be included in the IPI are ones that are rolled over from the AUP, as covered by sections 77K and 77Q. Their impact on housing choices is minimal, with the exception of height controls associated with Maunga Viewshafts.

The "other" qualifying matters related to special character areas, infrastructure and precincts will also have an impact on housing capacity. The main new qualifying matter not currently in the AUP relates to three waters infrastructure constraints.

With all the qualifying matters in place, total dwelling capacity in residential zones is 2.39 million dwelling units, rather than 2.85 million should no qualifying matters be applied. In return for this reduction in potential capacity, the region's natural environment and valued natural landscapes continue to be afforded an appropriate level of protection. Important features that support the region's character and identity

are maintained, including views of Maunga and urban environments with distinctive and unique characteristics. Local amenity features and qualities are recognised through a variety of Precincts.

In summary, the IPI as proposed by the Council represents an effective and efficient response to the requirements of the NPS-UD and the MDRS.

Appendix One: Higher Level Planning Documents and Legislation

This section summarises higher level legislation and planning documents that have been taken into account in the development of Council's response to the amendments to the RMA that have introduced the MDRS and Policy 3 of the NPS-UD. These documents broadly identify the resource management issues for the district and provide the higher-level policy direction to resolve these issues.

Table 1: Higher order documents

Document (Statutory obligation in italics)	Relevant provisions which IPI is required to take into account/give effect to:
<i>Local Government Act 2002</i>	Provides a framework for function and role of local authorities. Local authorities are directed to adopt a sustainable approach to development and play a broad role in promoting the social, economic, and cultural well-being of their communities.
<i>Hauraki Gulf Marine Park Act, 2000</i>	Manages land uses which impact on the catchment of the Hauraki Gulf.
<i>New Zealand Coastal Policy Statement</i> <ul style="list-style-type: none"> • Objectives 2, 5 and 6 • Policy 6 – Activities in the coastal environment • Policy 15(b), (d) and (e) • Policy 25(a). 	<p>The AUP is required to give effect to the NZCPS.</p> <p>The NZCPS manages activities by protecting natural features and landscapes values and recognising that some development of the coastal environment may be appropriate.</p> <p>Key components that address the NZCPS include:</p> <ul style="list-style-type: none"> • retaining the AUP(OP) standards relating to riparian, lakeside, and riparian margin yards. • including provisions to address coastal hazard areas in the Low Density Residential Zone. • protecting areas and features of high natural coastal character.
<i>National Policy Statement on Urban Development – updated May 2022</i>	<p>In addition to the matters set out in Policy 3 and 4 of the Statement, Council must also take into account and give consideration to the other relevant objectives and policies. These include:</p> <ul style="list-style-type: none"> • New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. • Planning decisions improve housing affordability by supporting competitive land and development markets. • District plans enable more people to live in, and more businesses and community services to be located near a centre zone or other area with many employment opportunities.

	<ul style="list-style-type: none"> • New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations. • Planning decisions relating to urban environments, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). • Local authority decisions on urban development that affect urban environments are: <ul style="list-style-type: none"> ○ integrated with infrastructure planning and funding decisions; and ○ strategic over the medium term and long term; and ○ responsive, particularly in relation to proposals that would supply significant development capacity. • Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions • New Zealand’s urban environments support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.
--	---

Auckland Plan 2050

The Auckland Plan 2050 sets out the strategic direction and a development strategy for Auckland for the next 30 years through to 2050. The plan provides high level direction rather than a detailed set of actions. It outlines three key challenges facing Auckland over the planning period as follows:

- Population growth and its implications: anticipated increase of up to another 720,000 people, with associated projections for 313,000 dwelling and 263,000 jobs provides the key driver for investment and planning in where people will live, how they will move around and provision of infrastructure.
- Sharing prosperity with all Aucklanders: as Auckland continues to grow there is a continued need to ensure that all Aucklanders benefit and address issues in relation to differing employment, health, income, and educational outcomes.
- Reducing environmental degradation: Auckland’s environment continues to be affected by its rapid growth and development, together with the threats of climate change. The future management of growth and lifestyles of Aucklanders will be the key determinants in how the natural environment endures.

In response to these key challenges the Auckland Plan sets out six key areas of attention integral to creating inclusive and prosperous social, economic, environmental, and cultural outcomes for the future. One of these six subject areas is

“Homes and Places” which identifies quality compact urban form as a focus for the development and provision of housing to meet current and future growth and demand.

The Auckland Plan includes a Development Strategy to manage the anticipated population growth over the plan period. This includes a strategic focus on redevelopment and intensification of urban areas including specific development areas and nodes. The strategy also seeks that growth is enabled throughout most of Auckland’s urban footprint and recognises that all neighbourhoods are capable of accommodating growth to some extent.

The proposed changes to the AUP in the IPI are generally consistent with the direction outlined in the Auckland Plan (while noting that the Plan was prepared prior to the NPS-UD and subsequent changes to the RMA). As noted in this section 32 analysis, the MDRS in particular will see a more spread pattern of intensification than was anticipated by the Auckland Plan.

Table 2 Auckland Plan Directives and Focus Areas

Outcome: Directives and Focus Areas	Relevance to Administrative Plan Change
<p>Outcome: Homes and Places:</p> <p>Direction 1: Develop a quality compact urban form to accommodate Auckland’s growth.</p> <p>Direction 2: Accelerate the construction of homes that meet Aucklanders’ changing needs and preferences.</p> <p>Direction 3: Shift to a housing system that ensures secure and affordable homes for all.</p> <p>Focus Area 1: Accelerate quality development at scale that improves housing choices.</p>	<p>Proposed changes to the zoning provisions of the residential and business zones, including the incorporation of MDRS positively plans for growth in Auckland’s urban environments.</p> <p>The changes include provisions that will enable building heights of at least 6 storeys within designated walkable catchments of the city centre, metropolitan centres and rapid transit stops. This focuses the greatest intensity and scale of development in the most well connected, integrated and sustainable locations.</p> <p>The proposed changes will provide a greater range of housing typologies price points and locational choices for existing and future residents. It will assist with associated social and economic outcomes. The increased delivery of residential housing in both numbers and typology anticipated to be achieved through the plan changes will have a positive role in addressing current and future housing quality and supply matters.</p>

<p>Outcome: Transport and Access:</p> <p>Direction 1: Better connect people, places, good and services.</p> <p>Focus Area 5: Better integrate land-use and transport.</p>	<p>The plan changes will permit and/or enable the densification and delivery of homes and other forms of development across the urban environment. The changes include the specific provision to focus and support development of building heights of least 6 storeys within the walkable catchments of key urban locations (city centre and metropolitan centres) and future and current rapid transit stops. This prioritises and supports the co-location of where people live and these key nodes generally best served social, cultural, educational and transport infrastructure.</p>
<p>Outcome: Environment and Cultural Heritage</p> <p>Direction 3: Use Auckland's growth and development to protect and enhance the natural environment</p> <p>Focus area 4: Protect Auckland's significant natural environments and cultural heritage from further loss</p>	<p>Auckland must ensure that development is sustainable and has minimal negative impacts on the natural environment.</p> <p>This can be done by embedding sustainable environmental practices in buildings, infrastructure and places and spaces. For example:</p> <ul style="list-style-type: none"> • using resources efficiently and sustainably • green infrastructure • lowering emissions from transport and industry • technological innovation in the construction and form of buildings. <p>The IPI plan change provides for current environmental safeguards to be rolled over. While these safeguards help to avoid future adverse effects on specified resources, there is limited scope to reduce cumulative impacts on the wider environment. The IPI takes some steps such as tree cover and impervious surface controls to help address some impacts.</p>



Proposed Plan Change 78 – Intensification (PC78)

PC78 to the Auckland Unitary Plan
(Operative in part)

PRE-NOTIFICATION CONSULTATION AND ENGAGEMENT

SUMMARY REPORT

Implementation of Auckland Council’s response to the National Policy Statement on Urban Development 2020 and Resource Management Act amendments 2021 through the development of a proposed Intensification Planning Instrument plan change

Summary report on pre-notification engagement and consultation

Table of Contents

1. Introduction.....	4
2. Stakeholder and public engagement.....	4
2.1 Requirements for engagement and consultation.....	4
2.2 Approach to consultation and engagement on the NPS-UD.....	5
2.3 Communications and engagement planning.....	6
2.4 Initial local board briefings on the NPS-UD.....	7
2.5 RMA amendments and initial mapping proposals to March 2022.....	8
2.6 Engagement and consultation on the council’s preliminary response April and May 2022.....	9
2.7 Consultation and engagement activity 19 April to 9 May.....	12
2.8 Feedback management.....	13
2.9 Feedback received.....	13
2.10 Independent survey by Kantar Public.....	14
2.11 How feedback was considered.....	14
3. Mana whenua and mataawaka engagement.....	17
3.1 Overview.....	17
3.2 The engagement approach.....	18
3.3 Mana whenua engagement activity.....	19
3.4 Mana whenua advice and council responses.....	24
3.5 Mataawaka overview.....	36
4. Conclusion.....	36

ATTACHMENTS

Attachment 1 – ‘National Policy Statement on Urban Development – pre-notification engagement on the required intensification plan change to the Auckland Unitary Plan’ (CP2021/10631)

Attachment 2 – National Policy Statement on Urban Development - Auckland Council Preliminary Response - Endorsement For Public Engagement (CP2022/02718)

Attachment 3 – Confidential minutes of a meeting of the Planning Committee 31 March 2022 (PLA/2022/31)

Attachment 4 – Preliminary response consultation document April 2022

Attachment 5 – Preliminary response information sheets April 2022

Proposed IPI Plan Change - Engagement and consultation summary report

- Attachment 6 – NPS UD SCA Residential Survey Guidance July 2021
- Attachment 7 – NPS UD SCA Business Survey Guidance February 2022
- Attachment 8 – NPS UD Guidance Identifying Sub-areas SCA and HHA February 2022
- Attachment 9 – Preliminary response feedback form
- Attachment 10 – Consultation summary report June 2022
- Attachment 11 – Independent Kantar Public survey report June 2022
- Attachment 12 – Local board feedback resolutions June 2022
- Attachment 13 – National Policy Statement on Urban Development - Policy Directions (CP2022/08401)

1. Introduction

This report covers the consultation and engagement approaches and activities related to the council's response to the National Policy Statement on Urban Development 2020 (NPS-UD) and the subsequent amendments to the Resource Management Act 1991 (RMA) enacted in December 2021, and the preparation of the proposed Intensification Planning Instrument (IPI) plan change and related non-IPI plan changes to the Auckland Unitary Plan (AUP) to be notified in August 2022.

It includes pre-notification public and stakeholder engagement and consultation activity, and engagement and consultation activity with mana whenua and mataawaka.

The overall approach to consultation and engagement was endorsed by the council's Planning Committee in August 2021. This approach was prepared and delivered through into public consultation on the council's preliminary response to the NPS-UD and RMA amendments for three weeks in April and May 2022. This included consultation with mana whenua through to the preparation of the proposed IPI and non-IPI plan changes.

The public consultation was not a requirement but reflected the council's desire to hear from Aucklanders about initial proposals in advance of the plan changes being compiled. The feedback received on the council's preliminary response and feedback received from other stakeholders, mana whenua and mataawaka, has been assessed and considered towards the development of the IPI and non-IPI plan changes to the AUP.

2. Stakeholder and public engagement

2.1 Requirements for engagement and consultation

There is no requirement in the NPS-UD or the related RMA amendments for council's to undertake any particular consultation or wider engagement with public, communities or stakeholders on its proposals prior to public notification of IPI plan changes.

There is however a requirement on council under NPS-UD Policy 9 to involve hapu and iwi in the preparation of the IPI (and non-IPI) plan change(s) by undertaking effective consultation that is early, meaningful and in accordance with tikanga Māori.

With respect to the RMA the council is required to consult certain government departments, iwi authorities and anyone else it considers appropriate when preparing plan changes to the AUP (as prescribed in Schedule 1 of the RMA). The council therefore has discretion to adopt its own process for engagement and consultation on the intensification plan change required under the NPS-UD.

The council operates in accordance with requirements and provisions in the Local Government Act 2002 and Auckland amendment acts of 2010. This includes principles in s.14 relating to being aware of and having regard to the views of all its communities, and the requirements of Part 6 with respect to consultation and decision-making. In general, council's must give consideration to the views and

preferences of people likely to be affected by, or have an interest in, a matter that it makes decisions on.

Accordingly, the council has a consultation and engagement policy that reflects its statutory requirements. This directs the council to engage and consult with its communities on matters of policy change, particularly where changes are considered to be significant.

2.2 Approach to consultation and engagement on the NPS-UD

The council considered its policies and requirements in the development of an approach to engagement on the NPS-UD. The approach and its subsequent further development and implementation was overseen by senior policy planner with extensive engagement experience, in conjunction with lead specialists from the council's communications and engagement teams. The group reported to the NPS-UD management steering group.

The development of the approach was signaled in a report to the 1 July meeting of the Planning Committee and presented to the committee in a report at its 5 August meeting entitled 'National Policy Statement on Urban Development – pre-notification engagement on the required intensification plan change to the Auckland Unitary Plan' (CP2021/10631). The report is shown at **Attachment 1**.

The report set out the view that, given the significance of the matters that need to be addressed in the required intensification plan change and their interest to Aucklanders, and also reflecting previous engagement on a pre-notification draft of the Auckland Unitary Plan in 2013, it was considered appropriate to engage with Aucklanders and key stakeholders on the council's initial proposals in response to the NPS-UD before formal public notification in August 2022.

The resolutions of the committee with respect to the report were carried as follows:

"Resolution number PLA/2021/98

That the Planning Committee:

- a) approve the following engagement approach for the intensification plan change to the Auckland Unitary Plan required under the National Policy Statement on Urban Development 2020:
 - i) workshops from October 2021 to early 2022 with the Planning Committee, local boards and mana whenua on the council's preliminary response
 - ii) engagement in March or April 2022 with Aucklanders and key stakeholders on the council's preliminary response
 - iii) workshops in May and June 2022 with the Planning Committee, local boards and mana whenua to consider feedback from Aucklanders and key stakeholders on the matters over which the council has discretion and to progress the proposed intensification plan change
 - iv) public notification of the proposed intensification plan change by 20 August 2022.
- b) note that a more detailed plan for involving local boards and mana whenua and engaging with Aucklanders and key stakeholders will be prepared."

The proposed approach was seen to have two key benefits. Firstly, it would enable Aucklanders and key stakeholders to understand the NPS-UD and the council's preliminary response to it, and

secondly, enable feedback received through this process to inform the intensification plan change required under the NPS-UD prior to public notification in August 2022.

In terms of engaging with Aucklanders and key stakeholders, the report noted that the council will need to be as clear as possible about the aspects of the intensification plan change that are required by the NPS-UD, and the aspects over which the council has some discretion i.e. ability to make it's own decisions. It was clarified that even though there may be engagement (including consultation) prior to formal public notification of a plan change, the council will not be able to change its approach in response to feedback received on aspects that are mandatory (such as to enable at least six storey development inside walkable catchments).

In the report it was noted that the timeline for the proposed engagement approach, particularly the public engagement in 2022, was reliant on three factors. Firstly, the time required to complete a comprehensive street-based survey of properties within the Special Character Areas overlay in the AUP. Secondly, the inclusion of the public engagement phase presented a challenge to meeting the tight timeframe required to notify the intensification plan change by August 2022. Consulting with Aucklanders and key stakeholders before formal plan change notification was considered to be best practice, given the matters involved. And thirdly, the importance of clearly identifying the aspects of the council's preliminary response that were discretionary (and may therefore change as a result of feedback) and the aspects that are non-discretionary as they are directed by the government through the NPS-UD.

In the briefing to the committee accompanying the report, reference was made to how the proposed engagement approach fitted with the International Association for Public Participation (IAP2) spectrum of participation. The table presented below set out the key phases of activity matched with the level of participation (inform, involve, consult etc) expected for the 'audiences' at each phase – being local boards, mana whenua, key stakeholders and the wider community or public.

Audience	Phases			
	Preparing preliminary response	Engagement on preliminary response	Preparing plan change	Notification of plan change
Local boards, mana whenua	<ul style="list-style-type: none"> Inform about NPS UD and process ahead Involve in development of preliminary response 	<ul style="list-style-type: none"> Inform about preliminary response and areas of discretion Consult on areas of discretion 	<ul style="list-style-type: none"> Inform about engagement feedback Involve in development of plan change 	Consult through RMA Schedule 1 process
Key stakeholders, wider community	<ul style="list-style-type: none"> Inform about NPS UD and process ahead 		<ul style="list-style-type: none"> Inform about engagement feedback 	

2.3 Communications and engagement planning

Following the directions of the Planning Committee resolutions, a more detailed programme of communications and engagement activities was identified. This would support the main activities at

each phase of preparing the preliminary response and the plan change, by indicating what was expected to be delivered and how input or feedback would be received.

The main elements of the approach to communications and engagement were identified as follows.

- November 2021 to April 2022: Raise awareness of the NPS-UD, the council's preliminary response and the opportunity for feedback
- April - May 2022: Encouraging Aucklanders to have their say (consultation phase)
- June - July 2022: Communicating the results of consultation and inform the next steps of the plan change process

From a communications perspective, in support of the overall community awareness and engagement approach to the NPS-UD and council's response to it, the following activities were planned and undertaken prior and during the public consultation phase in April-May 2022.

- Paid marketing campaign 'in-market' for two weeks prior to the consultation (raising awareness phase), running across digital, social media, radio, print and out of home (posters/ad shells etc).
- Paid marketing campaign 'in-market' to support consultation across three weeks running across digital, social media, radio, print and outdoor.
- Advertorials in mainstream and community print and paid media partnership to deliver content to key audiences.
- Proactive media relations to support key project milestones and the council's preliminary response, including media briefings and media releases.
- Paid social media and video content.
- Use of Auckland Council channels including OurAuckland (digital, print in March/April, campaign landing page), organic social media (council-owned) and external digital screens in service centres and libraries, Auckland Conversations event.
- Use of internal channels, such as internal digital screens in Auckland Council buildings and content on intranet.

2.4 Initial local board briefings on the NPS-UD

The changes anticipated by the NPS-UD will affect most local board areas and many communities in urban Auckland. Local board chairs had been invited to the series of Planning Committee workshops during the first half of 2021, where the requirements of the NPS-UD were explained and policy matters with respect to the AUP and potential changes to accommodate the NPS-UD requirements were discussed. These led to the committee reports and resolutions on policy directions in July, August and September 2021.

In July 2021 staff attended the Local Board Chairs Forum meeting to brief chairs collectively on the background to the NPS-UD, the resolutions of the Planning Committee on 1 July 2021, and the possible approach to engagement with local boards, mana whenua and key stakeholders that was subsequently endorsed by the committee at its 5 August meeting. It was explained to chairs that engaging with Aucklanders and key stakeholders prior to formal public notification of the required plan changes presented an enhanced opportunity for local impacts to be identified and considered before the proposed plan change is notified.

Local boards were formally briefed on the NPS-UD at individual local board workshops in October and November 2021. The objectives of the NPS-UD were explained, along with the directions agreed by the Planning Committee. The overall programme of work was outlined together with the proposed approach to identifying the core elements of the approach to intensification, including NPS-UD policies 3 and 4, for inclusion in the plan change late in 2022, both at a region-wide level and specific to each local board area.

Local boards were also appraised of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill that had been announced, and the potential impacts on relevant policy areas. These changes would be fast-tracked through parliamentary processes to be made into law in December 2021, including submissions to be considered by select committee. Initial mapping proposals to indicate how the NPS-UD and RMA amendments can be applied would be presented to the planning committee and local boards in February 2022.

2.5 RMA amendments and initial mapping proposals to March 2022

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act passed into law on 16 December 2021. Amongst other matters it brought in the requirement for Medium Density Residential Standards (MDRS) across most of the urban area and a new Policy 3(d) approach to intensification around town, local and neighbourhood centres.

Since the amendment bill was announced only a few weeks prior to it becoming law, work on the existing Policy 3(d) and provisions related to residential development were put on hold pending the outcome. Also, the new law required new workstreams to be set up to develop approaches and policy directions to implement it, all within the existing programme timeline which had not changed.

The implications of the new requirements on the ability to deliver on pre-notification engagement with Aucklanders was considered, given that new work was required in a short space of time if the engagement timeline and intentions as agreed were to be met. To a large degree, the changes brought in through the amendment act were ones that were required and not open to council discretion and decision-making.

Therefore, the programme intentions remained in place as endorsed by the Planning Committee in August 2021. Further emphasis would be placed in the consultation on matters that were available for feedback and therefore potential change, amongst the rest of the proposals that were mandatory or required. The inclusion of the required proposals, which would form part of the council's preliminary response, would be important to set the context for the overall proposals to be shown to Aucklanders in April/May 2022.

Work proceeded on initial proposals through to briefings with the committee and local boards early March 2022. This updated members on the approaches taken to the application of intensification policies including walkable catchments and new Policy 3(d), the application of MDRS, applicable qualifying matters, and the approach to precincts. Initial mapping proposals indicating the spatial application of the policies and approaches was shown using the NPS-UD GIS viewer.

The purpose of the briefings was to inform members on the direction the work was taking, to clarify matters and to answer questions, in advance of reporting the council's preliminary response to the NPS-UD and RMA amendments to the Planning Committee meeting on 31 March. At this meeting,

the committee endorsed the preliminary response for the purpose of engagement with the public from mid-April to early-May 2022.

The report to the committee (CP2022/02718) is shown at **Attachment 2**. The following was noted at paragraph 4:

“While this is a tight timeframe and coincides with Easter and school/university holidays, factors such as central government introducing major changes through the Amendment Act at the end of last year while retaining the 20 August 2022 deadline, and the impact of the Covid 19 pandemic, have made it impossible to engage with the public earlier than now. Extending the engagement period further into May runs a very high risk of the council being unable to meet the 20 August 2022 statutory deadline.”

The report also noted that feedback received from the public, together with the ongoing involvement of local boards and mana whenua, will greatly assist the council in finalising the IPI for notification by 20 August 2022.

Further resolutions to the report specified the topics that would be available for feedback, for which the council determined there was discretion for decision-making, and matters that although part of the engagement information would not be consulted on through request for feedback. These as follows (from resolution number PLA/2022/31, which is shown at **Attachment 3**).

- “d) note that feedback will be sought on the following aspects of the National Policy Statement on Urban Development 2020, where the council has discretion:
- i) the approach to, and extent of, walkable catchments around the city centre, metropolitan centres and rapid transit network stops as required under Policy 3(c)
 - ii) the approach to, and extent of, intensification of areas adjacent to the city, metropolitan, town, local and neighbourhood centres as required under Policy 3(d)
 - iii) the selection of, and approach to, “any other qualifying matters” that limit the height and density that would otherwise be required as enabled under Policy 4.
- e) note that feedback will not be sought on matters in the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 that are mandatory.”

Some of the key matters that were considered mandatory are as follows. Feedback was not sought on these requirements as they must be delivered through the council’s notified IPI plan change.

- The City Centre zone to have as much development capacity as possible.
- Building heights of at least six storeys in metropolitan centre zones.
- Building heights of at least six storeys within ‘walkable catchments’ around the city centre, metropolitan centre zones, and existing and planned rapid transit stops.
- Intensification in and adjacent to town, local and neighbourhood centre zones commensurate with the size of the centre and number of shops and services.
- A number of required qualifying matters that modify height and density to accommodate them (known as ‘a to i’ qualifying matters).
- The application of Medium Density Residential Standards (MDRS) to urban areas outside of the above areas.

2.6 Engagement and consultation on the council’s preliminary response April and May 2022

Following the 31 March committee meeting the preliminary response to the NPS-UD and amended RMA was completed and made available to the public from the morning of 19 April 2022 and for the Proposed IPI Plan Change - Engagement and consultation summary report

following three weeks on the council's online engagement platform 'AK Have Your Say' website (www.akhaveyoursay.nz/housing).

The preliminary response contained a series of maps in the NPS-UD GIS viewer that illustrate a pattern of zoning and layers that reflected the committee's resolutions to date. The maps also illustrated locations where the various qualifying matters endorsed by the committee would limit the height and/or density that would otherwise be enabled through the application of NPS-UD policies or by the MDRS. Proposals for changes and additions to AUP text provisions were not available as part of the preliminary response, as this work was still being prepared and would be informed by feedback on the preliminary response.

Also included on the AKhaveyoursay website were the following items, in support of the consultation and to enable informed feedback to be provided. These items are shown at attachments as indicated.

Consultation document (see **Attachment 4**)

This summary of the preliminary response provided an introduction and overview of the proposals particularly the aspects for which feedback was invited. It featured greater coverage of the two significant proposed council-identified 'j' qualifying matters of special character areas and areas with significant infrastructure constraints. A simplified shortened version of the consultation document was translated into seven languages and supplied to 'community partners' to support engagement with diverse communities across Auckland.

Information sheets (see **Attachment 5**)

Key matters contained in the summary of the preliminary response were explained in more detail in supporting 'information sheets' that were available on the AKhaveyoursay website. These included:

Information sheet 1: Overview of draft changes for intensification

Information sheet 2: Walkable catchments

Information sheet 3: Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone

Information sheet 4: Intensification around suburban centres

Information sheet 5: Medium Density Residential Standards (MDRS)

Information sheet 6: Qualifying matters (Part 1) – required by government

Information sheet 7: Qualifying matters (Part 2) – council-identified

Information sheet 8: The City Centre Zone

Information sheet 9: Special Character Areas

Information sheet 10: NPS-UD GIS map viewer user guide

Information sheet 11: The National Policy Statement on Urban Development and the Auckland Light Rail corridor

Also provided as supporting information were guidance reports on how the residential and business Special Character Area surveys and assessments were undertaken. Included along with these items was a guidance note for identifying sub-areas of high-quality special character values and/or historic heritage areas. These are shown at **Attachments 6 to 8**.

Feedback form (see **Attachment 9**)

This online and printed questionnaire form set out relevant information and ten questions relating to the three topics within the preliminary response for which feedback was being sought. The questions generally included a 'tick-box' selection indicating the respondent's level of support for the relevant council proposal, and an open field for reasons for the selection to be supplied. Respondent contact details and demographic information was asked for. The feedback form was translated into Te Reo Māori and six other languages - Chinese, Korean, Tongan, Samoan, Hindi and NZSL. The online feedback form was available to complete from 9am on 19 April to midnight on 9 May.

Frequently asked questions (FAQs)

A set of FAQs covering 30 relevant topics was provided at the AKhaveyoursay website.

Explainer videos

Four short informative videos were prepared and available on the AKhaveyoursay website. These covered the proposed approach to walkable catchments, proposed intensification in town and local centres, the proposed approach to special character areas, and a user guide on how to use the GIS map viewer for the NPS-UD and MDRS.

Special character assessment reports

34 residential and four business special character assessments findings reports by area were provided.

Enquiry line service

An email address was provided on the AKhaveyoursay webpage for questions and enquiries to be submitted to the project team for prompt response.

Hard copy material provided

Printed hard copy versions of the consultation document summary and translations, feedback form and translations were made available at council libraries and service centres. These were also available through the council's call centre and the NPS UD enquiry address.

Links to other related information

Web links were provided on the AKhaveyoursay website to other articles or websites of interest of relevance to the matters being consulted on. These included OurAuckland, Ministry for the Environment, Ministry for Housing and Urban Development.

In the months leading up to the public engagement phase, work was undertaken to brief and prepare 'community partners' to engage Auckland's diverse audiences about the NPS UD and amended RMA requirements, and the upcoming preliminary response. These representatives with extensive connections into demographic minority communities could then be in a position to disseminate information, participate in networking, and encourage participation in the engagement including by giving feedback. This was assisted by the production of translated summary information and feedback questions, and planning team attendance at partner and particular group meetings.

In addition, a range of channels were also used to raise awareness and provide information about the upcoming preliminary response. This included updates on the AKHaveyoursay platform, emails to existing community databases including rates, Unitary Plan updates, People's Panel, OurAuckland subscribers etc.

2.7 Consultation and engagement activity 19 April to 9 May

A programme of mainly online engagement events and activities during the engagement period was included on the AKHaveyoursay website, in the two weeks prior to the period commencing. This included links to register interest and make bookings for events. Due to the restrictions in place as part of the Covid-19 protection framework, the activities would be largely conducted online, with only very limited opportunities for in-person events.

The events and activities included the following.

Webinars

Four topic-based webinars – two on general preliminary response matters, one on special character and one on other council-identified qualifying matters including infrastructure constraints. These advertised virtual information sessions on MS Teams link were for members of the public to join and hear a topic-relevant presentation from the council project team, and ask questions/receive answers to become more informed towards providing feedback. The webinars were held in the early evenings of 20, 21 and 27 April and on 2 May. Recordings of the webinars were posted to the AKHaveyoursay website.

Community 'Have Your Say' events

Two open 'have your say' events were provided for groups, organisations and members of the public to give their feedback directly via MS Teams connection to elected members and the council planning team. These opportunities were provided through bookable online meeting slots. The events were held during the day on 28 April and 3 May.

Stakeholder 'Have Your Say' events

Two stakeholder events were held to enable firstly identified region-wide representative groups and organisations and secondly local resident's groups and associations to give their feedback directly via MS Teams link to elected members and the council planning team. These events were held during the day on 29 April and 6 May.

Special Character Areas information sessions

Two topic-based in-person information sessions were advertised and held on special character area proposals as part of the preliminary response. Elected members and the council planning team attended the meetings in Devonport and in the city centre.

Council advisory panels

The council's topic and demographic advisory panels were contacted and given the opportunity to provide feedback on the preliminary response. A number of the panels received a presentation and

some provided feedback, mainly related to the concerns of their constituent groups and communities and how best to connect with them through the engagement.

2.8 Feedback management

Feedback to the consultation was received through two main channels. Firstly, completed online and hard copy feedback forms were submitted via the online form or by post, with in some cases attachments providing further explanation of reasons or positions or other material. Secondly, submission-like correspondence was submitted via email or post, which did not necessarily follow the format of the feedback form questions.

The feedback management process was overseen by the council's Auckland Insights unit in the Democracy and Engagement department. Teams of support staff set about reading and reviewing the material provided through both channels. Themes began to be identified that would enable a more manageable analysis of the reasons offered for why certain selections had been made in the feedback form questions. This was also the case for non-feedback form feedback items, where staff had to read through the narrative to identify positions, reasons and other relevant items of feedback. A database of feedback was established using excel spreadsheet analysis.

After an initial few days into the consultation period, when sufficient feedback items had been received to enable an understanding of what was being expressed, the planning team and support staff established a set of overall themes that would assist the allocation and analysis of feedback. This was allocated by consultation question and included the non-feedback form material where there was a relevance to the questions asked. Other feedback received, that was not related to the topics and questions asked of directly, were also recorded and made available to the planning team through the collected analysis.

The team worked quickly in order to supply a summary overview of consultation feedback for presentation to a Planning Committee workshop on 25 May and also to a briefing for local boards on 31 May. This was followed soon after by the preparation of a consultation feedback summary report that was sent to all elected members and published on the AKHaveyoursay website in early June 2022. The consultation summary report is shown at **Attachment 10**.

2.9 Feedback received

A total of 7,860 items of feedback were received by the end of 9 May 2022. This was comprised of 6,094 feedback forms completed and 1,766 other pieces of feedback received through means other than the feedback form. The analysis of these items of feedback was included in the feedback summary report. A further 48 feedback items were received between 10 and 20 May, the final date agreed for the receipt of late feedback in order to be considered by the planning team. These items were not however included in the feedback summary report.

All written feedback in its received state was subsequently gathered into PDF format and made available to the planning team and elected members. The feedback was then placed onto the AKHaveyoursay website on 3 June, in folders organised by local board area of the respondent. Where feedback was not attributable to or from a local board area, these were collected into folders titled 'local board not supplied and outside Auckland'. Feedback received from individuals and from organisations were reported separately.

A breakdown of feedback received to the consultation questions by local board area was included in the feedback summary report. All feedback is available in PDF format as above online at akhaveyoursay.nz/housing.

2.10 Independent survey by Kantar Public

In addition to the public consultation process on the council's preliminary response, an independent, representative survey of over 2000 Aucklanders was commissioned from Kantar Public Ltd to support the consultation. This was conducted to identify a representative sample of Aucklanders views and opinions on the matters being consulted on and assist the elected members in their consideration of the matters. The online survey was conducted from 29 April to 22 May 2022.

The survey asked the same questions as the consultation feedback form, using some slightly amended terminology to take account of fact that the survey questionnaire was to be completed online with only a basic explanation of the concepts involved. Some additional related questions were also asked, about respondent's views on growth and what was important to consider when managing growth and development of the city.

The quantitative nature of the survey (2041 total respondents) would help provide an assessment of more general public sentiment about the consultation questions, provided on a more representative basis than received through the consultation feedback. This in terms of a representative sample aligned with Auckland's demographic profile (census level data on age, gender, ethnicity, household size and income) and also geographically - approximately 100 respondents were sourced for each local board area affected by the preliminary response (i.e. excluding Waiheke and Aotea-Great Barrier).

The summary headline results of the independent survey were presented to the Planning Committee on 25 March and to local boards on 31 March. The final survey report was sent to elected members and published at AKHaveyoursay on 12 June. The survey report is shown in **Attachment 11**.

2.11 How feedback was considered

The planning team worked to review the feedback relevant to the different topics that were consulted on. The teams evaluated the impact of the feedback on the proposals in the preliminary response and further work that had been ongoing through the consultation period and into early June 2022.

The teams used the themed summary material provided in Excel form as well as the full written feedback to assess the evidence and positions taken in the feedback and how they may apply to potentially adjust the proposals as shown in the preliminary response.

Workshops were held with the planning committee on 8 and 22 June to work through how the feedback on the consultation topics had contributed to proposals related to walkable catchments, areas for intensification around centres, and the council-identified qualifying matters including special character areas and areas with significant infrastructure constraints.

The discussions at these workshops, and requests for further work and consideration of options, would inform the report to the Planning Committee on 30 June about the confirmation of policy directions to enable the IPI plan change to be prepared for notification in August 2022.

In the meantime, a report requesting formal local board feedback on the council's preliminary response was considered by all 19 affected local boards at meetings between 15 and 23 June 2022. This feedback was framed by a feedback template provided to local boards in advance, based on the consultation feedback form to enable them to identify their own feedback. The local board feedback was also informed by the feedback summary report survey report, and the feedback items themselves as published by local board area.

The feedback resolutions from the local board meetings are shown at **Attachment 12**.

The local board feedback and feedback received from ongoing engagement with iwi on the preliminary response and elements of a draft IPI plan change were included in the committee report on 30 June (CP2022/08401) as shown at **Attachment 13**. The report included the following paragraphs related to engagement and consultation.

- “7. In August 2021 the committee approved an engagement approach which included workshops with local boards, the committee and mana whenua, and engagement with Aucklanders and key stakeholders, on council's preliminary response (PLA/2021/98).
8. A preliminary response on the IPI was prepared and made available to the public on the Auckland Have Your Say website in April 2022. The preliminary response contained a series of maps that illustrated a zoning pattern reflecting the committee's resolutions up to March 2022. The maps also illustrated locations where various QMs endorsed by the committee on 1 July 2021 could modify the relevant building height or density requirements that would otherwise be enabled by giving effect to NPS-UD Policy 3. Alongside the maps there were information sheets to help explain the council's preliminary policy directions.
9. Feedback was received from the public from 19 April to 9 May 2022, via the AKHaveYourSay website and via an independent survey. Council sought feedback on those matters where the council has discretion to make decisions. Council did not seek feedback on the aspects of the IPI that have been decided by the government. Council received 7860 items of feedback, and 2041 people participated in the independent survey. The matters where feedback was sought fell into three main policy areas:
 - a) The preliminary approach to identifying walkable catchments around the city centre, metropolitan centres and rapid transit stops (as required under NPS-UD Policy 3(c))
 - b) The preliminary approach to identifying areas of intensification adjacent to town and local centres (as required under NPS-UD Policy 3(d))
 - c) The selection of, and preliminary approach to “any other QMs” under s771 or s770 of the RMA that would result in relevant building height or density requirements under policy being less enabling of development.
10. This feedback, along with the ongoing involvement of local boards and mana whenua, has greatly assisted the council in preparing the IPI for notification by 20 August 2022.”

A subsequent Planning Committee workshop on 6 July reviewed the proposed GIS mapping components related to the policy directions and resolutions from 30 June meeting. Work on the proposed IPI plan change documentation and GIS map viewer continued and was reported

Committee meeting on 4 August for endorsement of the proposed IPI and non-IPI plan changes for public notification by 20 August 2022.

3. Mana whenua and mataawaka engagement

3.1 Overview

This section documents the engagement process undertaken with mana whenua¹ and mataawaka² within the Auckland Region from the period of October 2021 until August 2022, prior to the IPI and associated plan changes being notified.

Council has specific consultation obligations with respect to Māori pursuant to clauses 3, 3B and 4A of Schedule 1 of the RMA. Clause 3B is prescriptive in what appropriate consultation with iwi authorities entails:

For the purposes of clause 3(1)(d), a local authority is to be treated as having consulted with iwi authorities in relation to those whose details are entered in the record kept under section 35A, if the local authority—

(a) considers ways in which it may foster the development of their capacity to respond to an invitation to consult; and

(b) establishes and maintains processes to provide opportunities for those iwi authorities to consult it; and

(c) consults with those iwi authorities; and

(d) enables those iwi authorities to identify resource management issues of concern to them; and

(e) indicates how those issues have been or are to be addressed.

Clause 4A goes on to stipulate that prior to notifying a proposed plan, a local authority must provide a copy of the relevant draft proposed plan to iwi authorities and have particular regard to any advice received. Adequate time and opportunity must be provided for iwi authorities to consider the draft and provide advice on it.

In addition to the above, recent legislation changes to the RMA introduced section 32(4A):

If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

Objective 5 and Policy 9 of the NPS-UD emphasise the existing requirements in the RMA to

¹ Māori with ancestral rights to resources in Tāmaki Makaurau and responsibilities as kaitiaki over their tribal lands, waterways and other taonga. Mana Whenua are represented by iwi authorities.

² Māori who live within Tāmaki Makaurau and are not within a Mana Whenua group

take into account the principles of the Treaty of Waitangi (te Tiriti o Waitangi or the Treaty) in urban development and ensure iwi/Māori are engaged in processes to prepare plans and strategies that shape urban environments. The provisions recognise the strong traditional, and continuing, associations iwi/Māori have with urban environments throughout Aotearoa.

Objective 5 requires councils to ensure planning decisions relating to urban environments take into account the Treaty.

Policy 9 sets out the minimum requirements for local authorities when taking into account the principles of the Treaty in relation to urban environments. This includes consulting with hapū and iwi in a way that is early, meaningful, and in accordance with tikanga Māori.

Local authorities must also take into account the values and aspirations of hapū and iwi for urban development, provide opportunities for hapū and iwi involvement in decision-making, and operate in a way that is consistent with iwi participation legislation.

Specific attention has been given to each of these matters in the development of the engagement process on the IPI and associated plan changes. The engagement process itself was developed in consultation with mana whenua representatives.

The legislative requirements of the IPI, which were significantly amended through the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, necessitated an intensive and targeted engagement programme with mana whenua and mataawaka over a period of 10 months.

Early discussions with mana whenua representatives identified an array of existing work programmes both within and outside of council which mana whenua are actively engaging on. An ambitious central government programme of legislative review including RMA reforms, Three Waters reform, the Emissions Reduction Plan, and the National Policy Statement on Freshwater Management has contributed to significant capacity demands being placed on iwi and hapū representatives.

This, in combination with what is a complex programme of work to implement the NPS-UD and MDRS and the changing legislative environment toward the end of 2021 had the potential to overwhelm the capacity of iwi mana whenua and mataawaka to meaningfully engage in the plan changes³.

An awareness of these existing capacity pressures, in addition to the constrained timeframes informed the engagement approach employed.

3.2 The engagement approach

The IPI and associated plan changes and variations presented a complex and interrelated work programme with significant strategic and policy implications. It is a regionally significant programme of work with wide-ranging implications for the urban environment.

Accordingly, engagement was facilitated with all 19⁴ mana whenua iwi authorities of Tāmaki

³ This refers to the IPI, complementary plan changes and plan variations.

⁴ This included both of the governance entities currently representing Ngāti Paoa iwi - the Ngāti Paoa Iwi Trust
Proposed IPI Plan Change - Engagement and consultation summary report

Makaurau at both Governance and Kaitiaki Officer level since October 2021. Targeted engagement was also undertaken with mataawaka representatives.

The engagement goals were as follows:

- To understand, from a mātauranga Māori perspective the effect that intensification of the urban environment could have on matters of cultural significance to mana whenua in Tāmaki Makaurau. This included the potential effect of residential intensification on the boundaries of marae and other sites where Māori express their customs and traditions;
- To confirm the aspirations iwi and hapū have for the urban environment;
- To identify provisions within the Auckland Unitary Plan which require amendment to provide appropriate opportunities for Māori involvement in planning processes;
- To ensure mana whenua and mataawaka have an understanding of, and ability to engage on, the interrelated programmes of work associated with implementing the NPS-UD and MDRS;
- To educate mana whenua and Māori more generally on plan change process and points where they can be involved (as submitters);
- To foster positive and productive relationships with mana whenua and mataawaka entities at key points of the plan change preparation process; and,
- To ensure that mana whenua are supported to uphold their mana and exercise their customary kaitiaki role in relation to rauemi (resources).

3.3 Mana whenua engagement activity

Engagement has occurred through collective hui and also through individual hui with mana whenua representatives in accordance with their tikanga⁵.

Auckland's regional iwi governance forum, the Tāmaki Makaurau Mana Whenua Forum, has been engaged with, and has been kept informed throughout the development of the IPI. The Independent Māori Statutory Board has also been kept informed of process in accordance with their statutory role.

Where the IPI and plan changes are likely to affect the interests of co-governance entities such as the Tūpuna Maunga o Tāmaki Makaurau Authority, or co-management entities such as the Pukekiwiriki Pā Joint Management Committee, targeted engagement has been undertaken. This is discussed in the individual section 32 evaluation reports.

The approach has been to involve the mana whenua iwi authorities early in the development of the IPI, initially at a stage where both council and mana whenua representatives were developing their understanding of the legislation.

This has allowed iwi mana whenua representatives to understand the implications of the NPS-UD and MDRS at the same time as council officers. A side benefit of this approach is that it also put mana whenua representatives in a stronger position to make submissions

and the Ngāti Paoa Trust Board.

⁵ Correct process

on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill in November 2021.

Mana whenua representatives have been involved through the evolutions of council staff thinking and before any drafting occurred, and as drafting has been undertaken.

Guidance was sought in the first two Governance and Kaitiaki hui as to the best approach. Advice was received that, given the compressed timeframes and widespread implications of the NPS-UD and MDRS, combined Governance and Kaitiaki hui was preferred to ensure communication was timely and consistent.

The engagement approach taken was an iterative one as outlined in Figure 1. Mana whenua representatives highlighted the importance of pre-circulating information, given the complexity and size of the subject material and this became a feature of the engagement. Detailed hui notes were sent to representatives from all mana whenua iwi authorities for the benefit of those that could not attend.

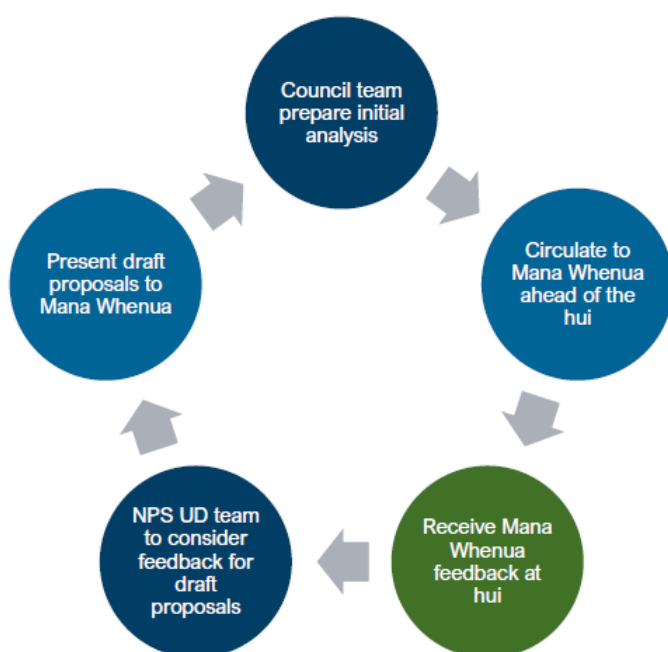


Figure 1: NPS-UD Iterative Engagement Approach

Related plan changes proposed at the same time, and in response to, the IPI were included in the engagement material to support mana whenua’s holistic understanding of the changes proposed across the plan. This became known as the NPS-UD Wheke illustrated in Figure 2.

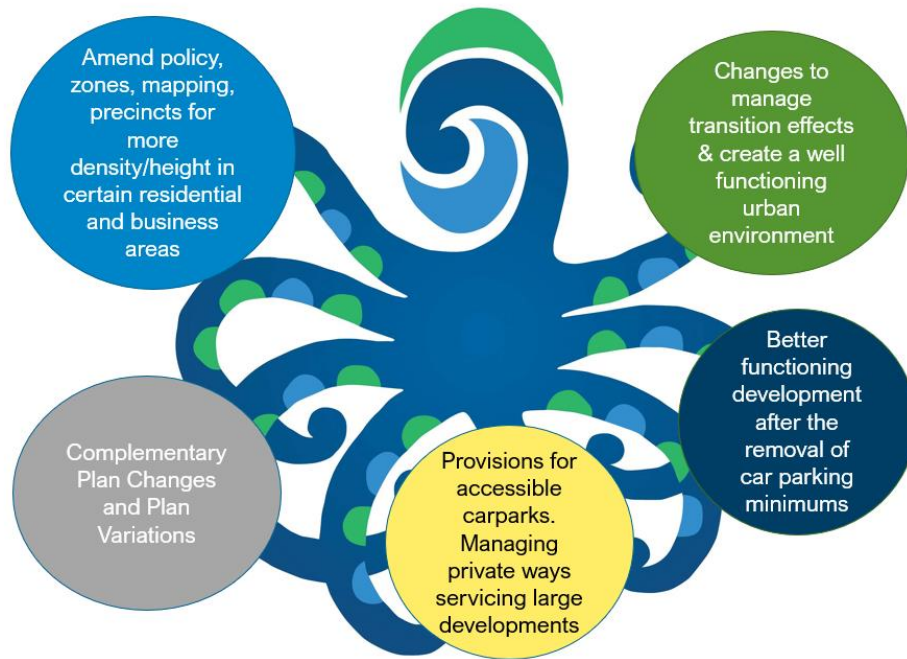


Figure 2: The NPS-UD Wheke

The engagement timeline and milestones are illustrated in Figure 3. It does not list individual hui held with ten mana whenua iwi authorities during this time which occurred at times convenient to the iwi representatives.

At key milestones in the project, such as the development of council's Preliminary Response (pre-notification public engagement) and at the draft plan change stage, mana whenua representatives were provided these documents in advance of material being finalised by council staff and being considered by the council's Planning Committee. This was to ensure advice could be meaningfully incorporated into the recommendations provided to the committee.

At the suggestion of the Independent Māori Statutory Board, an independent planning consultant was arranged to assist mana whenua representatives from April 2022 until the date the plan changes were notified in August 2022.

Since October 2021, there have been 11 collective hui and two days of facilitated specialist workshops with mana whenua representatives. These are summarised as follows:

- a. 27 October 2021: Introduction and whakawhanaungatanga – Governance and Kaitiaki level hui;
- b. 7 December 2021: Governance level hui – more detailed discussion of the mahi components (intensification and residential), resourcing and confirming mana whenua representatives interested in participating. At this hui it was suggested by mana whenua representatives that in recognition of the short timeframes, all future hui had combined governance and kaitiaki representatives;
- c. 16 December 2021: Kaitiaki level hui – representatives confirmed no opposition to having combined governance and kaitiaki hui from this date forward. Discussed technical matters of relevance to kaitiaki officers – qualifying matters, residential provisions, discussed information packs pre-circulated to representatives (kete) which were the council team's

initial thoughts, including the identification of iwi and hapū urban development values and aspirations;

- d. 22 February 2022 (2): Two hui were held this day. One focused on the Residential Zone aspects of the mahi and the second on the locations of the zoning itself (Intensification). Feedback provided to the council team over the holidays was discussed with representatives and further feedback was given to the council team. There was a particular focus on Sites and Places of Significance to Mana Whenua;
- e. 10 March 2022: A single hui discussing the council's 'Preliminary Position' (position for pre-notification public engagement) and responded to iwi feedback gathered so far, with further advice received from iwi representatives at hui in advance of being finalised for Planning Committee consideration;
- f. 19 May 2022: A hui to discuss the results of public feedback ahead of it being workshopped and presented to the Planning Committee. Iwi advice received and included in the reporting to the Planning Committee to inform their views;
- g. 8 and 9 June 2022: Two identical hui arranged to present the draft plan change, including how previous advice provided by mana whenua representatives has been addressed and given effect to into the draft plan change and to seek further advice on draft provisions up to 24 June (Matariki). Topics for facilitated workshops were agreed;
- h. 14 and 17 June 2022: Facilitated workshops with council staff on agreed topics;
- i. 11 and 17 August 2022: Two identical hui to provide feedback to mana whenua representatives on the notification version of the IPI in advance of the plan change being notified, including how previous advice provided by mana whenua representatives has been addressed in the plan change.

The Engagement Timeline

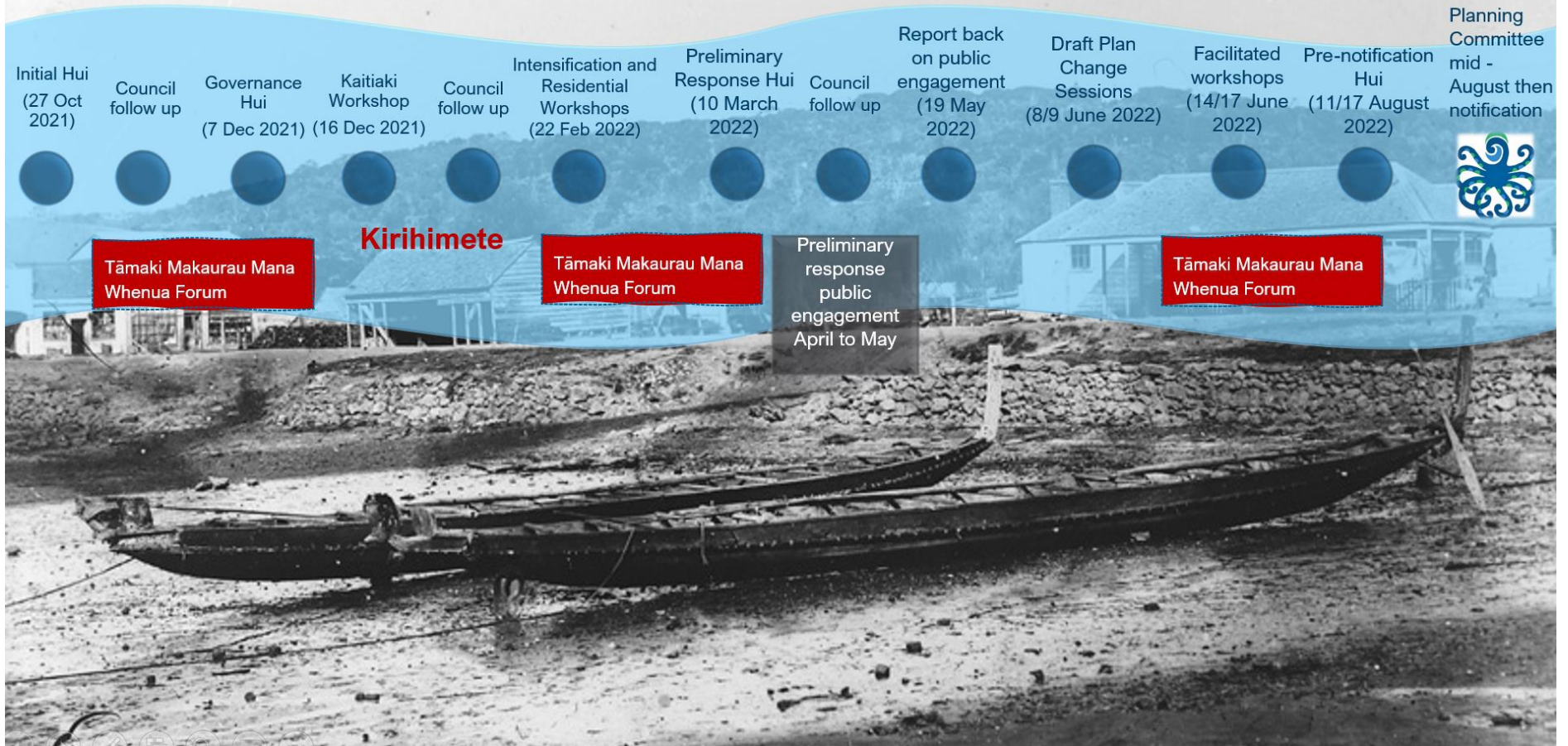


Figure 3: Mana Whenua Engagement Timeline

3.4 Mana whenua advice and council responses

Table 1 summarises the advice received by mana whenua iwi authorities and how the IPI responds to these matters. More detail of the advice and responses is included within the individual section 32 evaluation reports on the specific topics.

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
Sites and Places of Significance to mana whenua – scheduled	<p>Do not encourage development of scheduled urupā. Their tapu nature is not compatible with residential activities.</p> <p>Avoid effects on sites of significance such as surface flooding, blocking access, views, removal of vegetation, discharges.</p> <p>General agreement that already developed sites, such as those under existing buildings and roads can be intensified as required (city centre sites is an example).</p>	<p>A overlay response to scheduled urupā at risk of intensification is proposed in response to this feedback where these sites are affected by intensification.</p> <p>The Unitary Plan provisions addressing these other matters either remain intact in the Auckland-wide provisions or are addressed by other qualifying matters.</p>
Sites and Places of Significance to Mana Whenua – unscheduled	<p>Protect known but as yet unscheduled sites of cultural significance from intensification.</p> <p>Several sites have been identified as being of concern – Pararēkau Island (Pahurehure Inlet), views from Pukekiwiriki Pā (Papakura), Te Uru Tapu (Takapuna), Pukekohe Hill (Pukekohe), Te Maketu Pā, Karearea Pā, Tuihata Pā, Te Maunu a Tu.</p> <p>Schedule additional Sites and Places of Significance to Mana Whenua through the IPI.</p>	<p>At the outset, an assessment was undertaken on unscheduled sites of significance where council held information on these sites. This identified the current tranche of nominated Sites and Places of Significance to Mana Whenua (Tranche 2) contained a sufficient level of information to form an immediate planning response. These sites were discussed with the relevant mana whenua representatives and the result is the planning response proposed for Pararēkau Island (in the Hingaia Islands) and Pukekiwiriki/Pukekōiwiriki Pā.</p> <p>Mana whenua representatives were asked about specific sites. Advice from the representatives has progressively identified</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		<p>several specific sites. A review of these sites identified that a number of them sat outside the urban area and were therefore unaffected by intensification. In other cases they were already prevented from intensification due to existing controls in the plan (Te Uru Tapu). In one instance, Pukekohe Hill, insufficient evidence exists on the site to progress a planning response at this time.</p> <p>It is also relevant to note that council is following legal advice that it is not possible to downzone properties from their current zoning through the application of Qualifying Matters. The legal interpretation is that while Qualifying Matters can be used to prevent further intensification, they cannot be used to remove development rights that currently existing under the operative plan. This is relevant to the wider extent of Pukekōiwiriki Pā raised by some iwi.</p> <p>The council position is that scheduling under existing overlays is not appropriate under the IPI due, in part, to a lack of appeal rights.</p>
Historic Heritage Overlay	Feedback from Te Ahiwaru Trust Board requested the amendment of the category of three scheduled historic heritage places at Ihumātao to provide greater protection to these sites. They also request that urupā currently scheduled as Sites and Places of Significance to Mana Whenua be upgraded to Category A Historic Heritage Sites.	With respect to Ihumātao, it is not clear which places are referred to, as there are more than three scheduled places in the Ihumātao area. None of these historic heritage places are part of this plan change or the companion plan changes (PC81 and PC82 – additions and amendments to the Historic Heritage schedule). Council heritage staff will clarify this feedback with Te Ahiwaru Trust Board to understand their request, and any potential amendment as part of a future programme of work.

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		With respect to scheduled urupā, the council position is that scheduling additional sites under existing overlays is not appropriate through the IPI due, in part, to a lack of appeal rights.
Volcanic Viewshafts and Height Sensitive Areas	<p>All iwi who have attended the engagement support their retention and recognise them as section 6(e) matters.</p> <p>Mana whenua representatives understand the added pressure the viewshafts through the city centre are under from development and support their retention.</p> <p>The ability to recognise the cultural landscape is very important.</p> <p>Some iwi have requested no development (exclusion zone) at the lowest contour of the maunga.</p>	<p>The recommended response is to retain all volcanic viewshafts at current locations and heights. Retaining all height sensitive areas in current locations. Proposing to introduce new density controls (coverage and landscape).</p> <p>No intensification of public open space is proposed in the IPI.</p>
Waitakere Ranges Heritage Area	Support, particularly from Te Kawerau ā Maki, of retaining the existing protections and addressing boundary effects along the full length of the heritage area.	<p>The Waitakere Ranges Heritage Area (WRHA) is its own Qualifying Matter and the IPI proposes changes to the zoning or overlay to protect this area.</p> <p>There is approximately 24km of boundary between the urban area and the WRHA. Approximately half of this will be provided some form of buffer protection through the situation of the Large Lot zoned land around Titirangi, open space zones along the length, some roads situated inside the boundary of the overlay, and 27 properties that are recommended to be zoned the new Low Density Residential Zone.</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		<p>In addition there are approximately another 2kms of properties proposed to receive the new low density zone through other QMs – such as SEAs. Of the remaining length the subdivision patterns adjoining reflect the local legacy of protection – small lots with predominantly large single houses/homes on them.</p> <p>There is a single site of Large Lot zoned land within the walkable catchment for the Swanson Train Station that is also subject to the WRHA overlay. The recommendation is that this property retain its zone and that the NPS-UP provisions not apply. The property is subject to a separate subdivision plan as part of the Waitakere Ranges Heritage Area which acknowledges its location in proximity to the Swanson train station but also its relationship to the heritage area. The IPI position is that the anticipated intensification under NPS-UD is inappropriate for this property.</p>
<p>Significant Ecological Areas, Outstanding Natural Features, Outstanding Natural Landscapes, Outstanding Natural Character Areas, High Natural Character Areas, Ridgeline Protection Areas.</p>	<p>Support protection of these areas as important components of the cultural landscape. Seeking to avoid boundary effects on SEAs. Support the application of lower density zones to avoid degradation of these sites and features.</p>	<p>The application of a Low Density Residential Zone is proposed for residential properties containing Outstanding Natural Features, Outstanding Natural Landscapes, and High Natural Character sites. There are no Outstanding Natural Character areas within the urban environment. The overlay provisions for Ridgeline Protection Areas have been modified to address effects arising from more intensive development. Existing overlays and controls are maintained in the IPI response.</p> <p>With respect to Significant Ecological Areas, a Low Density Residential Zone is proposed for sites containing over 30% SEA coverage where the site is currently zoned Single House.</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		<p>Where an SEA is located within a (new) Mixed Housing Urban or Terraced Housing and Apartment Building zone, additional building coverage rules apply. The purpose of these is to manage the extent of buildings and to provide for the protection and management of significant ecological areas.</p>
Infrastructure	<p>This has been raised as a significant concern by several mana whenua representatives. Concern about how water is managed and whether infrastructure will be able to cope with increased demand, including in more remote locations. A qualifying matter to address water and wastewater constraints is been supported by iwi mana whenua.</p> <p>Some concern has been raised about whether intensification in Auckland could place added demand on water takes from the Waikato River, thereby not giving effect to Te Ture Whaimana o Te Awa o Waikato (The Vision and Strategy for the Waikato River)</p>	<p>Not all areas of Tāmaki Makaurau are subject to the intensification required by the NPS-UD legislation. Areas with fewer than 5,000 people as a permanent population at the 2018 census are exempt, as are offshore islands (including Waiheke Island and Aotea/ Great Barrier Island).</p> <p>There are 92 rural and coastal settlements in the region, of which only four will have the MDRS applied. These four are: Waiuku, Pukekohe, Beachlands, and Warkworth.</p> <p>All other rural settlements such as Clevedon, Kawakawa Bay and Maraetai are exempt from the MDRS.</p> <p>Two qualifying matters are proposed to more strictly manage development in several areas where infrastructure capacity is limited. One addresses constraints in the combined wastewater network (stormwater/wastewater network). The second considers longer term water and wastewater network limitations that may arise due to intensification.</p> <p>With respect to Te Ture Whaimana o Te Awa o Waikato, a granted resource consent for taking water from Waikato River is subject to remaining within relevant flow limits, and</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		Watercare currently investigating alternative long-term water supply sources e.g. recycled potable water and desalination plants. Watercare has engaged directly with Waikato-Tainui on these matters.
Stormwater and flooding	<p>The appropriate management of water through the proper treatment of stormwater and avoidance of flooding areas has been raised as a matter of concern.</p> <p>Ensuring that intensification will not worsen adverse stormwater runoff effects.</p>	<p>The IPI contains qualifying matters for areas where there are stormwater infrastructure related constraints. This includes areas that connect into the combined stormwater network where there is a capacity issue, where a connection to the public stormwater line is not available, and where ground soakage is poor.</p> <p>In addition to the stormwater qualifying matter and relying on existing Unitary Plan provisions, council are also proposing to apply the Low Density Residential Zone in some cases. The Low Density Residential Zone is proposed to apply to existing Single House zoned sites that do not meet criteria identified by Healthy Waters – they either cannot achieve a suitable building platform outside of the floodplain, and/or cannot achieve safe egress during a flood event.</p>
Coastal Areas	Some mana whenua representatives have expressed concern about development occurring in the coastal environment. Concern about degrading the coastal character, increased erosion, sea-level rise, and encountering Māori artefacts have been cited as reasons for concern.	<p>The recommended approach is to rezone all residential properties affected by coastal hazards to the Low Density Residential Zone and apply a height variation control over the non-residential properties currently subject to intensification (those within walkable catchments and other locations required to intensify).</p> <p>As the council position is that the IPI is unable to apply density and height standards below the current AUP standards, some</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		<p>residential properties will be addressed as part of a coastal hazards plan change which is planned for 2023.</p> <p>In addition to the above, the Auckland-wide standards and the Accidental Discovery Rule are proposed to be retained to protect these sensitive areas.</p>
Walkable catchments	<p>Concern about accessibility, equity and well-being - that many people, including Māori, will not be able to walk the distances used for walkable catchments e.g. less able bodied people, large families with lots of kids and multiple jobs etc (will not get the benefits, rather will be disadvantaged).</p> <p>This is related to transport and a lack of parking and congestion making accessibility difficult.</p>	The walkable catchments has been based on an ‘average’ of what people will walk. Some athletic people could walk a lot further than 800m for a train station, while others with limited mobility would struggle with under half of that. The distance has therefore been set as a mid-range.
Transport	<p>Transport and a lack of on-site parking has been raised as a concern on several occasions by mana whenua representatives. Concerns have also been raised on the Auckland Draft Parking Strategy which is currently being consulted on by AT. An overall increase in congestion and diminished ability for whānau to move around are issues.</p> <p>The mandatory removal of on-site carparking requirements in the Unitary Plan required by the NPS-UD without any ability for mana whenua representatives to change the outcome has been met with disappointment from a Treaty partnership perspective.</p>	<p>The NPS-UD legislation removed any discretion for council with respect to the removal of on-site parking. The complementary Transport Plan Change includes some matters to relieve the concerns of mana whenua. These include a requirement for accessible parking and additional on-site loading spaces which can be used as pick-up and drop-off points for residents requiring this vehicle access. There are also improvements to private accessways to enhance pedestrian safety.</p> <p>To note, a council identified qualifying matter is proposed to be included in the IPI for the Beachlands location. The QM seeks to more strictly manage development in an area where significant</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
	<p>Related to the comments on walkable catchments, not having on-site parking limits opportunities for larger whānau and those with restricted mobility.</p>	<p>transport infrastructure constraints will not be able to be addressed in the next 10 years.</p> <p>Beachlands is predominantly a car-reliant coastal settlement positioned on a peninsula with limited employment opportunities and education and communities services. Although there are ferry and bus options these are limited and infrequent with capacity constraints. There is only one road connection to the wider regional destinations to the west and has limited capacity to accommodate additional traffic. Significant investment would be required to upgrade the road and the surrounding rural roading network.</p>
<p>Māori design principles in an intensifying city</p>	<p>Quite early on, some mana whenua representatives raised a desire to see Māori design principles being used to integrate mātauranga and tikanga into the design of new buildings.</p>	<p>The requirement for city centre developments to go through the Urban Design Panel is proposed to be retained. It is through this process that the Te Aranga Design Principles (and eventually the <i>Ngā Iwi Mana Whenua o Tāmaki Makaurau Design Principles</i>) are applied.</p>
<p>Culturally Sensitive Precincts</p>	<p>Māngere Gateway Sub-Precinct E (Ihumātao site) has been raised as being of particular concern to Te Ahiwaru Waiohua. They have sought a low density zoning over that site.</p>	<p>Each precinct has had its own individual assessment. Where these precincts recognise and protect Māori cultural values, those aspects are being treated as Qualifying Matters and those protections are proposed to be retained.</p> <p>In the case of Ihumātao, this is Crown owned land. A Kīngitanga led group, Te Roopu Whakahere, are currently considering the future of this site. This group consists of iwi representatives, Crown representatives and a Kīngitanga representative. The future of the site for housing purposes is an option being considered.</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		Māngere Gateway Sub-precinct E is also a Special Housing Area (SHA) precinct. In response to legal advice, no SHA precincts are being amended, so the current precinct provisions and zoning are proposed to remain.
Small lots and on site mitigation	Some iwi representatives have raised concern that smaller lots presents less opportunity to undertake on-site mitigation. This is related to concerns about cross-boundary effects and the capacity of infrastructure to manage discharges.	The MDRS does not allow for minimum lot sizes provided a new development can meet the density standards. The application of Qualifying Matters will assist in managing significant cross-boundary effects. Beyond this, Council proposes to retain Auckland-wide and overlay controls and is also proposing to retain maximum impervious area controls within the new zones.
Non-residential land	Two iwi have an interest in the rezoning of non-residential land in response to Treaty arrangements with the Crown.	According to legal advice, the rezoning of non-residential to residential land is not within the scope of the IPI.
Open Space	Open space must be retained as it is important for the health and wellbeing of people in an intensifying city. Many scheduled sites of significance are on open space sites and must be protected. An ability to access the coast, rivers and other sites to undertake customary activities is important.	Public open space is to be retained and controls put in place to maintain the quality of that space (such as controls to maintain sunlight access).

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
Special Purpose – Māori Purpose Zone	<p>One iwi has expressed concern that the NPS-UD may encourage inappropriate development on privately owned sites within the Māori Purpose Zone.</p> <p>Concern raised that intensification next to one MSPZ site would result in reverse sensitivity effects during culturally sensitive activities (such as tangihanga)</p>	<p>The Māori Purpose Zone is not proposed to be amended through the IPI as it is not within walkable catchments or considered to be a relevant residential zone.</p> <p>All the existing policies and controls to ensure these areas are sustainably developed and used in accordance with mātauranga and tikanga Māori remain intact.</p> <p>The site of potential reverse sensitivity is not in an area where the surrounding land will be intensified under the NPS-UD or MDRS.</p>
Papakāinga	<p>No concern has been expressed regarding an ability to develop papakāinga under the intensified residential zones.</p> <p>A matter was raised about inappropriate development adjacent to papakāinga in the Māori Special Purpose Zone as discussed earlier.</p>	<p>The changes proposed by council staff will not change any of the Māori Land, Treaty Settlement Land or Māori Special Purpose Zone provisions. Papakāinga on these sites therefore remain enabled in a manner which allows flexibility for iwi/hapū to develop the housing in accordance with their tikanga.</p> <p>In general residential zones in the urban environment, engagement with mana whenua and matawaaka, and council's Māori housing team has not identified the existing residential standards are an issue. The proposed zones under the NPS-UD and MDRS are more permissive in enabling density and height than they are currently, something that provides greater design flexibility for communal types of housing.</p> <p>The proposed zones contain an option of Integrated Residential Development and Marae developments.</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
Accidental Discovery Rule	Some iwi representatives have rised concerns that the existing accidental discovery rules contained in various sections of the Unitary Plan will not effectively manage discoveries in the face of widespread intensification and development.	<p>This rule is both a regional and district rule. It operates at the interface of both the Resource Management Act 1991 and the Heritage New Zealand Pouhere Taonga Act 2014.</p> <p>Efficiency and effectiveness monitoring is being undertaken on the performance of this rule in advance of the development of the next Unitary Plan. The rule does not directly implement or suppress intensification and is more appropriately addressed as a separate plan change or as part of the next proposed Unitary Plan.</p>
Special Character	This has been of passing interest to mana whenua representatives although some feedback received was positive of enabling more housing in some special character areas closer to the city centre.	<p>In response to the NPS-UD and MDRS, council staff have undertaken site-specific analyses of all properties in the Special Character Areas Overlay – both in Business and Residential zones. Individual site data was compiled and analysed to arrive at an area-based recommendation for each overlay area. Recommendations are detailed in a findings report for each overlay area.</p> <p>For special character residential, the recommendation was reached based on a numeric threshold. Within walkable catchments, areas needed to have at least 75% of properties strongly contributing to the character qualities of the area. Outside of walkable catchments, the threshold was 66% of properties strongly contributing. Where areas do not meet the threshold as a whole, smaller sub-areas may be identified. For special character business, the recommendation was reached based on a qualitative threshold. Individual properties were assessed and found to be character-defining, character supporting, neutral or detracting. An area-based determination</p>

Topic	He kōrero me ngā whakaaro o Mana Whenua The discussion and thoughts of Mana Whenua	He whakautu The response
		<p>of value was made based on the overall quality of the character of each area.</p> <p>The findings, which are based on special character values only, show that the majority (around 75%) of special character has retained its value, and has been proposed to be identified as a qualifying matter. There are some changes proposed to the extents of areas where they have been found to no longer have sufficient special character values. Some of the areas where the overlay is proposed to be retained include: Grey Lynn, Ponsonby, Devonport, Manurewa and Ōtāhuhu. These areas have retained their special character quality. Some of the areas where the extent of the overlay is proposed to be reduced include: Remuera, Birkenhead, Ellerslie Town Centre, Ōrakei and Papatoetoe. The character quality of these areas has eroded over time.</p>

Table 1: Iwi Authority Advice and IPI Responses

3.5 Mataawaka overview

The council team, in consultation with Council's Māori Outcomes directorate, Ngā Mātārae, developed a targeted engagement approach for mataawaka.

One area of potential risk identified was the extent to which intensification on the boundaries of marae and other culturally important centres may affect their ability to be used for customary practices.

Eight mataawaka and taurahere marae were identified that may be affected by residential intensification on their boundaries.

Using the relationships and contacts of a Ngā Mātārae Kaitohutohu Marae / Marae Advisor, the council team made contact with all of these marae representatives. Individual hui were held with those representatives who sought further discussion and information. No widespread potential issue justifying a policy response was identified.

In addition, the team met with co-chair of Te Kotahi ā Tāmaki Marae Collective. This collective has 26 formal member marae and outreach to over 70 in the wider region. They have supported the educating and raising awareness across marae by providing communications and advisory support to their marae whanau via Facebook and communications.

The Waipareria Trust and Manukau Urban Māori Authority (MUMA) were approached by the council team for their perspectives representing mataawaka more generally within the region.

While no response was received from the Waipareria Trust, discussions were held with the CEO of MUMA. MUMA works closely with the Waipareria Trust on housing issues.

Concerns raised reflect those of mana whenua regarding the provision of open space and appropriate facilities in an intensifying environment, and how effective the NPS-UD would be in creating quality higher density developments.

Similar to the views of iwi mana whenua, the provision of papakāinga in the Auckland urban area is not seen as an issue as Māori don't own residential land of a suitable size and ownership structure (i.e. collective ownership) to consider developing papakāinga.

4. Conclusion

The identification, development and delivery of the approach to pre-notification consultation and engagement on the council's response to the NPS-UD 2020 and RMA amendments of late 2021 has been undertaken in a compressed and constrained environment.

The council wanted to engage and consult with Aucklanders, stakeholders, mana whenua and mataawaka on these important matters to fulfil obligations and also for reasons of best practice, acknowledging what was possible in terms of time and resource limitations.

The council believed it was important to inform people about the changes, put forward initial proposals as a preliminary response, and highlight what was available for council decision-making within a framework that was mostly a government requirement. This would be informed by feedback and input from a range of individuals, groups, iwi, organisations and bodies who had an interest in or responsibility for Auckland and its future development, improvement and protection.

The resulting proposed plan changes that have been produced for public notification in August 2022 have been shaped and informed, where possible, by the input and feedback of many. The adoption of an approach that went beyond what was required, in a statutory sense, has been considered essential to bringing the people of Auckland along on the journey of preparing the response to the NPS-UD and RMA amendments, in the form of proposed plan changes to the AUP, into an Auckland context.

ATTACHMENTS

Thirteen attachments follow as listed on contents page 2 and 3 of this report and referred to throughout the report.

Please note the pages that follow are not numbered and there are no title pages between attachments. However, each attachment generally has a heading or title that corresponds to the attachment title.

National Policy Statement on Urban Development – pre-notification engagement on the required intensification plan change to the Auckland Unitary Plan

File No.: CP2021/10631

Te take mō te pūrongo Purpose of the report

1. To agree an approach to involving local boards and mana whenua, and engaging with Aucklanders and key stakeholders on the intensification plan change required under the National Policy Statement on Urban on Development 2020 (NPS UD).

Whakarāpopototanga matua Executive summary

2. The Planning Committee received a memorandum on the NPS UD on 10 August 2020 and a report on the proposed work programme on 4 February 2021. A series of workshops have subsequently provided advice to the Planning Committee on the NPS UD, and the committee considered reports on aspects of the NPS UD at its meeting on 1 July 2021. In response to one of the reports, it was noted that a plan for involving local boards and mana whenua, and engaging with Aucklanders and key stakeholders on the NPS UD intensification plan change would be presented to the Planning Committee in August 2021.
3. The NPS UD requires that a proposed intensification plan change must be notified by 20 August 2022. This report sets out an approach to engagement prior to that date.
4. Consultation and engagement requirements are not specified in the NPS UD other than for the preparation of a Future Development Strategy, and with iwi and hapū in relation to the preparation of Resource Management Act 1991 (RMA) planning documents, which includes any plan changes to implement the NPS UD.
5. Given the significance of the matters that need to be addressed in the required intensification plan change and their interest to Aucklanders, and also reflecting previous engagement on the draft Auckland Unitary Plan in 2013, it is considered appropriate to engage with Aucklanders and key stakeholders before formal public notification in August 2022.
6. The proposed approach to engagement is for the council to involve local boards and mana whenua in developing the council's preliminary response to the NPS UD intensification policies between October 2021 and early 2022. This would be followed by engagement with Aucklanders and key stakeholders in March or April 2022.
7. The proposed approach has two key benefits. Firstly, it will enable Aucklanders and key stakeholders to understand the NPS UD and the council's preliminary response, and secondly, feedback received through this process will help inform the intensification plan change required under the NPS UD prior to public notification in August 2022.

Ngā tūhunga Recommendation/s

That the Planning Committee:

- a) approve the following engagement approach for the intensification plan change to the Auckland Unitary Plan required under the National Policy Statement on Urban Development 2020:
 - i) workshops from October 2021 to early 2022 with the Planning Committee, local boards and mana whenua on the council's preliminary response
 - ii) engagement in March or April 2022 with Aucklanders and key stakeholders on the council's preliminary response
 - iii) workshops in May and June 2022 with the Planning Committee, local boards and mana whenua to consider feedback from Aucklanders and key stakeholders on the matters over which the council has discretion and to progress the proposed intensification plan change
 - iv) public notification of the proposed intensification plan change by 20 August 2022.
- b) note that a more detailed plan for involving local boards and mana whenua and engaging with Aucklanders and key stakeholders will be prepared.

Horopaki Context

8. The Planning Committee received an introductory memorandum on the NPS UD on 10 August 2020 and a report on the proposed work programme on 4 February 2021. A series of Planning Committee workshops have subsequently provided advice to the Planning Committee on the issues in the NPS UD. Local board chairs or their nominees have been invited to attend all workshops on the NPS UD.
9. The Planning Committee considered reports relating to aspects of the NPS UD at its meeting on 1 July 2021. In response to one of the reports, it was noted that a plan for involving local boards and mana whenua and engaging with Aucklanders on the intensification plan change required under the NPS UD would be presented to the committee in August 2021. The NPS UD requires that a proposed intensification plan change must be notified by 20 August 2022.
10. Consultation and engagement requirements are not specified in the NPS UD other than for the preparation of a Future Development Strategy, and with iwi and hapū in relation to the preparation of Resource Management Act 1991 (RMA) planning documents, which includes the any plan changes to implement the NPS UD.
11. However, the council is required to consult certain government departments, iwi authorities and anyone else it considers appropriate when preparing plan changes to the AUP (as prescribed in Schedule 1 of the RMA). The council therefore has a good degree of discretion to adopt its own process for engagement on the intensification plan change required under the NPS UD.

Tātaritanga me ngā tohutohu

Analysis and advice

12. Two key elements are considered to be an important aspect of engagement on the intensification plan change:
 - involving local boards and mana whenua prior to public notification in August 2022
 - engaging with Aucklanders and key stakeholders prior to public notification in August 2022.
13. In terms of engaging with Aucklanders and key stakeholders, the council will need to be as clear as possible about the aspects of the intensification plan change that are strictly required by the NPS UD, and the aspects over which the council has some discretion. This means that even though there may be consultation prior to formal public notification, the council will not be able to change its approach in response to feedback received on aspects that are mandatory (such as the general enablement of at least six storeys inside walkable catchments).
14. The recommended approach for engagement is as follows:
 - workshops from October to early 2022 with the Planning Committee, local boards and mana whenua on the council's preliminary response
 - engagement in March or April 2022 with Aucklanders and key stakeholders on the council's preliminary response
 - workshops in May and June 2022 with the Planning Committee, local boards and mana whenua to consider feedback from Aucklanders and key stakeholders on the matters over which the council has discretion and to progress the proposed intensification plan change
 - public notification of the proposed intensification plan change by 20 August 2022.
15. The timeline for the proposed engagement approach is heavily reliant on three factors:
 - Firstly, the time required to complete a comprehensive street-based survey of properties within the Special Character Areas overlay in the AUP. This is a huge undertaking. At the time of completing this report it is anticipated that the survey will be completed for areas within the "walkable catchments" of the city centre, metropolitan centres and stops on the Rapid Transit Network by the end of 2021 and for "all other locations" early in 2022. It is possible the latter work could take longer, which may require a review of the timeframes or approach to engagement. The Planning Committee will be informed of progress with this work towards the end of 2021, along with any resulting changes to the overall approach and/or timeline if this is required.
 - Secondly, adding a step of engaging with Aucklanders and key stakeholders presents a further challenge to meeting the tight timeframe required by the NPS UD to notify the intensification plan change to the AUP. Engagement with Aucklanders and key stakeholders prior to public notification is not a requirement of the NPS UD. However, consulting with Aucklanders and key stakeholders before formal notification is considered to be best practice, given the matters involved.
 - Thirdly, it will be important to identify as clearly as possible in the engagement material, the aspects of the council's preliminary response that are discretionary (and may therefore change as a result of feedback) and the aspects that are non-discretionary as they are directed by the government through the NPS UD. This will influence the way the engagement and consultation is undertaken.

Tauākī whakaaweawe āhuarangi

Climate impact statement

16. The intensification plan change required under the NPS UD has the potential to reduce vehicle emissions (and therefore reduce climate impacts) by enabling more people to live closer to public transport, employment, goods and services. This matter will be discussed in detail in subsequent reports to the Planning Committee.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

17. By enabling an intensity of development in many parts of Auckland beyond that which is currently enabled in the AUP, the intensification plan change could have a significant impact on the council group. This will be addressed in detail in subsequent reports to the Planning Committee. Relevant council departments and the Council Controlled Organisations are involved in all aspects of the NPS UD.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

18. The extent of intensification anticipated by the NPS UD will affect most local boards and many communities in urban Auckland. Local board members have been briefed on the implications of the NPS UD and chairs have been invited to the series of committee workshops during 2021. Board members have voiced a keen interest in the council's implementation of the NPS UD.
19. Staff attended the Local Board Chairs Forum meeting on 12 July 2021 to brief chairs on the background to the NPS UD, the resolutions of the Planning Committee on 1 July 2021, and a possible approach to engagement with local boards, mana whenua and key stakeholders. The proposed approach for involving local boards in the development of the proposed plan change to implement the NPS UD is outlined previously in this report. Engaging with Aucklanders and key stakeholders prior to formal public notification presents an enhanced opportunity for local impacts to be considered before the proposed plan change is notified in August 2022.

Tauākī whakaaweawe Māori

Māori impact statement

20. Auckland Council has obligations under Te Tiriti o Waitangi and its Significance and Engagement Policy to take special consideration when engaging with Māori to enable Māori participation in council decision making to promote Māori well-being.
21. Policy 9 of the NPS UD sets out the requirements for local authorities as follows:

Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

 - a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and
 - b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and
 - c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and

water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and

- d) operate in a way that is consistent with iwi participation legislation.
22. This policy directs the council to particularly involve iwi and hapū in the NPS UD during the preparation of planning documents. The proposed plan change to implement the intensification provisions is one such planning document.
23. At this stage in the process, iwi and hapū have not yet been involved. However, previous engagement with mana whenua has indicated that increasing opportunities for housing (including papakāinga) is supported, together with protecting the natural environment and areas of cultural importance.
24. Staff will work with mana whenua to agree an engagement plan with them and will consider how to best engage with mataawaka.

Ngā ritenga ā-pūtea

Financial implications

25. The preparation of the intensification plan change required under the NPS UD (including engaging with Aucklanders and key stakeholders) is a large programme of work. Budget to appoint new staff to support this programme (and where necessary engage consultants) has been approved through the council's Long-term Plan. At this stage it is anticipated that the recommended approach to engagement can be managed within existing budgets.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

26. As noted above, the preparation of the intensification plan change required under the NPS UD is a large programme of work. A key risk is meeting the timeframe set out in the NPS UD, which requires the plan change to be notified by 20 August 2022. There is a significant amount of survey, assessment and analysis required to meet the evidential requirements of the NPS UD and section 32 of the RMA for the proposed plan change. There is a risk that the survey, assessment and analysis required for all locations where the NPS UD seeks to enable intensification may not be able to be completed in the required timeframe. Staff are being reallocated to undertake this task, and budget has been approved to recruit new staff to support the preparation of the plan change. The committee will be updated on this risk as work on the NPS UD progresses.

Ngā koringa ā-muri

Next steps

27. Once agreed to by the committee, the engagement approach will be translated into a detailed communication and engagement plan. The recommended approach would see initial workshops taking place with local boards and mana whenua from October 2021.

Ngā tāpirihanga

Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

Authors	Ross Moffatt - Principal Planner Eryn Shields - Team Leader Regional, North West and Islands
Authorisers	John Duguid - General Manager - Plans and Places Megan Tyler - Chief of Strategy

Resolutions:

10. National Policy Statement on Urban Development – pre-notification engagement on the required intensification plan change to the Auckland Unitary Plan

Resolution number PLA/2021/98

That the Planning Committee:

- a) approve the following engagement approach for the intensification plan change to the Auckland Unitary Plan required under the National Policy Statement on Urban Development 2020:**
 - i) workshops from October 2021 to early 2022 with the Planning Committee, local boards and mana whenua on the council's preliminary response**
 - ii) engagement in March or April 2022 with Aucklanders and key stakeholders on the council's preliminary response**
 - iii) workshops in May and June 2022 with the Planning Committee, local boards and mana whenua to consider feedback from Aucklanders and key stakeholders on the matters over which the council has discretion and to progress the proposed intensification plan change**
 - iv) public notification of the proposed intensification plan change by 20 August 2022.**
- b) note that a more detailed plan for involving local boards and mana whenua and engaging with Aucklanders and key stakeholders will be prepared.**

I hereby give notice that a confidential meeting of the Planning Committee will be held on:

Date: Thursday, 31 March 2022
Time: 10.00am
Venue: This meeting will be held remotely

Kōmiti Whakarite Mahere / Planning Committee

CONFIDENTIAL AGENDA

ITEM	TABLE OF CONTENTS	PAGE
C1	National Policy Statement on Urban Development - Auckland Council Preliminary Response - Endorsement For Public Engagement	3

National Policy Statement on Urban Development - Auckland Council Preliminary Response - Endorsement For Public Engagement

File No.: CP2022/02718

Item C1

Matatapu tanga Confidentiality

Reason:	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Interests:	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege. s7(2)(j) - The withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage. In particular, the report contains the council's preliminary response to the National Policy Statement on Urban Development and Resource Management (Enabling Housing Supply and Other Matters) Act. The report has been informed by legal advice.
Grounds:	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

Te take mō te pūrongo Purpose of the report

1. The purpose of this report is to endorse the council's preliminary response to the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act). Endorsement of the council's preliminary response will enable public engagement from mid-April to early May 2022 as previously approved by this committee.

Whakarāpopototanga matua Executive summary

2. The NPS-UD and the Amendment Act require that a proposed intensification plan change (IPI) must be notified by 20 August 2022. The Planning Committee received a memorandum on the NPS-UD on 10 August 2020 and a report on the proposed work programme on 4 February 2021. Elected members have attended workshops and made decisions in 2021 and 2022 on preliminary policy directions to guide how the council will implement the NPS-UD. The chronology of workshops and committee meetings is set out in the overview report on the open section of the agenda. Resolutions of the committee associated with the NPS-UD are also included in the overview report.
3. A preliminary response to the NPS-UD has been prepared so that it can be made available to the public on the Auckland Have Your Say website. The preliminary response contains a series of maps that illustrate a zoning pattern that reflects the committee's resolutions to date. The series of maps are accessed via a Geographic Information System (GIS) viewer in Attachment A. The maps also illustrate locations where various qualifying matters endorsed by the committee would limit the height and/or density that would otherwise be enabled. It is intended that alongside the maps there will be information sheets that help explain the council's preliminary policy directions.

4. Since October 2021, local boards and mana whenua have been involved in helping the council develop its preliminary response. This report recommends that engagement with the public on the council's preliminary response takes place from mid-April to early May 2022. While this is a tight timeframe and coincides with Easter and school/university holidays, factors such as central government introducing major changes through the Amendment Act at the end of last year while retaining the 20 August 2022 deadline, and the impact of the Covid 19 pandemic, have made it impossible to engage with the public earlier than now. Extending the engagement period further into May runs a very high risk of the council being unable to meet the 20 August 2022 statutory deadline.
5. Feedback received from the public, together with the ongoing involvement of local boards and mana whenua, will greatly assist the council in finalising the IPI for notification by 20 August 2022.

Ngā tūtohunga Recommendation/s

That the Planning Committee:

- a) subject to clause b) endorse the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 included as Attachment A of the agenda report, for the purpose of engagement with the public from mid-April to early May 2022
- b) agree that land within the Auckland Light Rail Study Corridor (or an area within the corridor) shown in Attachment E of the agenda report should be shown with its current zoning and identified as being "under investigation" in the council's preliminary response
- c) note that discussions are occurring between senior council and central government staff regarding issues associated with the timing of decisions on the Auckland Light Rail route and stops relative to the 20 August 2022 statutory deadline for notifying the Intensification Planning Instrument required under the National Policy Statement on Urban Development
- d) note that feedback will be sought on the following aspects of the National Policy Statement on Urban Development 2020, where the council has discretion:
 - i) the approach to, and extent of, walkable catchments around the city centre, metropolitan centres and rapid transit network stops as required under Policy 3(c)
 - ii) the approach to, and extent of, intensification of areas adjacent to the city, metropolitan, town, local and neighbourhood centres as required under Policy 3(d)
 - iii) the selection of, and approach to, "any other qualifying matters" that limit the height and density that would otherwise be required as enabled under Policy 4.
- e) note that feedback will not be sought on matters in the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 that are mandatory
- f) agree that Medium Density Residential Standards should not apply to Auckland's 23 rural and coastal settlements that do not meet the population threshold specified in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (as set out in Attachment B of the agenda report)

- g) endorse for the purpose of public engagement on the council's preliminary response, the following approach to the Special Character Areas overlay in the Auckland Unitary Plan:
- i) Special Character Areas Residential overlay - the retention as a qualifying matter, areas of high-quality special character value, being those areas in which 75% or more of individual properties score 5 or 6
 - ii) Special Character Areas Business overlay - the retention as a qualifying matter the following entire areas as currently shown in the Auckland Unitary Plan:
 - A) Balmoral Shopping Centre
 - B) Helensville
 - C) Howick
 - D) Sandringham
 - iii) Special Character Areas Business overlay - the retention as a qualifying matter the following areas, subject to a reduction in their extent as shown in Attachment D of the agenda report:
 - A) Devonport
 - B) Eden Valley
 - C) Grey Lynn
 - D) Kingsland
 - E) Lower Hinemoa Street
 - F) Mount Eden Village
 - G) Newmarket
 - H) Parnell
 - I) Ponsonby Road
 - J) Onehunga
 - K) Ōtāhuhu
 - L) West Lynn
 - M) Upper Symonds Street
 - iv) Special Character Areas Business overlay - the removal as a qualifying matter the entire Ellerslie area currently shown in the Auckland Unitary Plan
- h) agree that land within precincts contained in the Auckland Unitary Plan (that are within the scope of the intensification policies of the National Policy Statement on Urban Development) should be shown with their current zoning and identified as "under investigation" in the council's preliminary response
- i) note that staff at Auckland Transport and Watercare and within the council's Healthy Waters department are undertaking further analysis on how constraints on existing infrastructure may be applied as a qualifying matter, but that this will not be included in the preliminary response maps, as that analysis is not yet complete
- j) note that feedback on the council's preliminary response will be presented to the Planning Committee at workshops and meetings in June and July 2022 to assist with the ongoing development of the Intensification Planning Instrument that must be notified by 20 August 2022

- k) note that the section 32 analysis required under the Resource Management Act for the Intensification Planning Instrument is complex and work on capacity modelling, economic and planning analysis is continuing alongside the engagement on the council's preliminary response

Restatement

- l) agree that the report, attachments and the resolutions of the Planning Committee remain confidential until public engagement begins on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Horopaki Context

6. The NPS-UD and the Amendment Act require that a proposed intensification plan change (IPI) must be notified by 20 August 2022. The Planning Committee received a memorandum on the NPS-UD on 10 August 2020 and a report on the proposed work programme on 4 February 2021. Elected members have attended workshops and made decisions in 2021 and 2022 on preliminary policy directions to guide how the council will implement the NPS-UD. The chronology of workshops and committee meetings is set out in the overview report on the open section of the agenda. Resolutions of the committee associated with the NPS-UD are also included in the overview report.
7. A preliminary response to the NPS-UD has been prepared so that it can be made available to the public on the Auckland Have Your Say website. The preliminary response contains a series of maps that illustrate a zoning pattern that reflects the committee's resolutions to date. The maps also illustrate locations where various qualifying matters endorsed by the committee would the limit the height and/or density that would otherwise be enabled. It is intended that alongside the maps there will be information sheets that help explain the council's preliminary policy directions.
8. In August 2021 the committee approved an engagement approach which included workshops with local boards, the committee and mana whenua, and engagement with Aucklanders and key stakeholders, on council's preliminary response (PLA/2021/98). To that end, since October 2021, local boards and mana whenua have been involved in helping the council develop its preliminary response. This report recommends that engagement with the public on the council's preliminary response takes place from mid-April to early May 2022. While this is a tight timeframe and coincides with Easter and school/university holidays, factors such as central government introducing major changes through the Amendment Act at the end of last year while retaining the 20 August 2022 deadline, and the impact of the Covid 19 pandemic, have made it impossible to engage with the public earlier than now. Extending the engagement period further into May runs a very high risk of the council being unable to meet the 20 August 2022 statutory deadline.
9. Feedback received from the public, together with the ongoing involvement of local boards and mana whenua, will greatly assist the council in finalising the IPI for notification by 20 August 2022.

Tātaritanga me ngā tohutohu Analysis and advice

The council's preliminary response

10. The council's preliminary response (Attachment A) is illustrated in a series of maps that can be made available to the public in a Geographic Information System (GIS) viewer on the council's Auckland Have Your Say website. The GIS viewer shows where the zoning in Auckland may be changed to give effect to the NPS-UD and where qualifying matters that affect heights and/or density (and any other relevant MDRS that enable development) may apply.
11. The GIS viewer will be supported by information sheets that describe the process the council is following. There will be summaries of the preliminary policy response to walkable catchments and qualifying matters (those identified by the government and those identified by the council). The approach to intensification (policy 3 of the NPS-UD) will be described, as well as how this would be applied to different parts of Auckland. Some location-specific information sheets (such as one for the city centre) will be prepared. The AUP text of the new zone provisions will not be available for feedback, as this is still being prepared and tested.

Settlements exempt from Medium Density Residential Standards

12. Tier 1 councils (including Auckland Council) are required to incorporate medium density residential objectives, policies and standards in all relevant residential zones. In Auckland the relevant residential zones in the AUP are the Single House, Mixed House Suburban, Mixed Housing Urban and Terrace Housing and Apartment Building Zones.
13. The council included in its submission on the Resource Management (Enabling Housing Supply and Other Matters) Bill that rural and coastal settlements should be exempt from the MDRS requirements. This part of the council's submission was successful, and the Amendment Act excludes MDRS from:
 - a) offshore islands
 - b) settlements with populations less than 5,000 people (as at the time of the 2018 census)
 - c) large lot residential, or rural and settlement zones.
14. Analysis of 2018 usually resident census data of settlements with a relevant residential zoning demonstrates that:
 - 23 of Auckland's smaller settlements had less than 5,000 people, and so MDRS will not be applied. Attachment B lists the excluded settlements.
 - four of Auckland's settlements had populations greater than 5,000 people. Subject to any qualifying matters, MDRS therefore apply to:
 - Pukekohe
 - Warkworth
 - Waiuku
 - Beachlands (note: Maraetai is a separate settlement whose population is too small for MDRS to apply).
15. The small settlements excluded from MDRS are proposed to be shown with their operative AUP zoning in the council's preliminary response. The Amendment Act gives council discretion to apply MDRS to relevant residentially zoned settlements with a population under 5,000, if it is appropriate to enable intensification in that settlement. It is recommended that MDRS are not applied in any of the 23 small settlements, as they are not well supported by public transport and bulk water infrastructure. This is not a matter that has been specifically addressed by the committee to date.

Special Character Areas – Residential and Business

16. In July 2021, the committee resolved that Special Character Areas (SCA) identified in the AUP that are “of high-quality” should be a qualifying matter under Subpart 6 3.32(1) of the NPS-UD. As a caveat, the committee resolved that where this approach has a significant impact on development capacity, a combination of a planning and heritage assessment should be undertaken. A site-by-site assessment of all SCA properties has subsequently been undertaken, being 21,120 SCA Residential and 1,682 SCA Business properties.

Special Character Areas – Residential

17. Individual properties within the SCA Residential were assessed in relation to five criteria based on the values of SCA Residential identified in the AUP, being:
- i) Scale
 - ii) Relationship to street
 - iii) Period of development
 - iv) Typology
 - v) Architectural style.
18. Each criterion was marked as contributing, neutral or detracting, with one point awarded for each contributing criterion. An additional point (or loss of a point) was determined by the integrity of the property, with each property given an overall score of up to six. Data for individual properties was then aggregated into an area-based percentage. Areas with at least 75% of properties scoring five or six points were determined to be high quality.¹
19. A score of five or six points means that the property contributes strongly to the special character values of the area. This, along with the 75% threshold, ensures that the area is cohesive and consistently conveys its values, and is therefore of a high quality. The “areas” are defined by the existing SCA Residential areas that they are identified in the AUP (for example, Isthmus A or B), as well as the underlying historic subdivision patterns and more recent patterns of development.
20. The methodology developed for assessment of the survey results also allowed for areas that were not high quality to be subject to an additional, finer-grained analysis. The purpose of this analysis was to identify if there were sub-areas within the larger area that are of high-quality. Where it was determined SCA Residential was not high quality, the identification of potential historic heritage areas was also considered. Three potential historic heritage areas have been identified where the SCA Residential areas are not assessed as high quality. These areas are currently being evaluated to confirm if they meet the threshold for a historic heritage area in the AUP.
21. At a regional scale, the current SCA Residential contains 21,120 properties. Of these, 14,896 properties are within an area of high quality. This means that 71% of properties within the current SCA Residential overlay would remain within the SCA Residential overlay. In land area, the area recommended to be retained is 62% of the current area that has the SCA Residential overlay in the AUP. A preliminary analysis of alternative scenarios for SCA Residential is included as Attachment C.

¹ A preliminary analysis of the implications of adopting other thresholds for SCA Residential is included as Attachment C.

22. As an overall proportion of residential zoned land this is approximately 3%. At a regional level therefore, retaining the height and density restrictions that currently apply in these areas would have very little impact on Auckland's capacity for housing. However, within the Auckland isthmus this is clearly higher, and as explained at the recent workshop with the committee, within the walkable catchments of the city centre, Mount Eden and Kingsland train stations, the proportion is higher yet again (32%, 20% and 46% respectively of all residential or mixed use zoned land). Unfortunately, there has been insufficient time since the completion of the survey work to explore the more localised capacity issues with the committee.
23. It is therefore recommended that, as a preliminary response, feedback is sought on an approach that simply reflects the results of the assessment, and only includes areas of SCA Residential that meet the 75% high quality threshold. Feedback received will assist the committee in further exploring SCA Residential as a qualifying matter.

Special Character Areas - Business

24. Of the 18 SCA Business areas, 16 are of high quality. Of these 16 high quality areas, 13 are recommended to be subject to a reduction in their extent. These are Devonport, Eden Valley, Grey Lynn, Kingsland, Lower Hinemoa Street, Mount Eden Village, Newmarket, Parnell, Ponsonby Road, Onehunga, Ōtāhuhu, West Lynn and Upper Symonds Street. The maps of reduced extents are contained in Attachment D. The three high quality areas with no change recommended to their extent are Balmoral Shopping Centre, Helensville and Sandringham.
25. Two SCA Business areas are not high quality, being Howick and Ellerslie. Ellerslie is recommended to be deleted from SCA Business overlay. The Howick SCA Business overlay has been the subject of extensive community input (including during and after the Auckland Unitary Plan hearings), has specific urban design provisions that differ from the other SCA Business areas, and was the subject of a recent council plan change to introduce a character statement to the AUP. It is therefore recommended that the council's preliminary response retains the Howick SCA Business overlay and that this matter is investigated further.
26. At a regional view, the current SCA Business contains 1682 properties. Of these, 1128 properties are within an area of high quality. This means that 67% of properties within the current SCA Business areas are recommended to be retained as high quality.
27. Seven potential historic heritage places have been identified in the SCA Business assessments. These are in areas that are not of high quality or where the current extent of SCA Business is proposed to be reduced. These sites are currently being evaluated to confirm if they meet the threshold for a historic heritage place in the AUP.

Precincts in the Auckland Unitary Plan

28. There are 190 precincts in the AUP. Precincts enable local differences to be recognised by providing detailed place-based provisions that can vary the use and built form outcomes sought by the underlying zone or Auckland-wide provisions. Precincts can be more restrictive or more enabling than the zone (or zones) to which they apply. Many of the precincts in the AUP have been the subject of extensive community involvement over many years, plan changes to the AUP or the legacy district plans and in a number of cases, Environment Court decisions.

29. Council staff have begun to analyse all precincts that are located in the urban environment. There are 161 of these precincts. The analysis seeks to identify whether or not they are affected by the NPS-UD and specifically whether they have provisions that protect government or council identified qualifying matters. This work is progressing in line with the committee's resolutions regarding qualifying matters. What this means is that where a precinct has applicable qualifying matter(s) that act to reduce height and/or density, or affect the MDRS, it will be retained or amended to retain the precinct values. Where a precinct manages height and/or density, but does not contain applicable qualifying matter(s), it will be removed, in whole or in part.
30. This is a substantial body of work, and will not be available in time to be included in the council's preliminary response for feedback. This will be noted in the GIS viewer with the precincts tagged as "area under investigation". Supporting information will explain why these areas are shown this way at this point in the process.

Auckland Light Rail

31. Central government has confirmed its commitment to light rail from the city centre to Māngere/Auckland Airport. However, the specific light rail route (and stops on the route) are still being investigated by the Auckland Light Rail project team within a defined study corridor (see Attachment E). The route and stops will not be confirmed until after 20 August 2022.
32. The different timeframes for the IPI and decisions on light rail present a number of risks for the council and central government that are being worked through with senior council staff and central government officials for a political decision. These risks arise from the fact that it is inevitable that the changes proposed within part of the light rail study corridor as part of the IPI, will need to be completely revisited in 2023 and 2024 when the route and stops are confirmed. This would result in residents, business owners and others having to commit time, effort and resources to two very different plan change processes for the same area within a very short (and potentially overlapping) period of time.
33. At this stage, the council does not have the option of excluding land within the light rail study corridor from the IPI in August 2022. As such, the preliminary response in Attachment A includes proposed changes within the light rail study corridor. However, given the significant issues this raises and the ongoing discussions between senior council staff and central government officials, it is recommended that the committee agree to amendments to the council's preliminary response in Attachment A that would show land within the light rail study corridor with its current zoning and highlight the area as "under investigation".

Topics where analysis is not yet complete

34. Staff are still analysing how some qualifying matters will be applied. This includes work required to give effect to the New Zealand Coastal Policy Statement and matters associated with the transport network, storm water, water supply and waste water infrastructure. This is another substantial body of work, and will not be available in time to be included in the council's preliminary response for feedback. These matters will, however, be discussed in information sheets, and workshopped with the committee as soon as practicable.

Tauākī whakaaweawe āhuarangi Climate impact statement

35. Objective 8 and policy 1 of the NPS-UD set out a policy framework that signals the need for decisions under the RMA to reduce emissions and improve climate resilience.
36. This framework is in line with the 'built environment' priority of Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan, which has a goal of achieving "A low carbon, resilient built environment that promotes healthy, low impact lifestyles". The plan recognises that:
"To move to a low carbon and resilient region, climate change and hazard risks need to be integral to the planning system that shapes Auckland. Integrating land-use and transport planning is vital to reduce the need for private vehicle travel and to ensure housing and employment growth areas are connected to efficient, low carbon transport systems."
37. Applying the NPS-UD will enable additional residential intensification to occur in areas where jobs, services and amenities can be easily accessed by active modes and public transport. This will contribute to reducing greenhouse gas emissions and the more efficient use of land will reduce growth pressures in areas more susceptible to the effects of climate change. In some places, applying the MDRS required under the Amendment Act will also achieve this outcome. However, a key aspect of the council's submission on the Amendment Act was that enabling three-storey medium density housing across Auckland's urban environment, is likely to result in a greater number of people living in areas where it is extremely difficult to provide a high level of public transport service.
38. A more detailed analysis of climate impacts will be possible once the mapping work required to implement the NPS-UD and the Amendment Act is more advanced. As well as responding to the intensification requirements of the NPS-UD and Amendment Act, this mapping work applies qualifying matters such as avoiding natural hazards associated with climate change (e.g. coastal inundation and erosion associated with sea level rise).

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

39. All relevant council departments and Council Controlled Organisations have been involved in preparing for the forthcoming engagement on the council's preliminary response to the NPS-UD and the Amendment Act. They will have an ongoing role during the feedback period through to and beyond 20 August 2022. Feedback received on the council's preliminary response will be reviewed by the relevant departments and CCOs to assist the council in finalising the IPI for public notification.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

40. Local boards were briefed in October and November 2021 on the implications of the NPS-UD and local board chairs were invited to the series of Planning Committee workshops run in 2021 on the NPS-UD. Local boards also received a detailed briefing on the council's preliminary response in March 2022. Local boards will have the opportunity to provide formal feedback on the draft IPI in mid-2022, prior to the committee receiving the proposed IPI in August 2022 for a decision to notify.

Tauākī whakaaweawe Māori Māori impact statement

41. Auckland Council has obligations under Te Tiriti o Waitangi and its Significance and Engagement Policy to take special consideration when engaging with Māori and to enable Māori participation in council decision-making to promote Māori well-being

42. The NPS-UD provides for the interests of Māori through intensification to increase housing supply, alongside its identification of qualifying matters. The widespread intensification sought by the NPS-UD has the potential to affect Māori both negatively and positively. This includes with respect to culturally significant sites and landscapes, Treaty Settlement redress land, the urban form as it reflects mātauranga Māori and accessibility, and Māori facilities where customs and traditions are observed (such as marae).
43. The relevant qualifying matters set out in the NPS-UD and Amendment Act include matters of national importance that decision-makers are required to recognise and provide for under section 6 of the RMA 1991, and matters necessary to implement, or to ensure consistency with, iwi participation legislation.
44. Policy 9 of the NPS-UD sets out requirements for local authorities as follows:
- “Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*
- a) *involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
 - b) *when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
 - c) *provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
 - d) *operate in a way that is consistent with iwi participation legislation.”*
45. Policy 9 directs the council to involve iwi and hapū in the NPS-UD, during the preparation of planning documents, and to take into account the values and aspirations of hapū and iwi for urban development in the region. In the context of the NPS-UD, the council must involve mana whenua and mataawaka within the region.

Engagement

46. All mana whenua entities recognised by the council receive ongoing invitations to engage and provide feedback on the NPS-UD programme. All representatives (including those electing not to participate in collective meetings or workshops) receive information, updates and hui notes. The council planning team encourage and ask iwi representatives to share key programme information with appropriate advisors, specialists and staff within their tribal organisations.
47. Since October 2021, council staff have been engaging with mandated mana whenua representatives at both Governance and Kaitiaki levels on the NPS-UD and its wider implications across the region. This has been through collective and individual hui. Collective hui have been held on average every 4 to 6 weeks (excluding the Christmas period).
48. As the implications of the NPS-UD have become more apparent, particularly through the Amendment Act in December 2021, potentially affected mataawaka facilities and location specific mataawaka groups have been identified. This identification has been done in consultation with the council’s Ngā Mātārae department and the Plans and Places Māori Heritage Team. Targeted engagement with these groups commenced in March 2022 and will continue through to April 2022.
49. Council staff also presented to the Tāmaki Makaurau Mana Whenua Forum in October 2021 and March 2022. The council has provided memorandum updates to Te Pou Toi, Toi Manawa and Te Pou Taiao in February 2022.
50. The engagement being undertaken is consistent with Clause 3(1)(d) of Schedule 1 of the RMA which is a requirement for standard plan change processes.

Themes emerging

51. Individual and collective engagement has raised several key themes relating to such matters as the protection of scheduled and known cultural heritage and managing potential interface effects from new development with existing marae. This is supported by research undertaken by the council team in advance of these discussions with mana whenua. This has drawn on a wide range of council documents and publicly available information.
52. Common themes that have been identified include:
- Universal access provided in residential design for less able whānau members
 - Access to open space for health and wellbeing
 - Safe and connected whānau and communities
 - Avoiding development in areas poorly served by infrastructure
 - Access to affordable housing options
 - Maintaining access to customary activities e.g. waka launching, kaimoana gathering
 - Protection of Māori sites and places of cultural significance. Maintaining precincts that protect cultural values or are otherwise culturally sensitive (such as Ihumātao)
 - Avoiding negative effects of intensive residential development on established cultural activities/facilities (such as marae)
 - Provisions for Kohanga reo and Kura Kaupapa Māori in urban areas
 - Use of Māori design concepts in the development of commercial centres and in large residential developments
 - Use of mātauranga and tikanga Māori in the management of resources
 - The support of measures to maintain and improve water quality, ecological areas, volcanic viewshafts, and the coastline.
 - Avoid exacerbating natural hazard risks
 - Maintaining the cultural significance of the Waitakere Ranges Heritage Area
 - Concern that Future Urban Zone land will be prematurely rezoned.
53. The council's engagement team is actively working across the NPS-UD project to consider these matters and are reporting back to the mana whenua representatives on progress.

Ngā ritenga ā-pūtea Financial implications

54. Work on the NPS-UD has been progressing within existing budgets. However, the recent passing of the Amendment Act has resulted in a significant increase in the scale and complexity of the project, without any changes to the NPS-UD implementation timeframes. This will require a greater than anticipated level of change to the AUP and therefore a higher level of public participation and potential feedback and submissions.
55. The financial impact of these changes will affect the current 2021-2022 and the 2022-2023 financial year, and potentially the following year. While it is expected that additional costs in the current financial year can be met through a re-prioritisation of work programmes within the Chief Planning Office, further costs (primarily relating to operation of an independent hearings panel and engagement of specialists) may require re-prioritisation of other work programmes from across the organisation. Planning for the 2022-2023 financial year is currently underway, however any impacts will be of a scale that will not affect the council's overall financial position.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

56. Central government has set a deadline of 20 August 2022 for the council to publicly notify the IPI. Given the scale and complexity of work required to meet this deadline, there is a risk that the quality of engagement on the council's preliminary response will not meet the expectation of Aucklanders and key stakeholders, and that the council may not receive quality feedback from a wide range of interests. There is also a risk that Aucklanders and key stakeholders are unclear about the mandatory requirements of the NPS-UD and the Amendment Act, and where the council has some discretion.
57. These risks will be mitigated by strong, clear communications in the lead-up to mid-April and during the engagement period. In terms of Aucklanders who are harder to reach, the council's engagement team is about to make contact with a number of groups who represent Aucklanders who are historically less likely to engage, to raise their awareness of the NPS-UD and Amendment Act and the opportunity to provide feedback from mid-April to early May 2022. Other engagement techniques are also be explored with a view to obtaining high quality feedback from as wide a range of interests as possible within the tight time constraints.

Ngā koringa ā-muri Next steps

58. Should the committee endorse the preliminary response that implements the NPS-UD and the Amendment Act, staff will progress to engage with Aucklanders from mid-April to early May 2022. Feedback received during this period will be analysed and presented to the committee, mana whenua and local boards to inform the completion of the IPI that must be publicly notified by 20 August 2022. Public notification is the beginning of formal submissions and hearings of those submissions.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Auckland Council preliminary response to the National Policy Statement on Urban Development and Amendment Act	15
B	Auckland Settlements With Usually Resident Populations Of Less Than 5000, 2018 Census	17
C	Other Special Character Scenarios	19
D	Special Character Areas Business	21
E	Light Rail Corridor	35

Ngā kaihaina Signatories

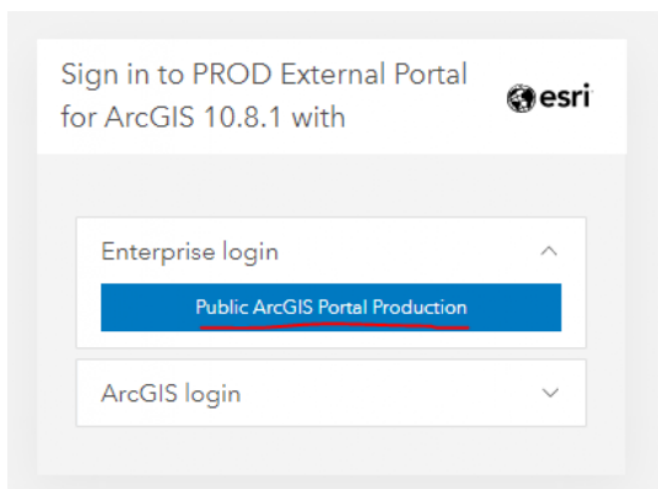
Authors	Eryn Shields - Team Leader Regional, North West and Islands John Duguid - General Manager - Plans and Places
Authoriser	Megan Tyler - Chief of Strategy

ATTACHMENT A – Auckland Council preliminary response to the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Act

Please refer to the following link:

<https://mapspublic.aklc.govt.nz/portal/apps/webappviewer/index.html?id=bc762003ba27416fa6cea616d832be67>

Once you have opened the link in your web browser, click on the blue box to get access to the maps. Please note this link will only work when accessed via your Auckland Council login.



**ATTACHMENT B - Auckland Settlements With Usually Resident Populations Of Less Than 5000,
2018 Census**

Clarks Beach
Clevedon
Glenbrook Beach
Helensville
Karaka
Kawakawa Bay
Kingseat
Kumeu-Huapai
Maraetai
Matakana
Okura
Omaha
Parakai
Patamahoe
Point Wells
Riverhead
Snells Beach - Algies Bay
Stillwater
Te Hana
Waimauku
Waiwera
Wellsford
Whitford

Note: Other exclusions from the application of Medium Density Residential Standards are:

1. Any settlement zoned as Rural and Coastal Settlement or Large Lot Residential in the Auckland Unitary Plan, for example Sandspit
2. Any residentially zoned land in the Hauraki Gulf Islands Plan, Kawau Island, or any other offshore island

ATTACHMENT C Other Special Character Assessment Scenarios

1. There are other thresholds (other than 75%) that could be considered. Moving the threshold by only 5% in either direction makes little difference to the results. More significant increases or decreases to the threshold are required to see changes to wider SCA areas. A brief analysis of different thresholds is discussed below.
2. The models illustrated below do not include the consideration of sub-areas within each SCA area. The percentage of SCA Residential recommended to be retained would increase, following the identification of sub-areas. For example, with the recommended 75% threshold, 47% of SCA Residential met the threshold (as whole areas). The finer-grain analysis identified thirty-nine sub-areas. With the inclusion of sub-areas, the recommendation for the 75% threshold is that 71% of properties within the current AUP SCA Residential are retained.

50% threshold, being those areas in which at least 50% of properties score five or six:

- 95% of SCA Residential¹ would meet the threshold (as whole areas²), including all SCA Residential located in Walkable Catchments
- Three areas would not meet the threshold (Helensville, Birkenhead, Codrington Crescent), but they would contain sub-areas that would meet this threshold
- A threshold of 50% would not align with the Planning Committee's July 2021 resolution that SCA be required to be of a high quality, and this resolution would be required to be amended via a new resolution.

66% threshold, being those areas in which 66% of properties score five or six:

- 84% of SCA Residential would meet the threshold (as whole areas³), and would introduce an additional⁴ seven whole areas in the Walkable Catchments
- There are likely to be sub-areas that met the 66% threshold (this work is yet to be done), therefore increasing the percentage of SCA Residential that would be retained
- A threshold of 66% would not be considered to be "high quality"; this figure is generally more of a threshold for the general presence of special character.

90% threshold:

- 12% of the SCA Residential Overlay would meet this threshold (as whole areas⁵), including much of the large Grey Lynn area, some of which is in the Walkable Catchment of the city centre
- Three areas that would be retained are also currently managed through the Historic Heritage Overlay
- There may be sub-areas that meet the 90% threshold, albeit small pockets

¹ Being 95% of the individual property parcels.

² The identification of sub-areas that meet the 90% threshold has not been undertaken. This percentage would be expected to increase following the completion of this work.

³ Again, without the identification of sub-areas.

⁴ Additional to those already identified as high-quality under the 75% threshold.

⁵ Again, without the identification of sub-areas.

- A threshold of 90% is extremely high and would likely lead to further fragmentation of SCA Residential if only very small sub-areas could be identified that met this threshold.

75% threshold in Walkable Catchments and 66% threshold outside Walkable Catchments:

- This scenario considers high quality SCA Residential only within Walkable Catchments. The remainder of the SCA Residential would only need to qualify as Special Character. The scenario provides the following results:
 - 58% of SCA Residential would meet the threshold (as whole areas⁶) and would introduce an additional⁷ seven whole areas that are located outside the Walkable Catchments
 - In addition to the already identified sub-areas that meet the 75% threshold in Walkable Catchments, there would also be sub-areas that met the 66% threshold outside these areas, therefore increasing the percentage of SCA Residential recommended to be retained
 - This scenario differentiates between “high quality SCA” (75%) and “SCA” (66%).

⁶ Again, without the consideration of sub-areas.

⁷ Additional to those currently recommended in the 75% threshold.

Attachment xx

Maps of Special Character Areas Overlay – Business areas where extent is proposed to be reduced as a result of the survey of special character values

Item C1

Attachment D









Item C1

Attachment D





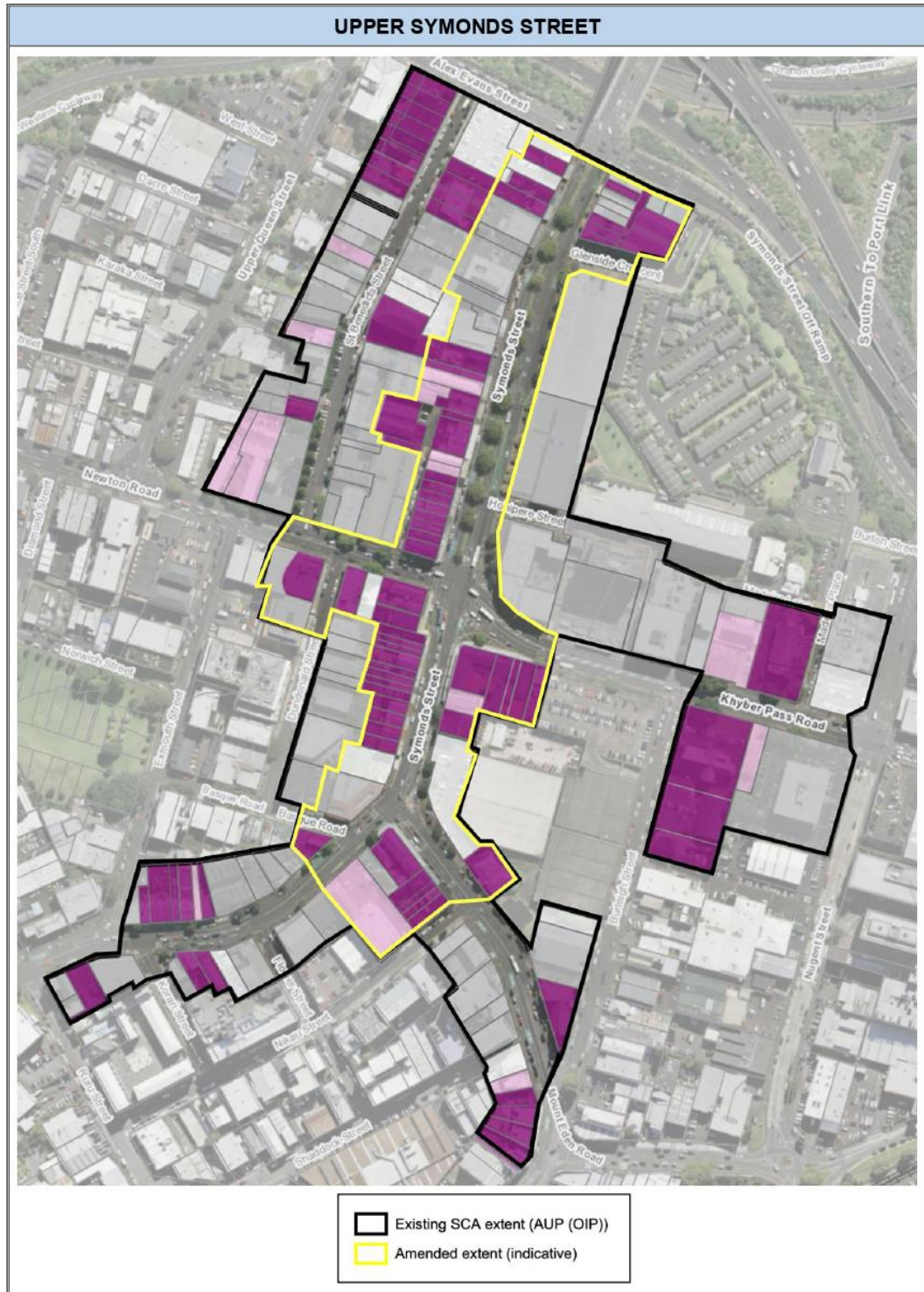








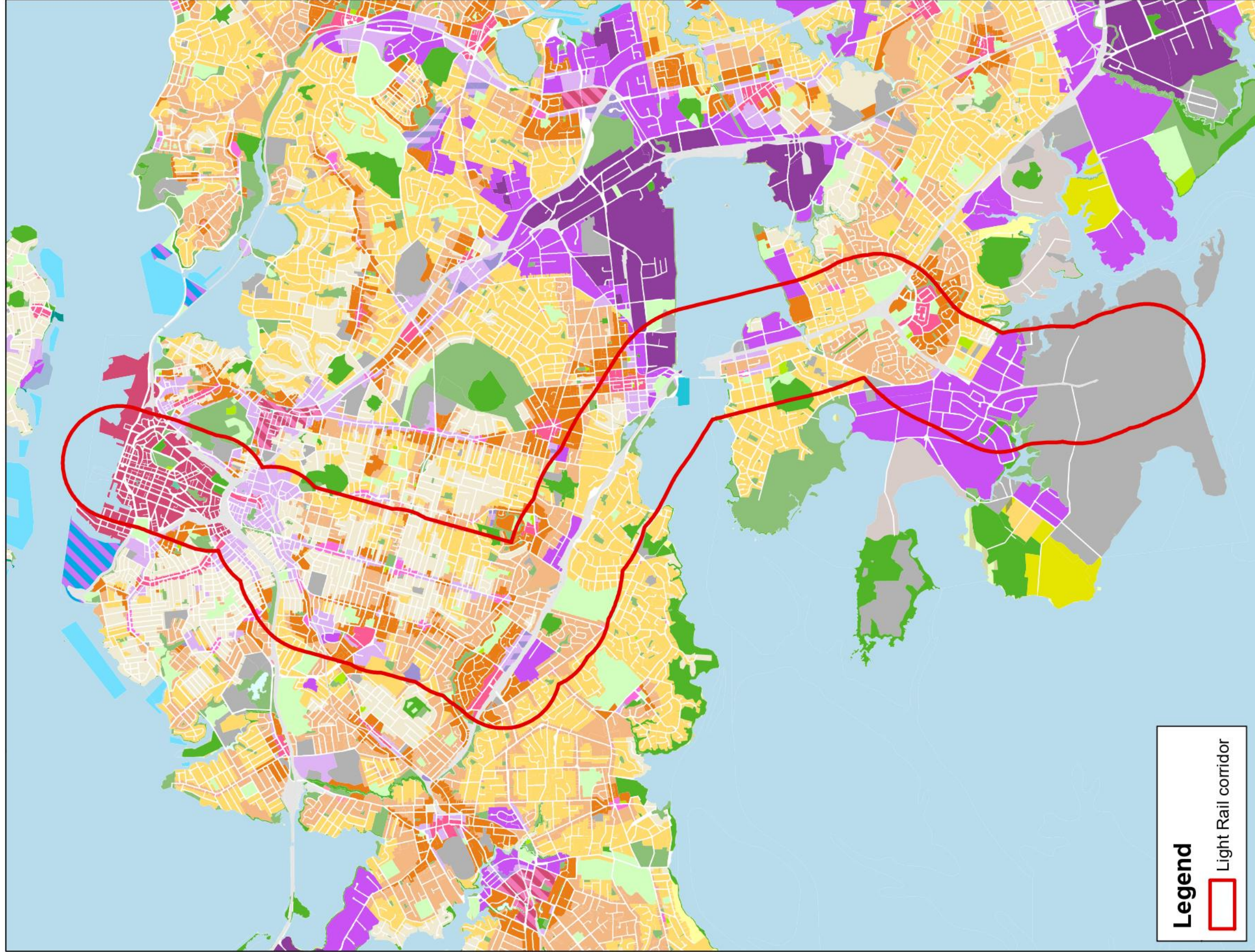




Item C1

Attachment D





Legend

Light Rail corridor



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this mapplan and accepts no liability for any error, omission or delay.

Date: 2/06/2021

Document Path: U:\CPOR\LP\FCLUP\IGIS_0072\Views\Light Rail Corridor3_Workspace\Map of Corridor.mxd



Auckland Council
Te Kaunihanga o Tāmaki Makaurau
Plans and Places

Light Rail Corridor

Kōmiti Whakarite Mahere / Planning Committee
CONFIDENTIAL MINUTES

Confidential minutes of a meeting of the Planning Committee held remotely on Thursday, 31 March 2022 at 10.00am.

The confidential section of the meeting commenced at 5.55pm.

The meeting adjourned at 5.55pm and reconvened at 6.01pm.

C1 CONFIDENTIAL: National Policy Statement on Urban Development - Auckland Council Preliminary Response - Endorsement For Public Engagement

A presentation was provided. A copy has been placed on the official minutes and is available as a confidential minutes attachment.

Cr E Collins left the meeting at 7.04 pm.

Cr L Cooper returned to the meeting at 7.14 pm.

Cr G Sayers left the meeting at 8.26pm

Cr E Collins returned to the meeting at 8.27 pm.

Cr D Simpson left the meeting at 8.30pm

Note: changes were made to the original recommendation, adding new clauses d) and h) ii), and amending clauses a), h) i) and h) iii) to h) v), as Chairperson's recommendations.

MOVED by Cr C Darby, seconded by Mayor P Goff:

That the Planning Committee:

- a) endorse, subject to clause b) and clause d), the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 included as Attachment A of the agenda report, for the purpose of engagement with the public from mid-April to early May 2022.
- b) agree that land within the Auckland Light Rail Study Corridor (or an area within the corridor) shown in Attachment E of the agenda report should be shown with its current zoning and identified as being "under investigation" in the council's preliminary response.
- c) note that discussions are occurring between senior council and central government staff regarding issues associated with the timing of decisions on the Auckland Light Rail route and stops relative to the 20 August 2022 statutory deadline for notifying the Intensification Planning Instrument required under the National Policy Statement on Urban Development.
- d) delegate to the Chair and Deputy Chair and an Independent Māori Statutory Board member the authority to correct any errors with the council's preliminary response prior to engagement with the public from mid-April to early May 2022.
- e) note that feedback will be sought on the following aspects of the National Policy Statement on Urban Development 2020, where the council has discretion:
 - i) the approach to, and extent of, walkable catchments around the city centre, metropolitan centres and rapid transit network stops as required under Policy 3(c)
 - ii) the approach to, and extent of, intensification of areas adjacent to the city, metropolitan, town, local and neighbourhood centres as required under Policy 3(d)
 - iii) the selection of, and approach to, "any other qualifying matters" that limit the height and density that would otherwise be required as enabled under Policy 4.
- f) note that feedback will not be sought on matters in the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 that are mandatory.

- g) agree that Medium Density Residential Standards should not apply to Auckland's 23 rural and coastal settlements that do not meet the population threshold specified in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (as set out in Attachment B of the agenda report).
- h) endorse for the purpose of public engagement on the council's preliminary response, the following approach to the Special Character Areas overlay in the Auckland Unitary Plan:
 - i) Special Character Areas Residential overlay – within walkable catchments the identification as a qualifying matter, areas of high-quality special character value, being those areas in which 75% or more of individual properties score 5 or 6
 - ii) Special Character Areas Residential overlay – outside of walkable catchments the identification as a qualifying matter, areas of special character value, being those areas in which 66% or more of individual properties score 5 or 6
 - iii) Special Character Areas Business overlay - the identification as a qualifying matter the following entire areas as currently shown in the Auckland Unitary Plan:
 - A) Balmoral Shopping Centre
 - B) Helensville
 - C) Howick
 - D) Sandringham
 - iv) Special Character Areas Business overlay - the identification as a qualifying matter the following areas, subject to a reduction in their extent as shown in Attachment D of the agenda report:
 - A) Devonport
 - B) Eden Valley
 - C) Grey Lynn
 - D) Kingsland
 - E) Lower Hinemoa Street
 - F) Mount Eden Village
 - G) Newmarket
 - H) Parnell
 - I) Ponsonby Road
 - J) Onehunga
 - K) Ōtāhuhu
 - L) West Lynn
 - M) Upper Symonds Street
 - v) Special Character Areas Business overlay - the Ellerslie area currently shown in the Auckland Unitary Plan not being identified as a qualifying matter.
- i) agree that land within precincts contained in the Auckland Unitary Plan (that are within the scope of the intensification policies of the National Policy Statement on Urban Development) should be shown with their current zoning and identified as “under investigation” in the council's preliminary response.

- j) note that staff at Auckland Transport and Watercare and within the council's Healthy Waters department are undertaking further analysis on how constraints on existing infrastructure may be applied as a qualifying matter, but that this will not be included in the preliminary response maps, as that analysis is not yet complete.
- k) note that feedback on the council's preliminary response will be presented to the Planning Committee at workshops and meetings in June and July 2022 to assist with the ongoing development of the Intensification Planning Instrument that must be notified by 20 August 2022.
- l) note that the section 32 analysis required under the Resource Management Act for the Intensification Planning Instrument is complex and work on capacity modelling, economic and planning analysis is continuing alongside the engagement on the council's preliminary response.

Restatement

- m) agree that the report, attachments and the resolutions of the Planning Committee remain confidential until public engagement begins on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

MOVED by Cr W Walker, seconded by Cr J Watson, an amendment by way of addition:

- h) endorse for the purpose of public engagement on the council's preliminary response, the following approach to the Special Character Areas overlay in the Auckland Unitary Plan:
 - ii) Special Character Areas Residential overlay – The identification as a qualifying matter, areas of special character value, being those areas in which 50% or more of individual properties score 4, 5 or 6

In those special character areas that are retained, provision be made for further intensification of those properties that score 0 to 2, provided further intensification of those properties is limited to buildings which are no more than two stories in height and which comply with design, bulk and location controls which ensure that they enhance or maintain the character of the area.

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr C Fletcher	Cr J Bartley	
Cr T Mulholland	Cr C Casey	
Cr G Sayers	Deputy Mayor BC Cashmore	
Cr D Simpson	Cr P Coom	
Cr S Stewart	Cr L Cooper	
Cr W Walker	Cr A Dalton	
Cr J Watson	Cr C Darby	
	Cr A Filipaina	
	Mayor P Goff	
	IMSB Member T Henare	
	Cr S Henderson	
	Cr R Hills	
	IMSB Member K Wilson	
	Cr P Young	

The motion was declared LOST by 7 votes to 14.

MOVED by Cr D Simpson, seconded by Cr S Stewart an amendment by way of replacement for clause h):

That the Planning Committee.

- h) consult on identifying all current Special Character Areas as a qualifying matter pending a section 35 Resource Management Act review of the Auckland Unitary Plan in 2025/26.

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr C Fletcher	Cr J Bartley	
Cr T Mulholland	Cr C Casey	
Cr G Sayers	Deputy Mayor BC Cashmore	
Cr D Simpson	Cr P Coom	
Cr S Stewart	Cr L Cooper	
Cr W Walker	Cr A Dalton	
Cr J Watson	Cr C Darby	
	Cr A Filipaina	
	Mayor P Goff	
	IMSB Member T Henare	
	Cr S Henderson	
	Cr R Hills	
	IMSB Member K Wilson	
	Cr P Young	

The motion was declared LOST by 7 votes to 14.

Following debate, the substantive motion was put.

Resolution number PLA/2022/31

MOVED by Cr C Darby, seconded by Mayor P Goff:

That the Planning Committee:

- a) **endorse, subject to clause b) and clause d), the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 included as Attachment A of the agenda report, for the purpose of engagement with the public from mid-April to early May 2022.**
- b) **agree that land within the Auckland Light Rail Study Corridor (or an area within the corridor) shown in Attachment E of the agenda report should be shown with its current zoning and identified as being "under investigation" in the council's preliminary response.**
- c) **note that discussions are occurring between senior council and central government staff regarding issues associated with the timing of decisions on the Auckland Light Rail route and stops relative to the 20 August 2022 statutory deadline for notifying the Intensification Planning Instrument required under the National Policy Statement on Urban Development.**
- d) **delegate to the Chair and Deputy Chair and an Independent Māori Statutory Board member the authority to correct any errors with the council's preliminary response prior to engagement with the public from mid-April to early May 2022.**

- e) note that feedback will be sought on the following aspects of the National Policy Statement on Urban Development 2020, where the council has discretion:
 - i) the approach to, and extent of, walkable catchments around the city centre, metropolitan centres and rapid transit network stops as required under Policy 3(c)
 - ii) the approach to, and extent of, intensification of areas adjacent to the city, metropolitan, town, local and neighbourhood centres as required under Policy 3(d)
 - iii) the selection of, and approach to, “any other qualifying matters” that limit the height and density that would otherwise be required as enabled under Policy 4.
- f) note that feedback will not be sought on matters in the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 that are mandatory.
- g) agree that Medium Density Residential Standards should not apply to Auckland’s 23 rural and coastal settlements that do not meet the population threshold specified in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (as set out in Attachment B of the agenda report).
- h) endorse for the purpose of public engagement on the council’s preliminary response, the following approach to the Special Character Areas overlay in the Auckland Unitary Plan:
 - i) Special Character Areas Residential overlay – within walkable catchments the identification as a qualifying matter, areas of high-quality special character value, being those areas in which 75% or more of individual properties score 5 or 6
 - ii) Special Character Areas Residential overlay – outside of walkable catchments the identification as a qualifying matter, areas of special character value, being those areas in which 66% or more of individual properties score 5 or 6
 - iii) Special Character Areas Business overlay - the identification as a qualifying matter the following entire areas as currently shown in the Auckland Unitary Plan:
 - A) Balmoral Shopping Centre
 - B) Helensville
 - C) Howick
 - D) Sandringham
 - iv) Special Character Areas Business overlay - the identification as a qualifying matter the following areas, subject to a reduction in their extent as shown in Attachment D of the agenda report:
 - A) Devonport
 - B) Eden Valley
 - C) Grey Lynn
 - D) Kingsland
 - E) Lower Hinemoa Street
 - F) Mount Eden Village

- G) Newmarket
 - H) Parnell
 - I) Ponsonby Road
 - J) Onehunga
 - K) Ōtāhuhu
 - L) West Lynn
 - M) Upper Symonds Street
- v) Special Character Areas Business overlay - the Ellerslie area currently shown in the Auckland Unitary Plan not being identified as a qualifying matter.
- i) agree that land within precincts contained in the Auckland Unitary Plan (that are within the scope of the intensification policies of the National Policy Statement on Urban Development) should be shown with their current zoning and identified as “under investigation” in the council’s preliminary response.
- j) note that staff at Auckland Transport and Watercare and within the council’s Healthy Waters department are undertaking further analysis on how constraints on existing infrastructure may be applied as a qualifying matter, but that this will not be included in the preliminary response maps, as that analysis is not yet complete.
- k) note that feedback on the council’s preliminary response will be presented to the Planning Committee at workshops and meetings in June and July 2022 to assist with the ongoing development of the Intensification Planning Instrument that must be notified by 20 August 2022.
- l) note that the section 32 analysis required under the Resource Management Act for the Intensification Planning Instrument is complex and work on capacity modelling, economic and planning analysis is continuing alongside the engagement on the council’s preliminary response.

Restatement

- m) agree that the report, attachments and the resolutions of the Planning Committee remain confidential until public engagement begins on the council’s preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr J Bartley	Cr C Fletcher	
Cr C Casey	Cr T Mulholland	
Deputy Mayor BC Cashmore	Cr S Stewart	
Cr E Collins	Cr W Walker	
Cr P Coom	Cr J Watson	
Cr L Cooper		
Cr A Dalton		
Cr C Darby		
Cr A Filipaina		
Mayor P Goff		
IMSB Member T Henare		
Cr S Henderson		
Cr R Hills		
IMSB Member K Wilson		
Cr P Young		

The motion was declared CARRIED by 15 votes to 5.

CARRIED

Note: Pursuant to Standing Order 1.8.3, Cr S Henderson requested his abstention be recorded against clause h) i).

Pursuant to Standing Order 1.8.6, Cr S Henderson requested his dissenting vote be recorded against clause h) ii).

Attachments

- A CONFIDENTIAL: National Policy Statement on Urban Development - Auckland Council Preliminary Response - Endorsement For Public Engagement, presentation

The meeting adjourned at 8.43pm and reconvened at 8.49pm.

Motion

Resolution number PLA/2022/32

MOVED by Cr T Mulholland, seconded by Cr A Dalton:

That the Planning Committee:

- a) **agree that the meeting be reopened to the public.**

CARRIED

8.53pm The public was re-admitted.

9.09 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE PLANNING COMMITTEE
HELD ON

DATE:.....

CHAIRPERSON:.....



**AK Have
Your Say**



Consultation Document

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

Introduction

Over the past few years, central government has taken a much stronger role in planning for the growth of New Zealand's largest and fastest growing cities. This means new rules for enabling more building height and housing density.

These are directed by the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act).

These government requirements will enable higher-density housing, such as apartments, terrace housing and townhouses, across our city particularly in areas close to public transport and centres with shops, jobs and community services.

We have prepared a preliminary response to the NPS-UD and the Act, that shows how we think they could apply to Auckland. We are asking for feedback on the preliminary response from 19 April to 9 May 2022.

We must then publicly notify for submissions a proposed plan change to the Auckland Unitary Plan (our planning rulebook) by 20 August 2022.

This summary of the preliminary response is explained in more detail in the supporting information sheets listed below and shown in the planning maps in the NPS-UD map viewer. These are available on akhaveyoursay.nz/housing.

Information sheet #1: Overview of draft changes for intensification

Information sheet #2: Walkable catchments

Information sheet #3: Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone

Information sheet #4: Intensification around suburban centres

Information sheet #5: Medium Density Residential Standards (MDRS)

Information sheet #6: Qualifying matters (Part 1)

Information sheet #7: Qualifying matters (Part 2)

Information sheet #8: The City Centre Zone

Information sheet #9: Special Character Areas

For more detail and information about how to use the NPS-UD GIS map viewer please see *Information sheet #10: NPS-UD GIS map viewer user guide* on akhaveyoursay.nz/housing.

Requirements for intensification

The NPS-UD focuses on housing of six storeys or more in and around our largest urban centres (including the city centre) and around rapid transit stops (like Auckland's train stations and busway stops). The Act requires Medium Density Residential Standards (MDRS) that enable housing of up to three storeys to be built on most residential sites across the city.

The requirements from the NPS-UD and the Act mean we have to change the rules in the Auckland Unitary Plan for how properties can be developed.

How the proposals described here apply to different places in Auckland is shown on the preliminary response maps in the NPS-UD map viewer (a link is available on akhaveyoursay.nz/housing).

For an overview and more information about the draft changes for intensification please see *Information sheet #1: Overview of draft changes for intensification* on akhaveyoursay.nz/housing.

Intensification inside walkable catchments

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

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops where buildings of six storeys or more must be enabled. This could be achieved by modifying the existing Residential – Terrace Housing and Apartment Buildings Zone to enable buildings of at least six storeys.

The intention is to focus growth within walkable distances so more people can choose to live close to urban centres for shopping, entertainment, community services or meeting friends, or to catch public transport to get around.

This also helps to reduce congestion and greenhouse gas emissions with people driving less distances to reach the places and services they need and want.

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 Busway.

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

The zoning proposal shown in the NPS-UD map viewer to enable intensification inside walkable catchments is called Residential – Terrace Housing and Apartment Buildings Zone – Modified.

For more detail and information about walkable catchments please see *Information sheet #1: Walkable catchments* on akhaveyoursay.nz/housing.

For more detail and information about residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone please see *Information sheet #3: Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone*.

Intensification around town and local centres

The government has also required us to enable greater building heights and housing densities in and around our neighbourhood, local and town centres.

The height and housing densities we enable are required to match the level of commercial activity and community services in each centre (such as the number of jobs, shops and businesses). This could be achieved by increasing the amount of land zoned Residential – Terrace Housing and Apartment Buildings Zone around some centres and newly applying it around others.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding neighbourhoods. 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 are smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

Neighbourhood centres are very small groups of shops and businesses that serve their immediate neighbourhood (for example the local dairy and hairdresser).

The zoning proposal shown in the NPS-UD map viewer to enable intensification [around town and local centres](#) is the Residential – Terrace Housing and Apartment Buildings Zone.

For more detail and information about intensification around suburban centres please see *Information sheet #4: Intensification around suburban centres* on akhaveyoursay.nz/housing.

Medium Density Residential Standards (MDRS)

We are required by the Act to allow medium-density housing across most of Auckland's residential areas. These are the suburban areas outside of the walkable catchments and the areas around centres talked about above.

This could be achieved by modifying the existing Residential – Mixed Housing Urban Zone to enable MDRS to apply.

This will allow new housing of up to three-storeys (including terrace housing and low-rise apartments). The MDRS also allows three houses on a site without the need for a resource consent. The intention is to enable more houses to be built across the suburban housing areas that make up most of Auckland's urban environment.

The zoning proposal shown in the NPS-UD map viewer to enable MDRS in most of Auckland's suburban housing areas is called Residential – Mixed Housing Urban Zone – Modified.

The Act also requires the council to replace its housing design standards for things like the amount of a property that buildings can cover, the size of outdoor spaces and how much of property can be landscaped.

For more detail and information about MDRS please see *Information sheet #5: Medium Density Residential Standards (MDRS)* on akhaveyoursay.nz/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 required qualifying matters and allows us to identify other qualifying matters relevant and important to Aucklanders.

For more detail and information about qualifying matters please see *Information sheet #6 Qualifying matters (Part 1)* on akhaveyoursay.nz/housing.

Required qualifying matters

The government has already identified a number of qualifying matters, that must be protected and reflected in proposals for intensification. They include:

- (a) a matter of national importance under section 6 of the RMA
- (b) a matter required by any other National Policy Statement
- (c) a matter required to give effect to Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River
- (d) a matter required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008
- (e) any matter that ensures the safe or efficient operation of nationally significant infrastructure
- (f) open space provided for public use
- (g) an area subject to a designation or heritage order
- (h) a matter that implements or ensures consistency with iwi participation legislation
- (i) the requirement to provide sufficient business land suitable for low-density uses

We have identified the overlays and rules in the Auckland Unitary Plan that deal with these matters and have proposed an appropriate way to protect them in our preliminary response.

The zoning proposal shown in the NPS-UD map viewer to respond to these qualifying matters is either the Two-Storey Single Dwelling Residential Area or Two-Storey Medium Density Residential Area. Which of these proposals applies depends on the nature of the qualifying matter that is being protected or recognised.

Other qualifying matters that we are proposing

The government allows us to identify additional qualifying matters relevant and important to Aucklanders. To include our own qualifying matters, we must provide strong evidence to justify why it should reduce building heights and housing density in a particular area taking into account the government's strong direction to enable more housing.

The additional qualifying matters the council thinks are important for Auckland include:

- Special Character Areas – older established areas of special architectural or other built character value
- The Ridgeline Protection Overlay – prominent ridges in Auckland that add scenic character
- The Local Public Views Overlay – views that contribute to neighbourhood character
- The Auckland War Memorial Museum Viewshaft – a popular viewing point from a landmark building
- The Stockade Hill Viewshaft – a significant local viewing point
- Character buildings in City Centre Zone and Queen Street Valley Precinct – pre-1940's buildings that add to the character of the Queen Street Valley and other parts of the city centre
- Some of the existing built form controls in the city centre (e.g. allowing sunlight into public places)
- Areas with long-term significant infrastructure constraints – for example water supply, wastewater, stormwater and transport

The zoning proposal shown in the NPS-UD map viewer to respond to these qualifying matters is either the Two-Storey Single Dwelling Residential Area or Two-Storey Medium Density Residential Area. Again, which of these proposals applies depends on the nature of the qualifying matter that is being protected or recognised.

For more detail and information about the qualifying matters the council is proposing please see *Information sheet #7: Qualifying matters (Part 2)* on akhaveyoursay.nz/housing.

For more detail and information about proposed changes to the City Centre Zone please see *Information sheet #8: The City Centre Zone* on akhaveyoursay.nz/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 generally 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. Some of these areas are covered by the Special Character Area Overlay.

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 housing density to ensure the character values of these areas are retained.

The zoning proposal shown in the NPS-UD map viewer to respond to the special character areas qualifying matter is the Two-Storey Single Dwelling Residential Area.

For more detail and information about special character areas please see *Information sheet #9: Special Character Areas* on [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing).

Areas with significant infrastructure constraints

We are investigating whether we can clearly 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 required by the government, and therefore including this as a qualifying matter will require strong justification and technical evidence.

These areas could potentially include neighbourhoods that are prone to significant flooding, 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 where access to public transport, cycling and walking infrastructure is not adequate and very costly and/or difficult to provide.

Including this as a qualifying matter would reduce the limits on building heights and housing density that would otherwise be enabled.

We have not yet determined how we might be able to apply this qualifying matter. At this stage, we want feedback on whether to include 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 housing density requirements in our plan change to be notified in August 2022.

What we are asking for feedback on

The changes set out in the NPS-UD and the Act are not optional. By law, we must change the Auckland Unitary Plan to put these new rules in place. However, the NPS-UD allows us to make a limited number of decisions to help shape the future of our city such as:

- The distances of walkable catchments where buildings of six storeys or more are required
- The size of the areas around our suburban town and local centres where additional building height and housing density can occur, and what the building heights and density limits are
- Other additional qualifying matters (a feature or characteristic which can reduce the three-storey and six-storey building height limits) that should apply in Auckland.

We want your feedback

We want your feedback on the parts of the preliminary response described here. Your feedback will help inform the plan change we are required to notify to the Auckland Unitary Plan. For more information and the feedback questions go to [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing).

We must publicly notify the plan change by 20 August 2022. You can then make a submission on the plan change, so that your views are considered by an independent hearings panel who will make recommendations back to the council in 2023/2024.

How you can have your say

We strongly suggest you read the supporting information provided at akhaveyoursay.nz/housing before giving feedback.

We encourage you to give feedback online at akhaveyoursay.nz/housing, or you can complete the form and return it to us using one of these options:

- **Email:** Scan your completed form and email it to unitaryplan@aucklandcouncil.govt.nz.
- **In person:** Drop your completed form off at your local library or service centre.
- **By post:** Place your completed form in an envelope and send it to freepost address: Unitary Plan Team, Auckland Council, Freepost Authority 182382, Private Bag 92 300, Auckland 1142.

Feedback must be received by Monday 9 May 2022.



**April
2022**



Information Sheet #1

Overview of the council's preliminary response for intensification

The government requires councils for New Zealand's biggest cities to enable more housing supply. In April 2022, Auckland Council will be asking Aucklanders for feedback on potential changes to the Auckland Unitary Plan (AUP) – our city's planning rulebook – to allow for more housing at greater heights and densities.

This information sheet provides an overview of the government's requirements set out in the National Policy Statement on Urban Development 2020 (NPS-UD) and changes to the Resource Management Act.

What are the changes?

The government's National Policy Statement on Urban Development 2020 (NPS-UD) requires the council to enable buildings of at least six storeys within 'walkable catchments', being walkable distances from rapid transit stops, the city centre, and our 10 large metropolitan centres (Newmarket, Manukau, New Lynn, Sylvia Park, Botany, Papakura, Takapuna, Henderson, Albany and Westgate).

The council's proposed walkable catchment distances are around 1200 metres (a 15-minute walk) from the edge of the city centre and 800 metres (a 10-minute walk) from the edge of the metropolitan centres and around train stations and rapid busway stops such as the Northern Busway.

The government also requires the council to enable greater building heights and housing densities in and around our neighbourhood, local and town centres. The heights and densities

we enable are required to match the level of commercial activity and community services in each centre (such as jobs, shops and businesses).

This could be achieved by increasing the amount of land zoned Residential – Terrace Housing and Apartment Buildings Zone (which enables five-storey buildings) around some centres and applying it around others.

What are the Medium Density Residential Standards (MDRS)?

The council must also change the Auckland Unitary Plan to enable intensification in other residential areas across the city. The council must change a number of existing rules to the government's Medium Density Residential Standards (MDRS) instead.

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland's suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

MDRS are the development rules that the government decided must be applied to all relevant existing residential zones (the Single House Zone, the Mixed Housing Suburban Zone, the Mixed Housing Urban Zone and the Terrace Housing and Apartment Buildings Zone) to enable more housing to be built.

MDRS control aspects of development like maximum building height and building coverage, and allow three houses on a site, each up to three storeys. The MDRS allow standalone houses, terrace houses and low-rise apartment buildings. The MDRS are explained further in Information Sheet #5, where examples of MDRS-compliant development are shown.

Are there any exemptions to intensification in and around centres, stations, or the MDRS?

The council may exempt some areas and properties from the intensification rules including the six-storey walkable catchment and three-storey MDRS building heights. Called 'qualifying matters', they are characteristics where intensification standards may be reduced to protect or recognise a particular feature or quality, such as protecting sites of cultural, historic, or ecological significance or to avoid development in areas with significant natural hazards.

Qualifying matters are in most cases dealt with by existing controls or mapped overlays in the Auckland Unitary Plan.

The government has identified a number of qualifying matters that we must protect and recognise. The council can also identify other qualifying matters that are important for Auckland. We can only identify the additional qualifying matters if we can provide strong evidence on a property-by-property basis to justify reducing the height and density standards for those properties or in those areas.

Amongst other additional qualifying matters, the council is proposing to include identified Special Character Areas as a qualifying matter, to continue protecting many of the city's older built character areas. This is balanced with the government's overall direction to enable more housing.

Some other residential land in Auckland will also be exempt from the MDRS. This includes land in the Residential – Large Lot Zone, small settlements in rural and coastal locations, and islands like Waiheke and Aotea Great Barrier.

What is the council doing between now and August?

From 19 April to 9 May 2022 the council is asking Aucklanders for their feedback on proposals that it has some ability to make its own decisions on. These include the extent of the walkable catchments around centres and rapid transit stops, and the extent of areas around local and town centres where more intensification should be enabled. And how and where the additional qualifying matters should reduce building height and housing density otherwise required by the government through the NPS-UD and changes to the Resource Management Act.

The council will consider the feedback received and prepare a proposed plan change to the Auckland Unitary Plan, for public notification by 20 August 2022.

Aucklanders will then have an opportunity to make a submission on the publicly notified changes to the Auckland Unitary Plan, so that their views can be considered during the statutory decision-making process. This will involve hearings by an independent panel, who will make recommendations to the council in 2023 or 2024.

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit akhaveyoursay.nz/housing
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](https://www.mta.govt.nz/ministry-for-the-environment/).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](https://www.mta.govt.nz/ministry-of-housing-and-urban-development/).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.



**April
2022**



Information Sheet #2

Walkable catchments

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains the council’s preliminary approach to identifying walkable catchments.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Identifying walkable catchments

The NPS-UD requires Auckland Council to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops, and enable buildings of at least six storeys within these areas.

A walkable catchment is the area around a city centre, metropolitan centre and rapid transit stop within which an average person is likely to walk to reach that location. Figure 1 below shows how a walkable catchment around a metropolitan centre with a rapid transit stop is defined.

The council has proposed walkable catchments that represent the distance an average person is likely to walk to the city centre, metropolitan centres or a rapid transit stop. The council's preliminary response is based on this, and two distances have been applied:

- 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 entrance point or a stop along the Northern Busway.

A bigger walkable catchment for the city centre is proposed because it has the greatest number of jobs and the greatest concentration of activities and amenities.

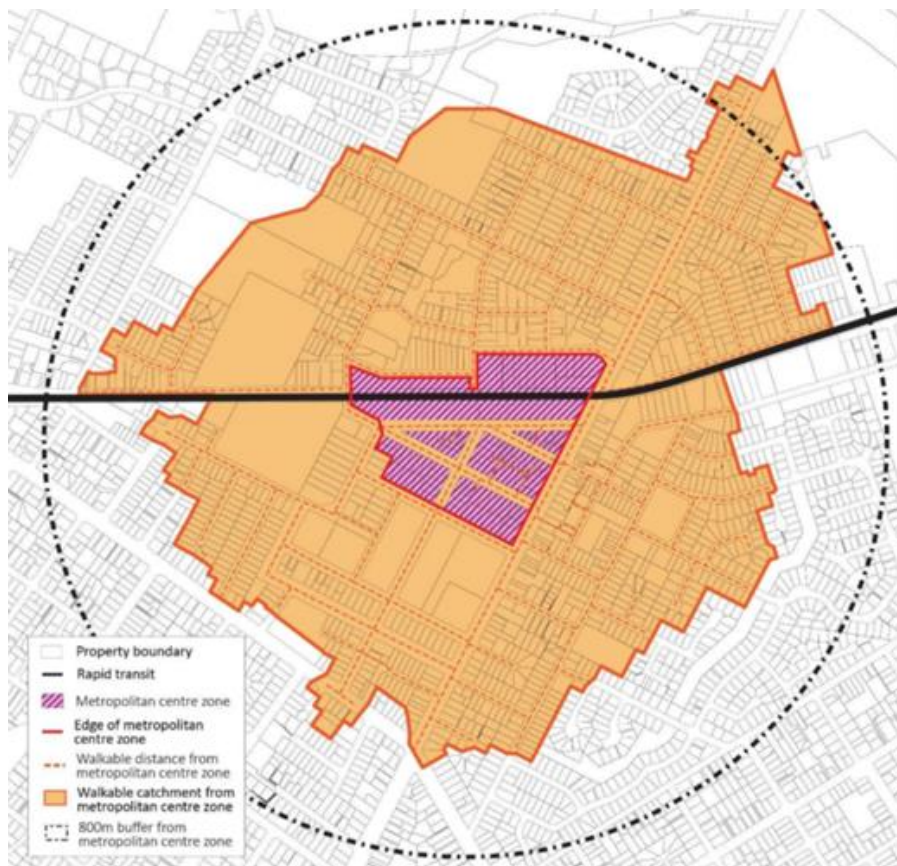


Figure 1 shows a walkable catchment around a metropolitan centre with a rapid transit stop

How were walkable catchments identified?

The measurement of walkable catchments reflects the actual routes and distances people walk rather than direct distances 'as-the-crow-flies'. This means that each walkable catchment has a different shape.

Distances have been applied on a case-by-case basis, taking into account location-specific factors. These factors could include steep streets, which may limit the distance people can walk in 10 or 15 minutes, and barriers such as motorways or wide arterials which are unpleasant, difficult, or even impossible for pedestrians to cross.

Identifying our existing and planned rapid transit stops

The government requires the council to consider both existing and planned rapid transit stops to help define walkable catchments where greater intensification can occur.

The rapid transit network includes stops on the busway or rail network where a bus or train arrives at least every 15 minutes.

The existing rapid transit network

For the purposes of the council's preliminary response, the stops associated with the existing rapid transit network includes those on the rail network, along the Northern Busway and the stop on the Eastern Busway between Panmure and Pakuranga.

The Onehunga Branch Line is not rapid transit as it is not planned to reach a 15-minute service frequency. Ferry services are excluded as this mode of public transport does not meet the government's definition of rapid transit.

The planned rapid transit network

Not all stops and stations associated with projects outlined in the Auckland Regional Land Transport Plan have been identified as planned rapid transit stops.

The stops and stations associated with planned projects have only been included if there is enough information to know with certainty where the stops and stations are going to be, and therefore the locations from which walkable catchments can be defined. For example:

- in the case of the City Rail Link, all the associated stations have been included as their locations have been confirmed
- in the case of the Eastern Busway, only the stop on the Panmure to Pakuranga section has been included as there is currently insufficient information to know the exact location of all the other stops or stations associated with the extension to Botany
- in the case of City Centre to Māngere (Auckland Light Rail), Northwest Rapid Transit and SH18 Rapid Transit, no stops have been included as the routes and the specific locations of stops are not yet confirmed

- The location for the stations at Drury Central and Paerata has been confirmed, while the location for the Drury West station has not. However, the full extent of the walkable catchments for the Drury Central and Paerata stations has not been determined. This is due to the surrounding Future Urban zoned land and the lack of certainty about the future road networks in parts of these areas. The full extent of these walkable catchments will be determined at a later stage.

Intensification within walkable catchments associated with any planned rapid transit stop not included as part of the proposed plan change will be carried out at later stages once there is certainty in the location of the stops or stations.

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply, where there is a qualifying matter. Qualifying matters can result in rules that do things such as limit building heights and densities, or require a resource consent to build within an area, or demolish or remove buildings or vegetation.

While buildings of at least six storeys must be enabled within walkable catchments around city centres, metropolitan centres and rapid transit stops, this scale of intensification may be changed if a qualifying matter applies. For more information on qualifying matters, refer to Information Sheets #6 and #7.

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit akhaveyoursay.nz/housing
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](#).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #3

Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

The purpose of this sheet is to explain the council’s preliminary approach to amending the Residential - Terrace Housing and Apartment Buildings (THAB) Zone. The revised THAB zone provisions are not currently available for feedback.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Changes to the THAB zone

The NPS-UD requires Auckland Council to change the Auckland Unitary Plan (AUP) to enable building of at least six storeys within walkable catchments of a city centre, metropolitan centre or existing or planned rapid transit stop.

The council proposes to achieve this by zoning residential sites within these walkable catchments to a modified version of the existing THAB zone within the AUP. Currently, the THAB zone enables five-storey buildings except in specific locations where building height can be changed. Therefore, the council must amend the THAB zone provisions to enable buildings of at least six storeys within walkable catchments. Additional building height will also require consideration of effects such as building dominance, shading, privacy, and on-site amenity for residents and possible changes to the development standards or rules that deal with these.

Intensification within walkable catchments

The council is seeking to achieve five outcomes for the THAB zone within walkable catchments around the city centre, metropolitan centres and rapid transit stops. These outcomes are:



Outcome 1: Enable building heights of at least 6 storeys on a typical site

The government requires the council to enable buildings of at least six storeys on a typical site within a walkable catchment. To illustrate what each outcome will provide in terms of buildings, we have chosen a typical site size of 801m² (18m wide by 44.5m deep).

The height and ‘height in relation to boundary’ standards of the current THAB zone only provide for five storeys in most locations. Image 1 (on the next page) shows how the existing height in relation to boundary standards limit building height on a typical front-facing site.

To enable the required height, we are:

- required to increase the height limit from five to six storeys
- considering changes to the height in relation to boundary standards, to allow taller buildings to be located closer to boundaries. This will enable buildings of at least six storeys to be constructed on a typical site, as required by the government

Note: some areas within walkable catchments may allow heights greater than six storeys. At this stage we propose to retain the existing ‘Height Variation Control’ heights in the AUP.

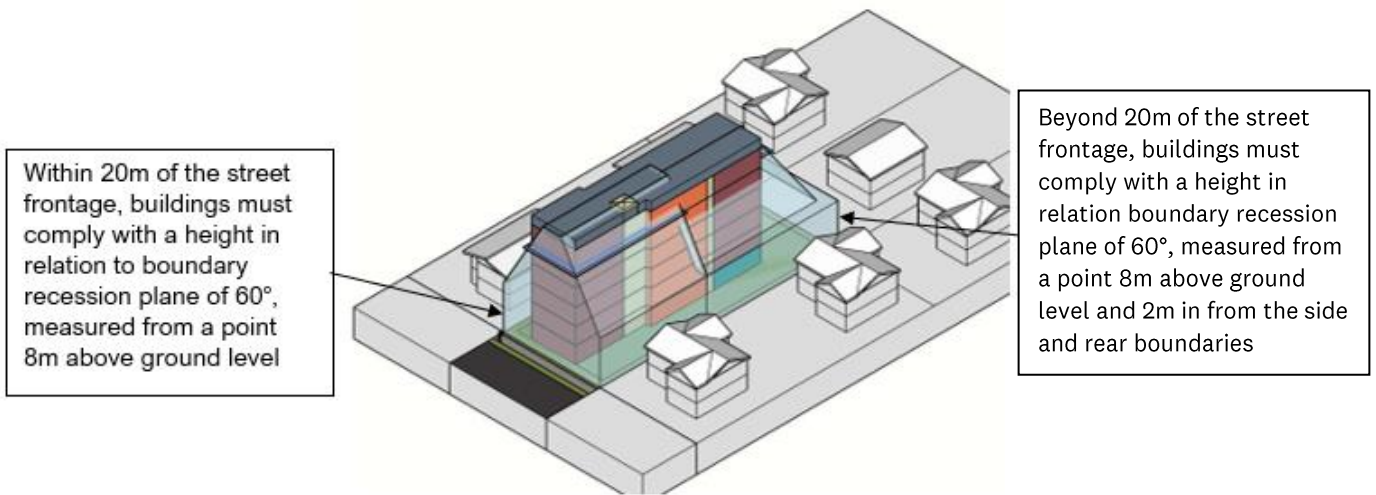


Image 1 (above) shows the existing height in relation to boundary standard

Outcome 2: Manage privacy, building dominance and shading effects on adjoining sites

Additional height enabled in walkable catchments could create shading, privacy, and dominance effects on adjoining sites.

We are considering:

- for front sites, encouraging buildings to face the street and have less building bulk at the rear of sites, to reduce dominance and shading over side boundaries
- encouraging outlook to be located over the street rather than over side boundaries, to help protect privacy
- standards to control the effects of taller buildings on sites that have much smaller buildings on them, such as special character buildings and buildings located next to open spaces

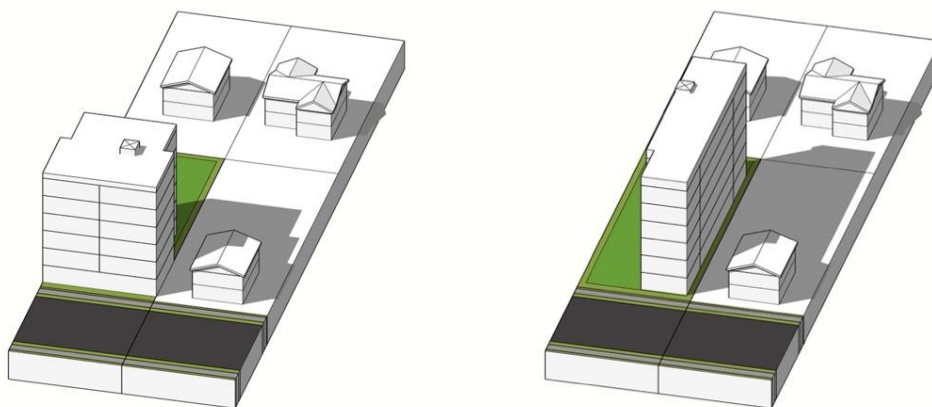


Image 2 (above) shows the effect of different building forms on adjoining sites

Outcome 3: Manage dominance and shading effects on the street

Additional building height in walkable catchments could create shading and dominance effects on the street.

To address this, we are:

- retaining the front yard setback (1.5 metres) and side yard setback (1 metre) in the THAB zone
- applying a 6-storey height standard and height in relation to boundary standards

Outcome 4: Ensure onsite amenity for residents

As part of providing people with a great place to live in walkable catchments, we want to protect their privacy, access to daylight, outlook spaces and outdoor living areas.

We are considering:

- requiring building setbacks and landscaping from private shared driveways and pedestrian footpaths
- how to maintain access to daylight in habitable rooms
- how to maintain outlook spaces that do not cause privacy issues
- retaining the existing outdoor living space requirements of the THAB zone
- Requiring communal outdoor living space be provided for larger scale developments

Outcome 5: Responding to climate change

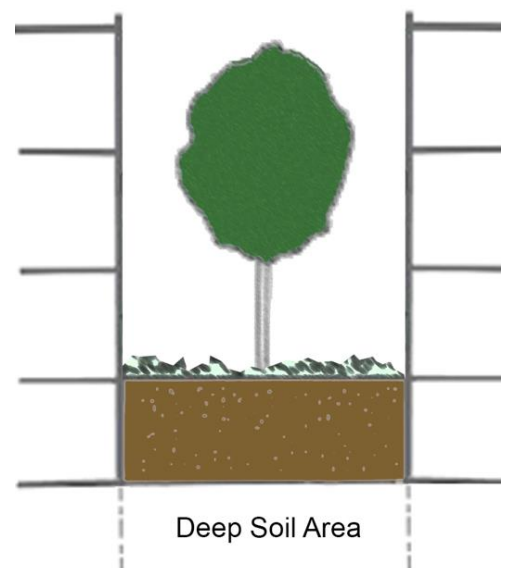
The NPS-UD directs that the urban environment must:

- support reductions in greenhouse gas emissions
- are resilient to the current and future effects of climate change

Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan seeks to reduce greenhouse gas emissions by 50% by 2030 and reaching net zero emissions by 2050.

We are considering:

- standards that require deep soil areas to support trees



What about existing THAB zoning outside walkable catchments?

The current THAB zone enables greater height and housing density where appropriate. These areas are located close to transport, business and community services and can accommodate more intensive development.

We are required to:

- retain the five-storey height where already provided for
- amend the height in relation to boundary standard to apply to five storeys

We are considering the following:

- to manage privacy, building dominance and shading effects on adjoining sites:
 - for front sites, encouraging buildings to face the street and have less building bulk at the rear of sites, to reduce dominance and shading over side boundaries
 - encouraging outlook to be located over the street rather than over side boundaries, to help protect privacy
 - standards to control the effects of taller buildings on sites that have much smaller buildings on them, such as special character buildings and buildings located next to open spaces
- to manage dominance and shading effects on the street:
 - retaining the front yard setback (1.5 metres) and side yard setback (1 metre) in the THAB zone
 - applying a 6-storey height standard and height in relation to boundary standards
- to ensure on-site amenity for residents:
 - requiring building setbacks and landscaping from private shared driveways and pedestrian footpaths
 - methods to maintain access to daylight in habitable rooms
 - retaining the existing outdoor living space requirements of the THAB zone
 - requiring communal outdoor living space be provided for larger scale developments
- to respond to climate change:
 - standards requiring deep soil areas to support trees

Centre zones and the Business – Mixed Use Zone

Changes to the town centre, local centre, neighbourhood centre and mixed use zones may be required to enable buildings of at least six storeys in walkable catchments.

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply, where there is a qualifying matter. Qualifying matters can result in rules that do things such as limit building heights and densities, or require a resource consent to build within an area, or demolish or remove buildings or vegetation.

While buildings of at least six storeys must be enabled within walkable catchments around city centres, metropolitan centres and rapid transit stops, this scale of intensification may be changed if a qualifying matter applies. For more information on qualifying matters, refer to Information Sheets #6 and #7.

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit akhaveyoursay.nz/housing
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](#).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #4

Intensification around suburban centres

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet describes council’s preliminary approach to intensification in and around some of Auckland’s suburban centres.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Classifying Auckland's suburban centres

In addition to the intensification required in and around Auckland's city centre, ten metropolitan centres, and rapid transit stops (busway and rail stations) the NPS-UD also directs intensification around some suburban centres.

The council is required to allow building heights and densities in and around Auckland's suburban centres that is proportional to the amount of retail, offices, restaurants, services, community, and educational facilities in each centre.

The council has determined which centres have the most activities and services based on three criteria: zoning, size, and accessibility.

Neighbourhood Centres

The Business - Neighbourhood Centre Zone is applied to single corner stores and service stations, or small clusters of shops and services located in residential neighbourhoods. They are not considered suitable for further intensification beyond what is possible under MDRS as they are small and provide a very limited number of business activities.

Local Centres

The Business - Local Centre Zone provides for the convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately-scaled supermarkets. Residential land around **larger local centres** that have good accessibility is proposed to be zoned to the Residential - Terrace Housing and Apartment Buildings (THAB) Zone to enable buildings of up to five storeys.

The THAB zone is proposed to be applied to residential areas around 200 metres from the edge of the following local centres: Albany Village, Balmoral, Botany Junction, Dawsons Road, Eden Valley, Greenlane West, Greville, Grey Lynn, Kepa Road / Eastridge, Lynfield, Mangere East, Meadowbank, Meadowlands, and Ranui.

Town Centres

The Business - Town Centre Zone is applied to suburban centres that are typically located on main roads, which provide good access to public transport. Town centres serve a wider area than local centres and provide for a wide range of activities including commercial, leisure, residential, tourism, cultural, community and civic services.

The zoning of residential land around **smaller town centres** that have good accessibility is proposed to be the THAB zone. This is proposed to be applied to residential areas around 200 metres from the edge of the following town centres: Devonport, Ellerslie, Glenfield, Green Lane, Milford, Mt Albert, Newton - Upper Symonds St, Northcote, Otara, Parnell, Pt Chevalier, Remuera, Sunnynook, and Three Kings.

The zoning of residential areas around **larger town centres** that have good accessibility is proposed to be the THAB zone. This is proposed to be applied to residential areas around 400 metres from the edge of the following town centres: Avondale, Birkenhead, Browns Bay, Glen Eden, Glen Innes, Highland Park, Hunters Corner, Māngere, Manurewa, Onehunga, Ōtāhuhu, Pakuranga, Panmure, Papatoetoe, Ponsonby, Royal Oak, St Lukes, and Stoddard Rd.

A number of the centres identified above will already have areas of THAB zone around them. In these cases, the additional THAB zoning is extending what already exists there. However, in some cases the application of the THAB zone will be completely new around a centre, bringing with it the potential for significant change and growth to that residential area.

Further intensification within suburban centres

The intensification proposals outlined above applies to the residential areas on land surrounding the suburban centres. The neighbourhood, local and town centres zones themselves (that is, the business areas) are not proposed to have further intensification enabled as they are considered to already allow enough building heights and densities proportional to their commercial and community offerings.

These centre zones currently provide for:

- Neighbourhood Centre zone - 3 storeys
- Local Centre zone - 4 storeys
- Town Centre zone - variable up to 10 storeys

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply, where there is a qualifying matter. Qualifying matters can result in rules that do things such as limit building heights and densities, or require a resource consent to build within an area, or demolish or remove buildings or vegetation.

While buildings of at least six storeys must be enabled within walkable catchments around city centres, metropolitan centres and rapid transit stops, this scale of intensification may be changed if a qualifying matter applies. For more information on qualifying matters, refer to Information Sheets #6 and #7.

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit [akhaveyoursay.nz/housing](https://www.aucklandcouncil.govt.nz/our-services/our-projects/our-projects/auckland-councils-preliminary-response-to-nps-ud)
- To learn more about how Auckland Council is planning for growth and development, visit [ourauckland.nz/growingtogether](https://www.aucklandcouncil.govt.nz/our-services/our-projects/our-projects/auckland-councils-growth-and-development)

- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](#).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #5

Medium Density Residential Standards (MDRS)

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet provides an overview of the government’s Medium Density Residential Standards (MDRS) and what they will mean for Auckland.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

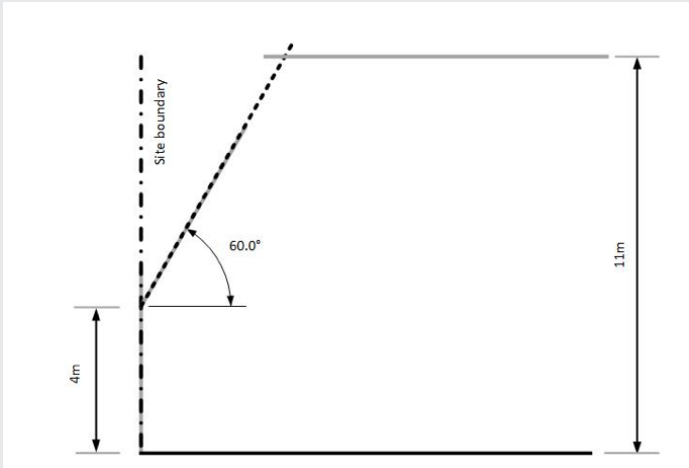
Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

What are the Medium Density Residential Standards?

MDRS are a government requirement and include objectives, policies, and the new standards (rules) that replace existing rules in the Auckland Unitary Plan. The key standards are summarised in Table 1.

Table 1: Medium Density Residential Standards

Number of residential units per site	3 houses per site are permitted (more than 3 houses require resource consent)
Building height	Maximum building height of up to 12 metres (3 storeys)
Height in relation to boundary	Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries. 
Minimum setbacks	Front yard: 1.5m Side and rear yard: 1m
Building coverage	Maximum building coverage of 50% of the net site area.
Outlook space	Minimum outlook spaces: <ul style="list-style-type: none"> • 4m x 4m from principal living area • 1m x 1m from all other habitable rooms
Outdoor living space	Ground floor units <ul style="list-style-type: none"> • Minimum outdoor living space of 20m², containing an area of at least 3m x 3m. • Ground floor, balcony, patio or roof terrace • Can be grouped together as a communal space Above ground units <ul style="list-style-type: none"> • Minimum outdoor living space of 8m² (minimum 1.8m dimension) • Balcony, patio or roof terrace • Can be grouped together as an accessible communal space, which may be at ground floor

Windows to the street	Minimum 20% glazing on street-facing frontage
Landscaped area	Minimum landscaped area of 20%
Other	There are other government standards, for example relating to subdivision

Where will the MDRS apply?

Most of Auckland's residential areas and zones will have the MDRS applied to them. This does not include areas where the Residential - Terrace Housing and Apartment Buildings Zone enables greater building height and density, particularly inside walkable catchments.

Some residential land is exempt from MDRS:

- small settlements of less than 5000 people
- islands, like Waiheke
- Large Lot Residential zone areas, and Rural and Coastal Settlement zone areas

When do the new standards apply?

The council is required to publicly notify its plan change to the AUP by 20 August 2022 to bring in the new standards and to remove many of the existing standards.

The rules that include the government's MDRS will have immediate legal effect from notification where:

- land is within an existing residential zone in the AUP - Single House zone, Mixed Housing Suburban zone, Mixed Housing Urban, or Terrace Housing and Apartment Buildings zone
- land is not within an area where qualifying matters apply
- land is to be used for up to three houses, and
- no additional or more lenient rules are proposed by the council

Nothing applying to business land will have immediate legal effect from public notification of the council's proposed plan change, such as within city centre, metropolitan centre, or other centres.

Aucklanders can submit on the plan change but because the government's standards are mandatory there are some parts of the plan change the council cannot change.

What changes can the council make to MDRS?

It is mandatory for the council to include MDRS in the AUP. In its proposed plan change required to be notified by August 2022, the council may only propose changing the MDRS to:

- enable more development than MDRS, such as by allowing more height, or

- reduce the height and density of buildings on identified sites are areas if a qualifying matter applies

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply, where there is a qualifying matter. Qualifying matters can result in rules that do things such as limit building heights and densities, or require a resource consent to build within an area, or demolish or remove buildings or vegetation.

While buildings of at least six storeys must be enabled within walkable catchments around city centres, metropolitan centres and rapid transit stops, this scale of intensification may be changed if a qualifying matter applies. For more information on qualifying matters, refer to Information Sheets #6 and #7.

What might MDRS development look like?

The following images provide examples of the types and densities of development that will be enabled under the MDRS.

Image 1 (below) shows a maximum development possible on a typical site under MDRS with no on-site car parking provided. Key elements include:

- 3 terrace houses on one site
- 3 storey height
- Complies with height in relation to boundary standards
- Complies with outdoor living and landscaping areas standards
- Complies with maximum building coverage (50 per cent)
- Complies with front, side and rear yards standards.



As directed by central government, the council is no longer allowed to require car parking to be provided on a site. This example shows a range of on-site and on-street parking.

This example also shows the different ways landscaped areas and outdoor living areas could be achieved under MDRS.

Image 2 (above) shows what a range of possible MDRS developments can look like along a single street



Image 3 (above) shows Image 2 from a street level point of view

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit [akhaveyoursay.nz/housing](https://www.aucklandcouncil.govt.nz/akhaveyoursay/nps-ud/housing)

- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](#).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #6

Qualifying matters (Part 1)

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains what qualifying matters are and how they work, and outlines the qualifying matters required by the government.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

What is a qualifying matter?

Qualifying matters are characteristics about some properties or within some areas that may allow the council to modify, or reduce, required building heights or density.

Qualifying matters may include sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards. Many of them are shown as overlays in the AUP that protect or recognise the feature or value that is being identified.

The government has identified a number of qualifying matters that modify three-storey and six-storey building heights normally required by its intensification policies. These are listed below along with the AUP overlay that the council has identified that relates to them.

The government also allows councils to identify other qualifying matters that are relevant for their places and communities. Auckland Council has identified other additional qualifying matters that are important for Auckland. These are listed and described in Information Sheet #7 Qualifying matters (Part 2).

Applying a qualifying matter doesn't prevent development from happening in that area. It only reduces development enough to ensure that what is being protected or managed isn't compromised by that development.

What are the qualifying matters required by the government?

The government has already identified a number of qualifying matters, that must be protected and reflected in proposals for intensification. They include:

- a) A matter of national importance
- b) A matter required to give effect to a national policy statement or the New Zealand Coastal Policy Statement
- c) A matter required to give effect to Te Ture Whaimana o Te Awa o Waikato- the Vision and Strategy- the Vision and Strategy for the Waikato River
- d) A matter required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008
- e) A matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure
- f) Open space provided for public use, but only in relation to land that is open space
- g) The need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order
- h) A matter necessary to implement or ensure consistency with iwi participation legislation
- i) The requirement to provide sufficient business land to meet expected demand

How will the council identify the required qualifying matters?

Many of the matters listed above are already protected or recognised in the AUP through overlays that restrict the amount of height or density that can happen on a site, where one or more of these qualifying matters applies.

The following **table 1** indicates which of the overlays in the AUP, or other items or features known as ‘management layers’ in the AUP planning map viewer, are considered as relevant to the required qualifying matter.

Table 1: Proposed AUP overlays and other items identified as required qualifying matters

<p>a) Matters of national importance</p>	<p>Areas in the following AUP overlays or other features:</p> <ul style="list-style-type: none"> · D3 High-use Stream Management Areas · D4 Natural Stream Management Area · D6 Urban Lake Management Area · D8 Wetland Management Areas · D9 Significant Ecological Areas · D10 Outstanding Natural Features and Outstanding Natural Landscapes · D11 Outstanding Natural Character and High Natural Character · D12 Waitakere Ranges Heritage Area · D14 Volcanic Viewshafts and Height Sensitive Areas · D17 Historic Heritage · D21 Sites and Places of significance to Mana Whenua <p>Significant natural hazards: controls for coastal inundation, coastal erosion, flooding, land instability</p> <p>Areas providing public access to CMA, lakes and rivers</p> <p>Areas within Precincts that protect matters of national importance</p>
<p>b) Gives effect to other NPS</p>	<p>Areas in the following AUP overlays or other features:</p> <ul style="list-style-type: none"> · D1 High-use Aquifer Management Areas · D2 Quality-sensitive Aquifer Management Areas · D3 High-use Stream Management Areas · D4 Natural Stream Management Area · D6 Urban Lake Management Area · D8 Wetland Management Areas · D9 Significant Ecological Areas · D10 Outstanding Natural Features and Outstanding Natural Landscapes · D11 Outstanding Natural Character and High Natural Character · D26 National Grid Corridor

e) Nationally significant infrastructure	<ul style="list-style-type: none"> · D26 National Grid Corridor Overlay · Emergency management areas for Wiri Oil Terminal and Wiri LPG Depot · Strategic Transport Corridor zone · Oil refinery pipeline · Gas transmission pipelines · Auckland International Airport · Ports – Auckland, Onehunga
f) Open space for public use	<p>Open Space zoned land (except Open Space – Community zone):</p> <ul style="list-style-type: none"> · Conservation zone · Informal Recreation zone · Sports and Active Recreation zone · Civic Spaces zone
g) Designations & heritage orders	<p>Land subject to:</p> <ul style="list-style-type: none"> · Designations · Heritage orders
i) Business land suitable for low density uses	<p>Land in the following zones (to be confirmed by Housing and Business Assessment):</p> <ul style="list-style-type: none"> · General Business zone · Heavy Industry zone · Light Industry zone

Further information

- To read more about the consultation on the council’s preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit [akhaveyoursay.nz/housing](https://www.aucklandcouncil.govt.nz/our-auckland/our-views/akhaveyoursay/housing)
- To learn more about how Auckland Council is planning for growth and development, visit [ourauckland.nz/growingtogether](https://www.aucklandcouncil.govt.nz/our-auckland/our-views/ourauckland/growingtogether)
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](https://www.mta.govt.nz/our-views/nps-ud).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](https://www.mta.govt.nz/our-views/nps-ud).

- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #7

Qualifying matters (Part 2)

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet provides an overview of the qualifying matters identified by the council and the preliminary approach to applying them in the Auckland Unitary Plan.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

What is a qualifying matter?

Qualifying matters are characteristics about some properties or within some areas that may allow the council to modify, or reduce, required building heights or density.

Qualifying matters may include sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards. Many of them are shown as overlays in the AUP that protect or recognise the feature or value that is being identified.

The government has identified a number of qualifying matters that modify three-storey and six-storey building heights normally required by its intensification policies. These are listed below along with the AUP overlay that the council has identified that relates to them.

The government also allows councils to identify other qualifying matters that are relevant for their places and communities. Auckland Council has identified other additional qualifying matters that are important for Auckland. These are listed and described in Information Sheet #7 Qualifying matters (Part 2).

Applying a qualifying matter doesn't prevent development from happening in that area. It only reduces development enough to ensure that what is being protected or managed isn't compromised by that development.

What are the council's additional qualifying matters?

Council has identified the following qualifying matters that are important for Auckland and to Aucklanders. The council has looked at Auckland's landscape, built form and community values to identify additional qualifying matters.

The council must provide strong evidence to justify why such qualifying matters should apply, given the government's direction for more housing. To provide a strong evidence base, the council must do site-specific surveys and assessment. The threshold for limiting building height and density through qualifying matters is very high.

- **Auckland War Memorial Museum Viewshaft Overlay**
Limits building height to protect the views and qualities associated with this historic heritage place.
- **City Centre character buildings and built form controls**
Rules to maintain and enhance the character values of pre-1940s buildings within the Queen Street Valley Precinct. This also applies to specific sites outside of the precinct that make a strong or significant contribution to the character of the surrounding area.
- **Local public views**
Individual viewing points, and their locally significant viewshafts from public places, contribute to the unique character of some of Auckland's neighbourhoods.

- **Ridgeline Protection Overlay**

Limits the height of buildings on ridges. This provides a backdrop to urban and rural areas that people appreciate. Auckland contains a number of important ridgelines that contribute to the scenic character of the region.

- **Significant infrastructure constraints**

Infrastructure constraints exist in Auckland. This qualifying matter seeks to limit development where there is not enough infrastructure to support it. This approach would enable development where there is enough infrastructure already, or where it can be delivered in the medium term (i.e. 3-10 years).

- **Special Character Areas (Residential and Business)**

Special character areas limit height and density in Auckland's older established areas to protect places of special architectural or other built character value. Their importance, relevance and interest to people is often gained from viewing them across areas, rather than individually. More detail and information is provided in Information Sheet #7 Special character areas.

Qualifying matters that do not affect MDRS

When the initial list of qualifying matters was approved, Council included some matters that will not affect MDRS. These are:

- Airport Approach Surface Overlay (Kaipara Flats Airfield, North Shore Airport, Parakai Airfield and Auckland Gliding Club) as they are all located outside the urban environment
- Natural Hazards (less than significant), as these were found to not affect height and/or development
- Notable Trees (as they are managed by rules and do not affect height and/or density)

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit akhaveyoursay.nz/housing
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](#).

- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #8

The City Centre Zone

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains the council’s preliminary response to intensification in Auckland’s city centre.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Auckland's City Centre

The city centre is Auckland's largest centre. It contains the most accessible and sought-after land in Auckland and acts as an international gateway and important economic driver for New Zealand.

The city centre also has the most transport trips by both private and public transport. It is expected that this will further increase once major projects, such as the City Rail Link (CRL), are completed. It also provides a high concentration of jobs which makes it a key destination for people travelling to and from employment.

The City Centre Zone allows for the greatest amount of development through enabling tall buildings and high densities. Having this form of development enables the city centre to perform economically while having spaces for workers, visitors and inner-city residents.

The NPS-UD requires the council to enable as much development capacity as possible in the city centre in order to maximise the benefits of intensification. We propose to keep some controls that maintain the values that Aucklanders like about the city centre, while removing constraints on intensification.

Our approach to change

While we want to ensure that the AUP provides flexibility and opportunity for developers in the city centre, we also need to maintain and enhance the things that residents, workers and visitors to our city centre love. That includes making sure our open spaces and streets have enough daylight, sunlight and sky views to make them pleasant places to be.

This means keeping our local views linking the city with the harbour and protecting our views to the maunga. While we do this we need to protect our heritage, including the sites of significance to mana whenua and recognise the role of the city centre in providing high-density residential living opportunities.

If we keep the good things, while enabling growth, we can ensure our city centre works efficiently as a major hub with its multiple roles in the wider economy.

Changes to the City Centre Zone

What is proposed to change?

- Removal of the Gross Floor Area (GFA) standard. The GFA standard currently manages the scale of development in the city centre. It varies throughout the city centre but typically allows for greater building height in key areas. Removing the standard will provide developers with more flexibility in building design but still within the constraints of other standards such as tower dimensions and set back controls.
- Removal of the general height control. This will enable unlimited building heights in the city centre except where special height controls apply. We will be looking to change our

current rules or create new rules to ensure that tall buildings are of a form and scale that fits the context of our city.

- Removal of the GFA bonus standards. These standards allow transfer of additional floor space between sites and buildings. However, all buildings will have greater height and so the transfer of floor space is no longer needed.
- The outlook space control is proposed to be extended. This will ensure that there is enough privacy between buildings and access to both sunlight and daylight for residents.

What is proposed to stay?

- The need for all new buildings in the city centre to go through the resource consent process. This process enables good design outcomes to be achieved for city centre buildings.
- The special height controls. These controls are important for limiting building height where certain things need to be protected. For example, special height controls are in place around Albert Park to ensure that the park is not shaded from sunlight and daylight.
- Controls that set minimum dwelling size and minimum floor to ceiling ratio. It is important that we maintain these controls to ensure that dwellings are of an acceptable size for residents.
- The maximum tower dimension, setbacks from the street, and tower separation distances are being kept and potentially extended.
- City centre precincts will continue to manage area specific outcomes, including height and density.

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management, and to give feedback, visit akhaveyoursay.nz/housing
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](https://www.mta.govt.nz/ministry-for-the-environment).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](https://www.mta.govt.nz/ministry-of-housing-and-urban-development).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #9

Special Character Areas

In April 2022, Auckland Council will be asking Aucklanders for feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains what special character areas are and how they will be managed through changes to the Auckland Unitary Plan.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Special Character

The NPS-UD will enable more growth and development in Auckland. It requires council to make changes to the AUP to allow for more building height and housing density in our residential zones.

The government has also required councils to change their district plans to apply the MDRS (for more information on MDRS, please see Information Sheet #5). If a qualifying matter applies to a site, the MDRS can be changed so that parts of the development are restricted.

The NPS-UD and the MDRS (within residential zones) will effectively remove the Special Character Areas Overlay from the AUP unless it is identified as a qualifying matter. The council has chosen to identify coherent areas of residential and business special character value as a qualifying matter to ensure these areas and their values are protected.

What is special character?

Special character areas are identified as an overlay in the AUP. They are older established areas and places which may be whole settlements or parts of suburbs or a particular rural, institutional, maritime, commercial or industrial area. They are areas and places of special architectural or other built character value, that have a collective importance, relevance and interest to a local area or to the region.¹

Special character areas physically link Aucklanders to the past development of the city. These areas illustrate the history of Tāmaki Makaurau Auckland by showing how, when and why the city expanded during different eras and in response to different pressures and influences. In illustrating the history of our city's growth, special character areas also show past social values, influences, fashions and philosophies that have shaped Auckland over time. Because these areas illustrate the history of Tāmaki Makaurau Auckland, they have relevance beyond their immediate locality, and have importance to people beyond those who live there.

Special character areas are identified in the AUP planning maps and Schedule 15.

How and why was the quality of special character areas reviewed?

The NPS-UD requires a site-specific analysis of the additional qualifying matters that the council has chosen, including special character areas. This is required to ensure that there is a robust justification for limiting heights or densities on properties in these areas.

Both the residential and business special character areas were reviewed in a process which involved data collection, review, and analysis². Field surveys were carried out until the national

¹ Auckland Unitary Plan, Regional Policy Statement B5.4

² The methodologies for the survey of residential and business special character areas are available by request.

COVID-19 alert levels no longer allowed this, with the site-specific data then collected through a desk-top based survey.

All special character areas were surveyed, being over 21000 special character residential properties and 1600 special character business properties. The records were analysed and mapped for each area. A summary report was prepared for each area explaining the special character values, the data collected, and provided an overall recommendation on the quality of the area.

How the results of the review are proposed to be implemented

The survey results will inform decision-making about any changes to special character areas. Identified special character areas are proposed to be a qualifying matter. They will be subject to the AUP Special Character Area Overlay and managed in a way which will help maintain their special character values. These areas are identified in blue in the NPS-UD and MDRS preliminary response map viewer.

Special character areas that have not been identified as a qualifying matter are proposed to not be subject to the AUP Special Character Areas Overlay and will have their zoning modified to enable greater development capacity. These areas are identified in red in the NPS-UD and MDRS preliminary response map viewer.

For the purpose of public consultation, special character residential areas are identified as a qualifying matter where:

- in walkable catchments around larger centres and rapid transit stops, areas are considered to be of high-quality special character, being where 75% or more of individual properties strongly contribute to the special character values of the area
- outside of walkable catchments, areas are considered to be of special character, being where 66% or more of individual properties strongly contribute to the special character values of the area.

This approach enables more development to happen in walkable catchments, as directed by the government. It results in approximately 75% of properties (or 70% of the land area) within the existing residential Special Character Areas Overlay being identified as a qualifying matter.

For business special character areas, the areas identified as a qualifying matter are:

Balmoral Shopping Centre, Devonport, Eden Valley, Grey Lynn, Helensville, Howick, Kingsland, Lower Hinemoa Street, Mount Eden Village, Newmarket, Onehunga, Ōtāhuhu, Parnell, Ponsonby Road, Sandringham, West Lynn and Upper Symonds Street.

Some of these business special character areas are subject to a reduced extent, as shown in the viewer.

What about historic heritage?

Historic heritage is defined in the Resource Management Act 1991 (RMA) and is recognised as a matter of national importance (section 6 of the RMA). The RMA requires that historic heritage

be protected from inappropriate subdivision, use, and development. The AUP achieves this through the identification of historic heritage places and associated provisions.

Historic heritage (along with all RMA matters of national importance under section 6) has been included in the NPS-UD as a qualifying matter required by the government, whereas special character (as an “Other matter” under section 7 of the RMA) was not.

The council has chosen to include identified areas of special character value as a qualifying matter, as described above. Special character can be derived from the history of a place or area, but these areas are different to historic heritage as identified in the RMA and AUP.

Further information:

- To read more about the consultation on the council’s preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing)
- To learn more about how Auckland Council is planning for growth and development, visit [ourauckland.nz/growingtogether](https://www.ourauckland.nz/growingtogether)
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](https://www.mta.govt.nz/ministry-for-the-environment).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](https://www.mta.govt.nz/ministry-of-housing-and-urban-development).
- Visit the council’s NPS-UD and MDRS preliminary response map viewer at [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing) to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet #10

NPS-UD and MDRS GIS map viewer user guide

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet is a user’s guide on how to use the preliminary response map viewer for the NPS-UD and MDRS.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

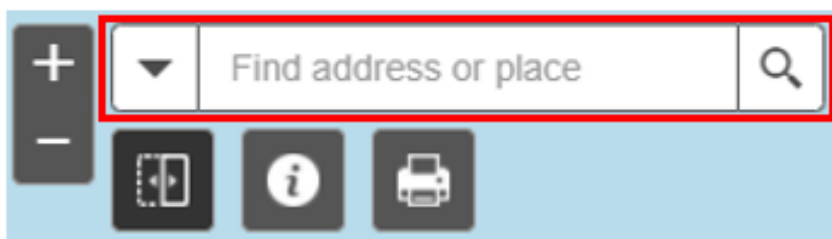
To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Finding an address

You can begin by viewing the draft changes at a regional scale (skip to **'Using the Viewer'** if you would like to do that) or if you would like to begin by viewing how the draft changes affect a specific property then follow the instructions below on how to find an address.

To find an address:

1. Type in the address of interest in the search bar (outlined in red below)
2. Click on the appropriate address from the drop-down results
3. This will take you to the address location



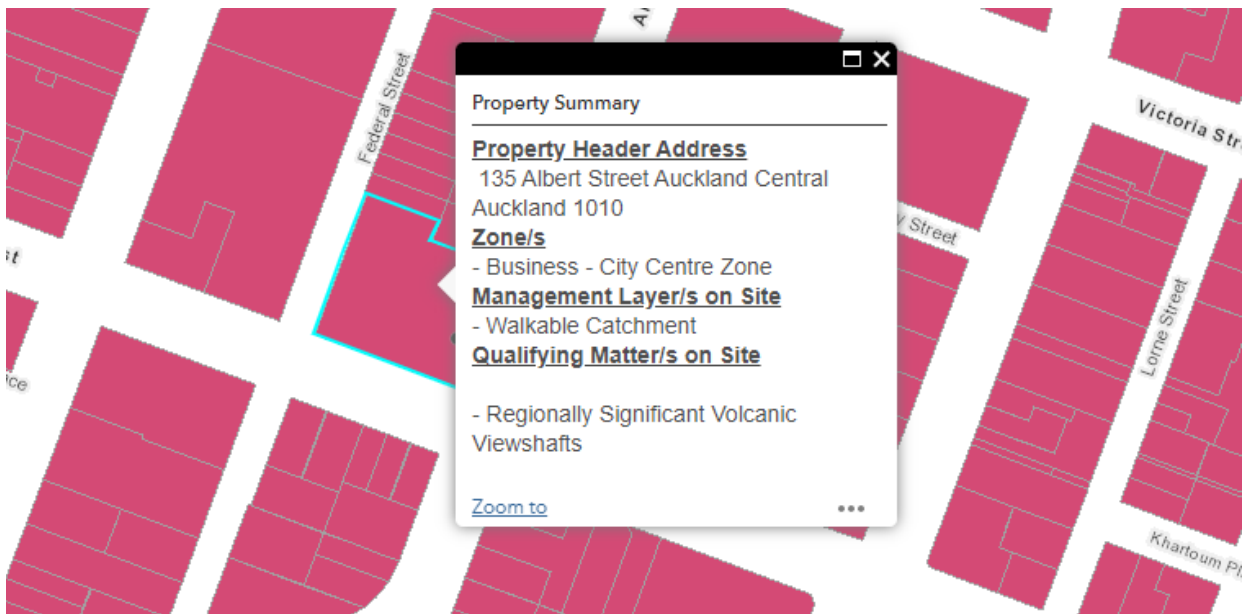
Property Summary

This tool provides a summary of each property and shows the zone, management layers and the qualifying matters (if any) that apply to the property.

To see the property summary:

1. Zoom the map to a scale of 1:8000 (the map scale is shown in the bottom left-hand corner of the screen).

2. Click once on the property and a box will appear. This is the Property Summary box.



Using the viewer

On the top left hand corner, we have the following tabs –



- ① **Information** –a brief summary of the viewer which includes links to submit feedback, view and print the full legend and a link to this page (user’s guide to the viewer)
- ② **Layers list** – lists all the relevant layers to the NPS-UD. These layers are grouped under three main categories.
 - *Draft layers seeking feedback* – includes layers that you can provide feedback on such as the Walkable Catchments and Policy 3d – up-zoning around centre zones
 - *Draft Mandatory Qualifying Matter layers* – includes all layers that have been identified as Qualifying Matters under the NPS-UD
 - *Draft NPSUD Zoning/Info Layers* – includes NPS-UD draft zoning layer, the areas under investigation layer and information layers such as the local board boundaries, the rapid transit network stops and the current Unitary Plan Zoning
- ③ **Legend** - shows the list of symbols that are currently visible on the map

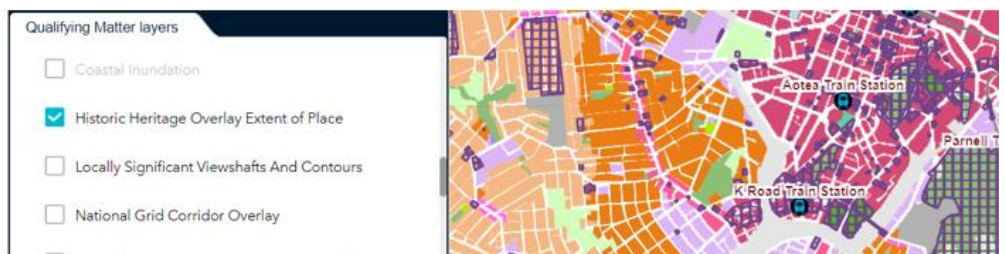
In the **Layer list**, if the layer does not show when ticked on and it is greyed out, then zoom in closer in the map until the layer is visible. The visibility of a layer may depend on the scale of the map. This means that the layer becomes visible on the map only when zoomed in closer.

For example, see image to the right –*Historic Heritage Extent of Place Overlay* layer under the Qualifying Matter layers group.

Zoomed out map (where the layer does not appear, despite its ticked on)

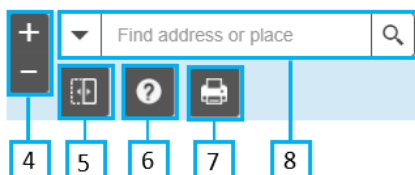


Zoomed in map (the layer appears when zoomed it and ticked on)



Using the Tools

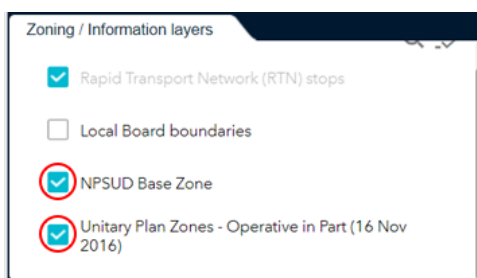
The viewer provides for the following tools -



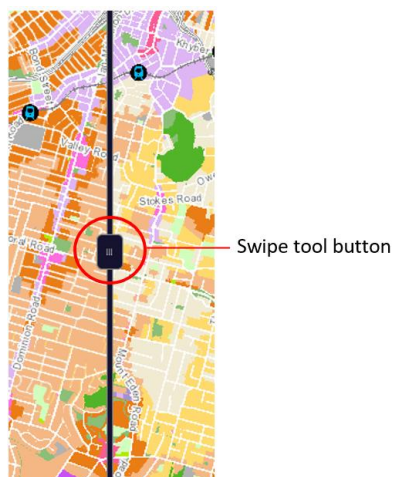
4 **Zoom tool** - click the + to zoom in and - to zoom out in the map.

5 **Swipe tool** - This tool enables the user to interactively compare between the **Draft NPS-UD Zoning Layer** and the **Unitary Plan Zoning** layer.

Step 1 – Make sure that both the layers are ticked on in the layer list

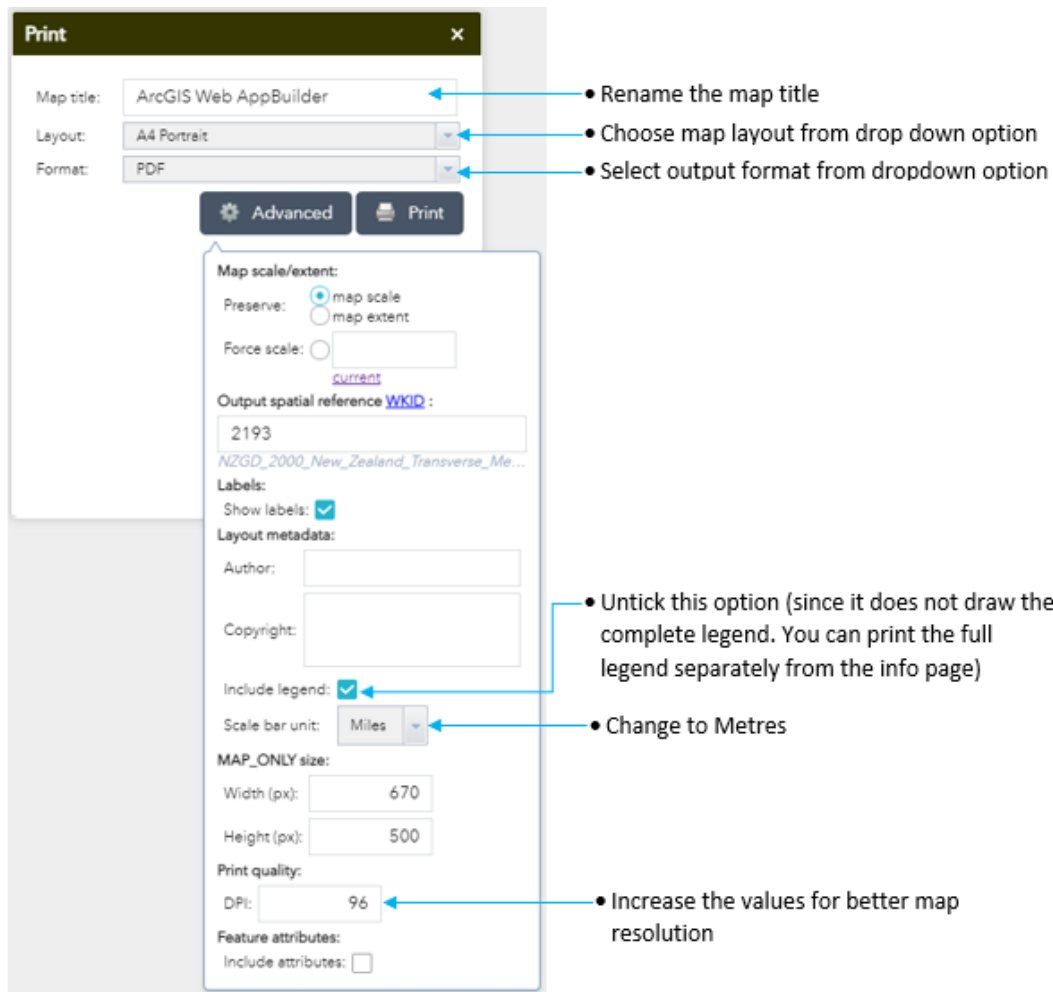


Step 2 – Click on the swipe tool button (highlighted below in red) and drag the swipe bar left and right to see the underlying Unitary Plan zone



6 **Help** – this is the help page on how to use this viewer

7 **Print** – use this tool to print out the map. Rename the map title and then select the preferred map layout and format. You can also change the default settings by clicking on the **Advance** tab under the print tool and making the following changes (example image below):



- 8 Finding an address** – Type in the address of interest and click on the appropriate address from the drop-down results to take you to the address location.

Further information

- To read more about the consultation on the council’s preliminary response to NPS-UD and the changes to the Resource Management Act, and to give feedback, visit akhaveyoursay.nz/housing
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the Ministry for the Environment website.
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the Ministry of Housing and Urban Development website.

- Visit the council's NPS-UD and MDRS preliminary response map viewer at akhaveyoursay.nz/housing to view the proposed planning maps.

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.



**April
2022**



Information Sheet

The National Policy Statement on Urban Development and the Auckland Light Rail corridor

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains the position with the Auckland Light Rail (ALR) project and its ‘corridor’ from the city centre to Māngere, and how it is covered in the council’s preliminary response to the National Policy Statement on Urban Development (NPS-UD).

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities –

Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

The NPS-UD and the ALR corridor

Planning is underway for the City Centre to Māngere light rail, following the Government announcing its commitment to progress the project. The light rail project will see new rapid transit stops introduced in the Auckland isthmus, Māngere and airport areas.

The implications of light rail in terms for the council’s response to the National Policy Statement on Urban Development are significant. Significant intensification including taller buildings and higher housing densities will be enabled along a specific route and around specific stops along the route, compared with areas without light rail.

At this point in time, the specific route and stops for light rail have not been confirmed. More work is required along the corridor and therefore this area is still “under investigation”. The ALR corridor is shown in **map 1** below.

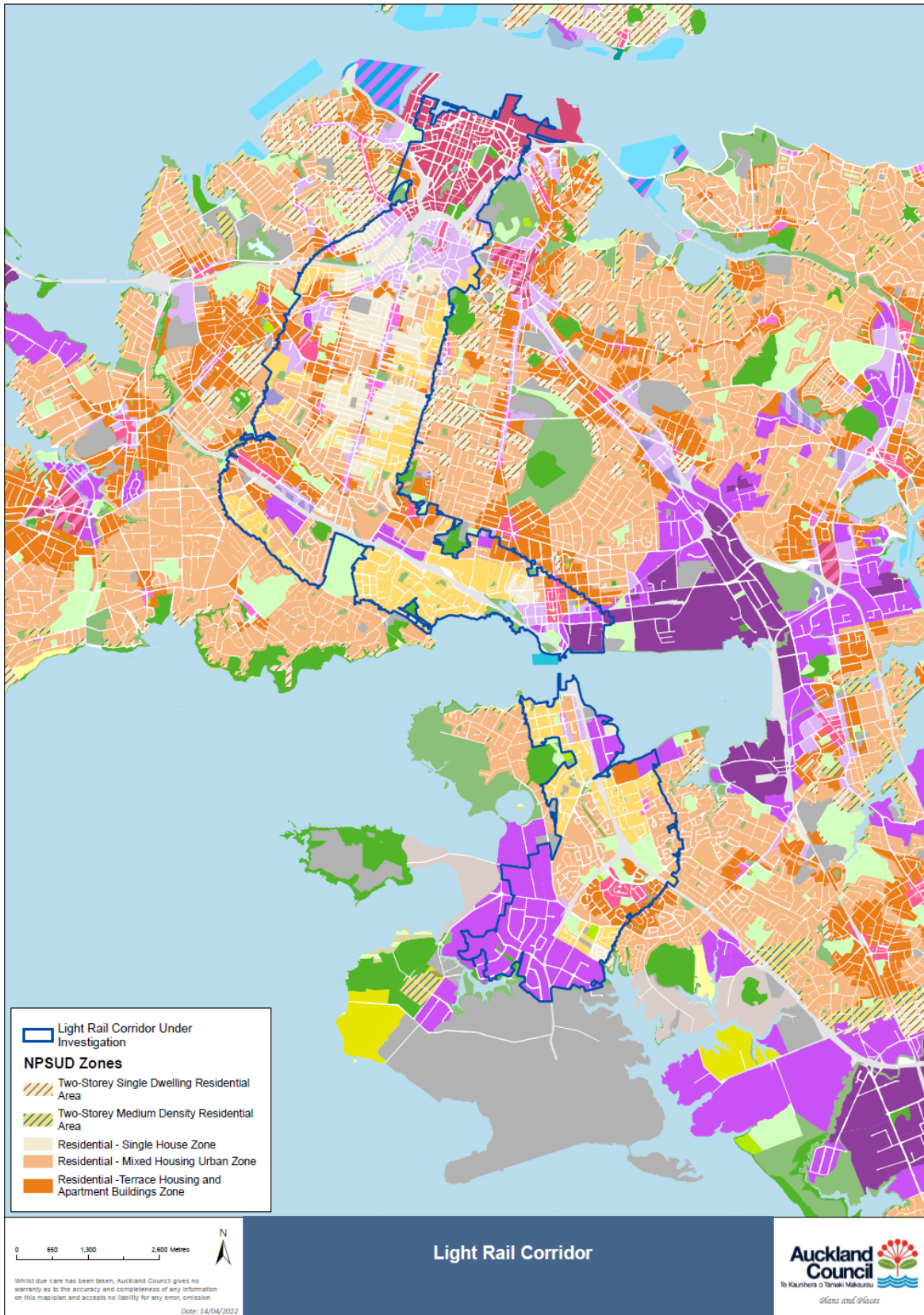
While there are no specific zoning proposals in this corridor to comment on currently, we do still want to hear from people with an interest in the area about:

- our general approach to walkable catchments around rapid transit stations
- intensification around town and local centres
- our approach to qualifying matters including those shown within the light rail ‘area of investigation’ in the NPS-UD and MDRS preliminary response map viewer.

Further information

- To read more about the consultation on the council’s preliminary response to NPS-UD and the changes to the Resource Management, and to give feedback, visit [akhaveyoursay.nz/housing](https://www.aucklandcouncil.govt.nz/akhaveyoursay/housing)
- To learn more about how Auckland Council is planning for growth and development, visit [ourauckland.nz/growingtogether](https://www.aucklandcouncil.govt.nz/our-auckland/growing-together)
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](https://www.mta.govt.nz/ministry-for-the-environment/).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](https://www.mta.govt.nz/ministry-of-housing-and-urban-development/).

- Visit the council's NPS-UD and MDRS preliminary response map viewer at [akhaveyoursay.nz/housing](https://www.aucklandcouncil.govt.nz/your-voice/akhaveyoursay/housing) to view the proposed planning maps.
- For more information about Auckland Light Rail, please visit [lightrail.co.nz](https://www.lightrail.co.nz).



Map 1 showing the Auckland Light Rail corridor (within the blue boundaries)

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

The user waives and releases Auckland Council from any claims arising from its use of the information provided in this information sheet.

COVER NOTE

SCA Residential Survey Guidance V2 July 2021

The attached guidance document explains the approach that was used to survey the Special Character Areas Overlay - Residential.

The purpose of this guidance was to identify special character areas that have “high-quality” character values. The threshold of “high-quality” was established by Auckland Council’s Planning Committee through a resolution in July 2021¹, when it was decided that SCA - Residential of *high quality* was a qualifying matter under the NPS-UD.

Following completion of the survey and analysis of findings, the threshold for special character areas that were identified as a qualifying matter was revised² for the purpose of public engagement. The revised approach is that SCA -Residential be identified as a qualifying matter where:

- In walkable catchments, areas are of high quality, being those areas in which 75% or more of individual properties score 5 or 6; and
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

PLEASE NOTE: The attached guidance document has not been changed to reflect the revised approach for public engagement. The revised approach does not affect the survey approach, including the scores of individual properties and/or criteria; only the threshold has been changed.

¹ Resolution number PLA/2021/80, dated July 2021

²Resolution number PLA/2022/31, dated 31 March 2022

SCA Residential Survey Guidance

July 2021 V2

Updated February 2022



1 Purpose

The purpose of this survey is to undertake a site-specific analysis of the Special Character Areas Overlay – Residential (**SCA Residential**) to determine which parts of the overlay have high quality special character values.

Auckland Council’s Planning Committee resolved³ that special character of *high quality* was a qualifying matter under Subpart 6 3.32(1) of the *National Policy Statement for Urban Development 2020 (NPS-UD)*; the NPS-UD includes a requirement for a site-specific analysis of qualifying matters.

To determine which areas are high quality, sites will first be surveyed and assessed individually, following the process described in this guidance document. Individual site data will be aggregated and analysed to inform a conclusion on the special character values of each area. Areas (or parts of areas) will be determined to be “high quality” or “not high quality”.

This survey **does not** provide recommendations on which, if any, areas are appropriate to remove from the SCA Residential; it identifies areas of high-quality special character and potential historic heritage value, which will inform decision-making.

The guidance document and survey results are not to be used for any project or purpose other than to review the SCA Residential to inform Council’s response to the NPS-UD.

2 Process

2.1 Before survey

- Read, familiarise yourself and agree to the Health and Safety Plan which is stored in Risk Manager – Plan 1160
 - Unless in prior agreement with the survey project manager, no surveyor is to:
 - survey more than four days each week
 - survey more than three days in a row
 - be in the field surveying for more than five hours each day
- The Project Manager will assign survey areas to you and your survey partner, and provide an expected timeframe for completion
- Book cars or organise public transport well in advance of your planned survey days
- Check the weather conditions and ensure you have appropriate footwear, mask (if taking public transport), PPE and water/food/personal medications

³ PLA/2021/80

- Ensure your laptop/tablet is fully charged, including accessories (e.g. tablet pen)
- Read and familiarise yourself with the Character Statement (Schedule 15) for your area, and review the survey area map
- Bring your Council photo ID, work phone, business cards, and info sheet to give to any landowners who have questions

2.2 On-site – Surveying using ArcGIS Collector

- Open ArcGIS Collector on your laptop/tablet and refresh the app (select the three dots in the upper right-hand corner; then select refresh) to ensure all current survey results are displayed. Then select Residential Special Character NPS-UD Data Capture (field maps)
- If you are prompted to enable location services, select OK
- To enter and edit data for individual sites in Collector, refer to the following guide: [How to use ArcGIS Collector.pptx](#)
- Survey all properties that are highlighted in red, even if they have an underlying business zone (these are not SCA Business properties; some SCA Residential properties have a business zoning.)
- Take one representative photo of the site - or two if it is a corner site
- When you have finished surveying for the day, refresh Collector to ensure your data updates across all laptops/tablets

Surveying on the Samsung tablets

- ArcGIS Collector requires internet access, so you will need to tether your tablet to your work phone using the following process:
 - Turn on mobile data on your phone
 - Go to Settings on your phone (under the Personal Tab) and select Connections
 - Select Mobile Hotspot and Tethering and ensure it is turned on
 - Ensure the tablet Wi-Fi is turned on and hold the Wi-Fi button until a list of networks opens
 - From the list of available Wi-Fi networks select your phone name (the name will be the model of your phone e.g. J41E13) as the network you want to connect to
 - Your phone will display a password for you to enter into the tablet as the Wi-Fi password
- If you do not have a licence for ArcGIS Collector, you will need someone with a license to sign into Collector for you

2.3 On-site – survey questions

2.3.1 Address

This field is pre-populated. Do not change it.

2.3.2 Zone

This field is pre-populated. Do not change it.

2.3.3 Surveyor

Select the name of the person who is filling in the form. This data is collected to facilitate questions or clarification later in the process.

2.3.4 Subject to demolition control?

Check the demolition control maps in Schedule 15. Not all overlay areas have this control. If the overlay does not have the demolition control (e.g. Isthmus A) select NA for this field.

The demolition control maps can be difficult to interpret because they do not have address numbers. To assist with this, check which properties are subject to the control before you survey, or fill in this question when you are back in the office by editing each property.

2.3.5 Type of site?

Identify if the site is unable to be seen from the public realm (such as a rear lot), or if it is a vacant site/public open space. If a rear site is readily visible from the public realm, complete the assessment; otherwise, if you select one of these site types, skip to question 19.

For visible, extant properties, tick Not applicable, or leave blank, then proceed to the next question.

2.3.6 Is the building a replica?

Is it a modern recreation of a period house? If you are not sure, tick Flag for Review, and check the historic aerials when you return to the office.

2.3.7 Architectural style

Select the original architectural style of the building, where legible, prior to modifications. For replicas, select the style the site is replicating.

Further information on architectural styles is included in the Residential Types Guide: <U:\CPO\ESP\Heritage\Built And Cultural Heritage Policy\NPS-UD\Special character\Character Survey Residential\1 Methodology and template\Residential types guide.pdf>.

If you are not sure, consult your survey partner or select Flag for Rebecca and when the survey results are reviewed this information will be added. Limit the use of “other” to truly unidentifiable or indefinable styles.

2.3.8 Visual assessment: Are the specific characteristics evident on the site compatible with the special character of the area?

Each site is assessed under five criteria and given a score of contributing, neutral or detracting. The purpose of each assessment is to determine if the site is compatible with the overlay area as described in the Character Statement in Schedule 15, based on the criteria. Guidance on how to score specific elements, such as garages, infilled verandahs and vegetation is included in Appendix 1.

Scale - is the site of a scale and massing that is compatible with the identified values of the area?

- A **contributing** site will be of a scale that is specifically described in the Character Statement and/or which is consistent or compatible with the dominant scale of the street. The period of development, architectural style and/or typology of the place do not necessarily impact this score – modern houses or highly modified period houses are able to contribute in terms of scale.
- A **neutral** site may be of a scale that is not provided for in the Character Statement, but which does not detract from the values of the area. For example, if the dominant scale of a street is 1-2 storeys, a 4-storey building may be considered neutral if the excess height is somehow mitigated (e.g. through changes in topography, if it is set below road level). Likewise, a very large building or row of terraced houses may be considered neutral if the façade is articulated to give the appearance of a group of smaller buildings.
- A **detracting** site will be incongruous with the dominant scale of the streetscape. For example, a large block of apartments in a street of cottages.

Relationship to the street, including boundary treatment and setback – does the site have a relationship with the street that is compatible with the identified values of the area?

- A **contributing** site will have a relationship with the street (setback, boundary treatment, yard, etc) that is specifically described in the Character Statement and/or which is consistent or compatible with the streetscape.
- A **neutral** site may have a boundary treatment or relationship to the street that is not provided for in the Character Statement, but which does not detract from the values of the area. For example, a taller fence that has high visual permeability, a site with a larger or smaller than average setback, or a site that may be partially blocked by a garage or carport.
- A **detracting** site will have a relationship to the street which is incongruous with the streetscape. For example, 1.8m stone walls in Isthmus A, or tall fences with no

visual permeability. It may have a garage or carport that dominates the front of the house or could be a house that is oriented away from the street.

Period of development - was the site substantially constructed during the period of development identified in the character statement? Where a place has been modified, assess the period of development of the bulk of what is visible from the public realm (i.e. despite recent or cumulative modifications, was the majority of the house primarily constructed during the period of development?).

- A **contributing** site will have been substantially constructed during a period of development that is specifically described in the Character Statement and/or which is consistent or compatible with the dominant building age of the street.
- A **neutral** site may have been constructed outside the period of development, but within a period that is compatible with the period of development. For example, places constructed 10-20 years before or after the period of significance may be considered neutral (this is a case-by-case assessment that may require consideration of other factors such as architectural style and scale).
- A **detracting** site will have been substantially constructed well outside the period of development defined in the Character Statement. For example, modern or replacement buildings.

Typology - is the typology compatible with the typology of the area?

- A **contributing** site will be of a typology that is specifically described in the Character Statement and/or which is consistent or compatible with the dominant typology of the street. This may include non-residential types that are closely associated with the development of the neighbourhood, such as corner shops and churches. A modern detached house in a street of period detached houses would be a contributing type.
- A **neutral** site may be of a typology that is not provided for in the Character Statement, but which does not detract from the values of the area. For example, modern duplexes or townhouses in a street of period detached houses; the duplexes are a residential type of a compatible density, despite being a different typology (attached housing).
- A **detracting** site will be of a typology that is incongruous with the dominant typology of the street. For example, a modern office block in a street of period housing, or a large apartment block in a street dominated by small, detached houses.

Architectural style - does the site illustrate or is it compatible with an architectural style identified in the Character Statement?

- A **contributing** site will be of an architectural style that is specifically described in the Character Statement and/or which is consistent or compatible with the dominant style of the street.

- A **neutral** site may be of an architectural style that is compatible with the dominant style of the street. For example, an unobtrusive house in a style that is not specifically described in the character statement; it may be earlier or later but does not detract from or contribute to the architectural values of the area. It may have a form or style that references the period housing in the street.
- A **detracting** site will be of an architectural style that is incongruous with the dominant style of the street. For example, a modern house that makes no reference to its surrounding period houses.

2.3.9 Integrity Point Adjustment (IPA) Score

Sites that are marked “contributing” under the Architectural Style criterion require an additional assessment to determine their level of physical integrity.

Physical integrity is assessed based only on what is visible from the public realm. For example, large rear additions that are not visible from the street do not factor into the determination of integrity.

The condition of a site will generally not factor into the determination of integrity. A site can be in poor condition but have high integrity in terms of its built form and style, likewise a site can be in excellent condition, but have poor overall integrity if it has been highly modified.

The assessment of integrity relates only to the primary building, not to any accessory buildings, outbuildings or boundary treatments.

Guidance on how to score specific modifications, such as garages, infilled verandahs and vegetation is included in Appendix 1.

- Sites with high integrity are awarded **+1**
 - Sites with high integrity generally retain their historical appearance, have a clearly legible architectural style from the period of development, and are considered good examples of their type and style. They may have minor or early changes, such as a sympathetically-designed infilled verandah, replacement materials, isolated missing elements (such as a missing chimney or fretwork) or small sympathetic alterations (such as a new window opening or insertion of a French door in a sympathetic style and location).
- Sites with average integrity are awarded **0**
 - Sites with average integrity are legible examples of their type and style but may have more extensive changes. Generally, these changes will be sympathetic or neutral in relation to the overall physical integrity of the site, and may include roof top extensions, infilled verandahs, missing chimneys, more than minor changes to fenestration and/or joinery, side or front extensions (where they disrupt symmetry or balance), or significant changes to cladding, etc.

- Replica buildings should be awarded 0.
- Sites with poor integrity are awarded -1
 - Sites with poor integrity are highly modified examples of their type and style. These sites may have significant unsympathetic modifications that make it difficult to read the extent of the original building.

2.3.10 Level of score (and guidance)

Count the number of contributing ratings each site received, and add or subtract the IPA point, where applicable.

The following ratings are for guidance purposes only. Terms like “character-defining” and “neutral” are only to be used to help surveyors sense-check their results. This terminology does not come from or relate to the AUP and may change during the life of the project.

- Sites that score 6 - character-defining
- Sites that score 4 or 5 - character-supporting
- Sites that score 2 or 3 - neutral
- Sites that score 0 or 1 - detracting
- If the site is a vacant lot or otherwise unable to be seen, tick this box. These sites are recorded but not rated

Sites that score 5 or 6 are included in the overall determination of the level of value of each character area (this is subject to change during the life of this project), which is calculated as part of the Summary of Area Findings report.

2.3.11 Spatial extent of site

This question responds to the NPS-UD requirement to maximise development even on sites where the maximum development (at least 6 stories) required by the NPS-UD cannot be achieved.

- For most sites, the whole site will contribute
- Ticking “partial” flags that there may be a large piece of vacant land at the rear of one or more sites, or near the edge of the overlay area, that could potentially support further development without compromising the values of the area.
- You may also tick “partial” if the overlay area includes large land parcels (especially near the edge) occupied by modern buildings which do not contribute to the values of the area.
- Note: ticking “partial” is a flag for review – it is not a final recommendation or decision

2.3.12 Extent if partial?

If you selected “partial” above, provide a general indication of where the land that could support more development is located in relation to the character building.

2.3.13 Historic Heritage Flag

Based on visual inspection only, indicate if the site or area warrants further review to determine if it has historic heritage values.

- If you have identified a potential Historic Heritage Area, indicate the extent of the area in the Notes section at the end of the survey form.
- Ticking this box is a flag only; heritage values will be reviewed through a separate process.

2.3.14 Notes

The primary purpose of this section is to make specific standard notes that provide further information about places. These include:

Corner sites where one elevation has high integrity and one has low integrity

“Large or incompatible extension affecting one elevation of a corner site”

Tall hedges/dense vegetation

“Vegetation obscuring house”

Tall fences

“Tall fence obscuring house”

Places that cannot be seen from the street in Google Streetview

“verify!”

This section can also be used to flag mistakes, anomalies or questions you have about individual properties. **Do not** use this section to describe every site.

2.3.15 Completed

To record your data in Collector, select Yes before hitting Submit (the property will turn blue in the map once it is marked complete; but you can still edit it as often as required).

If you need to define a polygon to record multiple buildings that share a site separately, select Yes – Split Parcel after defining the new polygon (refer to the PowerPoint described in section 2.2 above).

2.3.16 Flag for Rebecca

If there is any aspect of the assessment you need to survey lead to check, **briefly** explain it in this field.

2.3.17 Survey area number

Survey areas have been established based on the residential overlays area, their geographic location, size and walkability.

Survey area boundaries are subject to change and do not represent the final breakdown of data for analysis.

You will be told your survey area number when you are assigned survey areas.

2.4 Wet weather/lock-down alternative approach

If inclement weather or a Covid-related lock-down prevents us from going out on a scheduled survey day, we will undertake a desk-top survey using Google Street View, using the following process:

- Desk-top surveys can be undertaken with your survey partner or individually
- Using ArcGIS Collector and Google Street View, fill out a form for each site as described above
- When the weather is better or post lock-down survey completion timeframes permit, undertake a site visit to the area to check and confirm the results of the desk-top survey, and to photograph each place (click on each property and select “Edit” to add a photo and/or update results)
- Confirm with the survey lead that the area has been visited, the records have been updated (where required) and the data is ready for analysis

2.5 After survey

- If you are going straight home from the field, and not returning to the office, send a text to the Team Leader, Heritage Policy confirming your plans
- Charge your laptops/tablets and pens and return the tablets to the SCA Residential team locker
- Record any issues relating to technology, process or guidance in the Issues Log, here: <U:\CPO\ESP\Heritage\Built And Cultural Heritage Policy\NPS-UD\Special character\Character Survey Residential\5 Tracking>
- If you had any Health and Safety issues, raise these with the Team Leader, Heritage Policy and discuss if they need to be recorded in Risk Manager.

2.6 Office - Follow-ups, flags and data cleansing

Any form fields that were left blank, or any issues, mistakes or anomalies that were recorded in the Notes section of the form should be addressed back in the office or flagged for Rebecca. For any information you were not sure about, discuss with the survey team and/or consult an appropriate resource (e.g. historic aerial photographs, etc).

The project lead will do a sense-check of the data and may follow-up with surveyors if there are any questions.

The survey team will have a fortnightly de-brief session to discuss any issues or concerns about any aspect of the survey project, including interpretation of the assessment criteria.

2.7 Office – Summary of findings reports

A report-writing team will be responsible for summarising the data for each area into a Summary of Area Findings report. The purpose of this report is to synthesize data for individual sites into an area-based conclusion.

Report areas are determined based on historic subdivision patterns, overlay areas and other shared underlying historical or contextual values. Report areas are not necessarily the same as survey areas, and some reports will analyse partial or multiple survey areas.

The Summary of Findings report includes an area description that discusses the historical and contextual values of each area, as well as a basic break-down of the data, including the survey and overlay area, how many sites were surveyed, the NPS-UD priority, and the breakdown of scores.

The report provides both a narrative and numeric “conclusion” about each area. The narrative will briefly summarise the historical and physical and visual qualities present in each area. The narrative will also discuss wider area considerations, such as context, natural features, pattern of development, subdivision and visual coherence.

The numeric conclusion will determine if the area is of high quality or not of high quality based on the cumulative ratings of individual properties:

- An area of high quality will have at least 75% of places score 5 or 6
- An area that is not of high quality will have fewer than 75% of places score 5 or 6

Areas that are not high quality will be subject to a finer grained analysis to determine if there are sub-areas within the wider grouping that are high quality or that could be considered as potential historic heritage areas.

Summary of findings reports are reviewed and signed-off by the project lead and project sponsor.

3 Appendix 1

This section provides guidance on scoring integrity under the criteria and IPA.

Not all modifications have the same impact, and the same modification may have a different impact on different properties. The impact of modifications may be influenced by their design, location, age, materiality and scale and proportions.

While integrity is ultimately assessed on a case-by-case basis, the purpose of these guidelines is to establish a degree of consistency for when different types of changes may be considered acceptable, and when they may impact on a place's score.

Garages/carports

- Garages/carports that **generally** will not affect the score include (but are not limited to):
 - Small garages or carports at the rear or along the side of the house, set back from the main elevation
 - Garages incorporated under the house
 - Small garages or carports in front of the house where they do not block the main elevation (e.g. if the house is elevated)
- Garages/carports that **may** affect the score include (but are not limited to):
 - Garages that are in front of the house and block part or all of the main elevation
 - Garages that block windows of the main elevation
 - Garages or carports that required removal or substantial alteration of part of the house (e.g. removing the verandah to fit the carport)
 - Garages or carports built up to the property boundary in front of the main elevation
- If a garage or carport affects a place, this effect should be reflected through the Relationship to the street score

Infilled verandahs

- Infilled verandahs that **generally** will not affect the score include (but are not limited to):
 - Verandahs that were infilled early in the life of the house
 - Verandahs that have been infilled using materials and windows that are compatible with the main house
 - Sympathetic or well-designed infilled verandahs
- Infilled verandahs that **may** affect the score include (but are not limited to):
 - Double-infilled verandahs – i.e. both halves of the verandah of a square front villa
 - Verandahs that have been infilled using materials and windows that are not compatible with the main house

- Unsympathetic or poorly designed infilled verandahs
- If an infilled verandah affects a place, this effect should be reflected through the IPA score

Tall fences

- Tall fences that will **generally** not affect the score include (but are not limited to):
 - Fences that are visually permeable, so that the house can still be seen
 - Fences in front of elevated house, so that the house is still substantially visible from the street above the fence
- Tall fences **may** affect the score include (but are not limited to):
 - Fences that are visually impermeable
 - Fences that block the house entirely
- If a tall fence affects a place, this effect should be reflected through the Relationship to the street score
- If the house is not visible at all from any angle, mark as “unable to be seen from the street” and make a note in the “Notes” section using the standard note described above

Pop tops/roof top extensions

- If the original house, including its form and original roof shape, is clearly legible, and the pop top is small in scale and well-designed using materials and windows that are compatible with the main house, the score will **generally** not be affected
- If the original house, including its form and original roof shape, is legible, but the pop top is disproportionate in scale or unsympathetic in design and materials, the place will **generally** score 0 (average integrity) under the IPA
- If the original form and roof shape of the house is not legible, the place will **generally** score -1 (poor integrity) under the IPA
- Where a pop top/roof space development affects a property, this effect should be reflected through the IPA score

Vegetation

- Where vegetation substantially blocks a place from view, record/assess the place as if the vegetation were not there, but include a standard note in the Notes section
- If the place cannot be seen at all from any angle, even glimpsed through the trees/hedge, then record the place as unable to be seen from the street, and include the standard note in the notes section

Windows

- Well-designed, sympathetic and compatible changes to windows will **generally** not affect the score.
- Where the materiality has changed, but the openings have not (e.g. timber windows replaced by aluminium windows of the same size, shape and fenestration pattern), the place will **generally** score 0 (average integrity) under the IPA
- Where the openings have changed, but the materiality has not (e.g. timber windows replaced with timber windows of a different design; timber windows replaced by timber windows of a different size or shape), the place will **generally** score 0 (average integrity) under the IPA
- Where the materiality and openings have both changed, the place **may** merit -1 (poor integrity) under the IPA

Cladding

- Both minor and more significant changes to roofing materials (e.g. short-run corrugated iron to long-run corrugated iron or corrugated iron to Decromastic tiles) will **generally** not affect the score, provided the roof form and shape has not been altered
- Minor changes to the cladding of walls (e.g. one weatherboard profile to another) will **generally** not affect the score
- Significant changes to the cladding of the walls, especially the front elevation, (e.g. weatherboard to brick veneer), will **generally** score 0 (average integrity) under the IPA

Visible extensions

- Depending on the scale, design and/or location of the extension in relation to the original house, the place may have the score reduced under “Scale and massing”, “Architectural style” or the IPA Point – **but not all three**. If the impact is significant, it may affect up to two of these scores.
- If an extension is at the rear of the house, set back from the street and/or its scale or design has little impact on the original house, it will **generally** not affect the score
- Corner sites where one elevation has high integrity, and one has low integrity should be assigned 0 (average integrity) under the IPA, and should include a standard note in the Notes section

Missing or replaced fretwork, finials or balustrades

- Does not affect the score

Ground floor/basement development

- If the house has been lifted to accommodate ground floor or basement development, then this change will **generally** impact the IPA or Architectural Style score (but not both)
- If the development has taken place within an original space (e.g. if the house is elevated because of topography) or has been dug underneath (but the house remains at the same elevation), then this change may not affect the score, subject to how the development has been designed, including windows and doors.

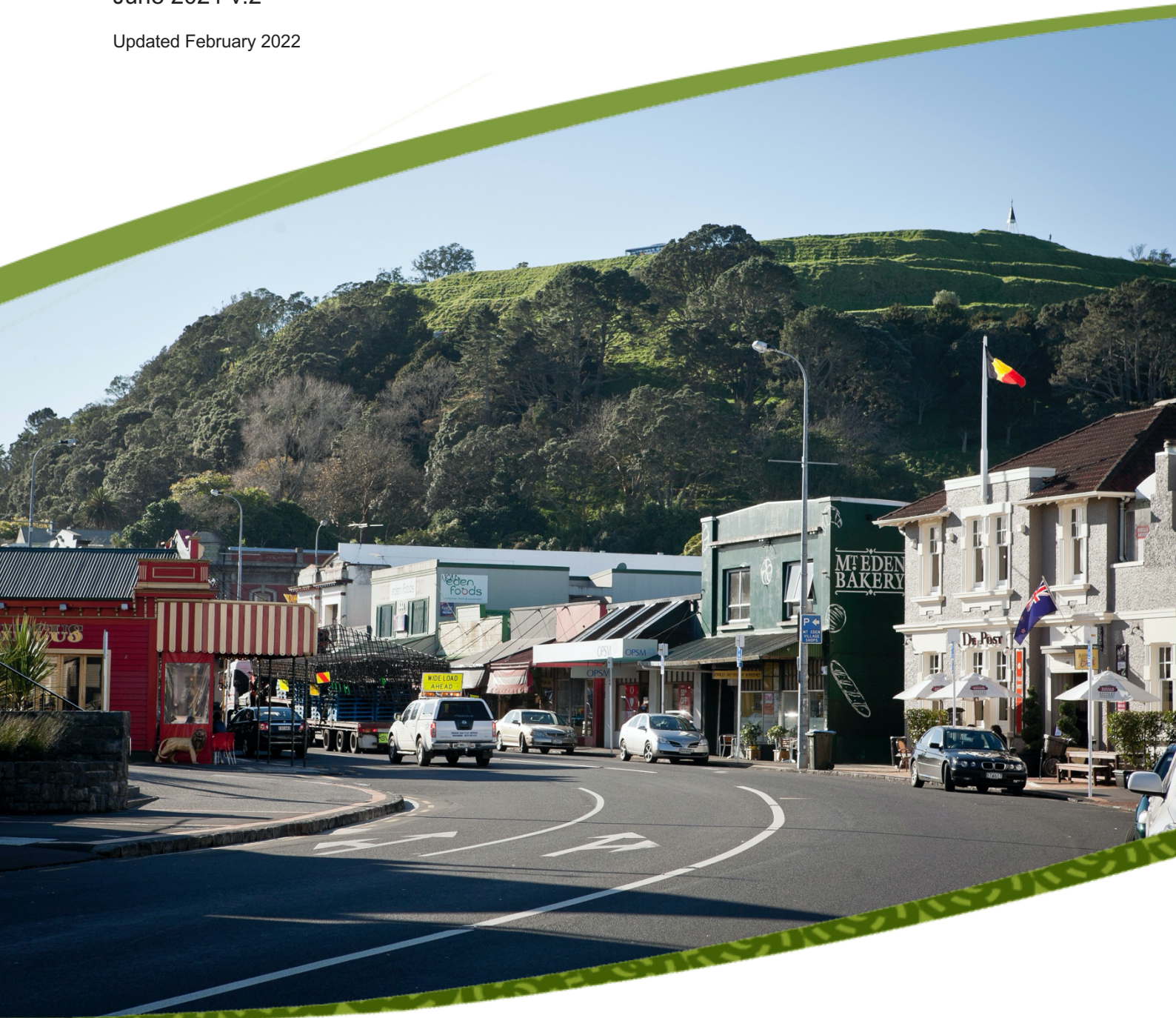
The following factors do not affect the score of a place in isolation, but may affect the score in combination with other issues:

- Missing, modified or replaced chimney
- Whole site paved/no vegetation
- Fences constructed in modern materials or styles

SCA Business Survey Guidance

June 2021 v.2

Updated February 2022



1 Purpose

The purpose of this survey is to undertake site-specific analysis of the Special Character Areas Overlay – Business (**SCA Business**) to determine which areas (or parts thereof) continue to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).

Auckland Council’s Planning Committee resolved¹ that special character of “high quality” was a qualifying matter under Subpart 6 3.32(1) of the *National Policy Statement for Urban Development 2020 (NPS-UD)*; the NPS-UD includes a requirement for a site-specific analysis of qualifying matters.

To determine which business areas are high quality, sites will be surveyed and assessed individually, following the process described in this guidance. Individual site data will be collated, analysed and mapped and the results for each area compared to existing information set out in the AUP (OIP). This will inform a conclusion on the special character values of each area. Areas (or parts thereof) that continue to exhibit the special character values identified in the AUP (OIP) will be determined to be high quality.

This guidance has been prepared for the specific purpose of surveying and reviewing the SCA Business to inform Council’s response to the NPS-UD.

2 Process

2.1 Before survey

- Read, familiarise yourself and agree to the Health and Safety Plan which is stored in Risk Manager – Plan 1160
 - Unless in prior agreement with the survey project manager, no surveyor is to:
 - survey more than four days each week
 - survey more than three days in a row
 - be in the field surveying for more than five hours each day
- The SCA Business survey lead will assign survey areas to you and your survey partner, and provide an expected timeframe for completion.
- Book cars or organise public transport well in advance of your planned survey days.
- Check weather conditions and ensure you have appropriate footwear, mask (if taking public transport), PPE and water/food/personal medications.
- Ensure your laptop/tablet is fully charged, including accessories (e.g., tablet pen).
- Read and familiarise yourself with the Character Statement (Schedule 15²) for your area, and review the survey area map.

¹ PLA/2021/80

² Schedule 15 Special Character Schedule, Statements and Maps in the AUP (OIP)
SCA Business Survey Guidance v.2

- Bring your Council photo ID, work phone, business cards, and info sheet to give to any landowners who have questions.

2.2 On-site – Surveying using ArcGIS Collector

- Open ArcGIS Collector on your laptop/tablet and refresh the app (select the three dots in the upper right-hand corner; then select refresh) to ensure all current survey results are displayed. Then select Business Special Character NPS-UD Data Capture (field maps).
- If you are prompted to enable location services, select OK.
- To enter and edit data for individual sites in Collector, refer to the following guide: <U:\CPO\ESP\Heritage\Built And Cultural Heritage Policy\NPS-UD\Special character\Character Survey Business\2 - Guidelines\How to use ArcGIS Collector.pptx>
- Survey all sites that are highlighted in red, even if they have an underlying residential zone³.
- Take one representative photo of the site - or two if it is a corner site.
- When you have finished surveying for the day, refresh Collector to ensure your data updates across all laptops/tablets.

Surveying on the Samsung tablets

- Tablet passwords are either: 123456 or 1234.
- ArcGIS Collector requires internet access, so you will need to tether your tablet to your work phone using the following process:
 - Turn on mobile data on your phone.
 - Go to Settings on your phone (under the Personal Tab) and select Connections.
 - Select Mobile Hotspot and Tethering and ensure it is turned on.
 - Ensure the tablet Wi-Fi is turned on and hold the Wi-Fi button until a list of networks opens.
 - From the list of available Wi-Fi networks select your phone name (the name will be the model of your phone e.g., J41E13) as the network you want to connect to.
 - Your phone will display a password for you to enter into the tablet as the Wi-Fi password.
- If you do not have a licence for ArcGIS Collector, you will need someone with a license to sign into Collector for you.

³ These are not SCA Residential sites; some SCA Business sites have a residential zoning. SCA Residential sites do not appear in the SCA Business maps, so it's not possible to accidentally survey a SCA Residential site.

2.3 On-site – data collection

Refer to **Attachment A** for details on the drop-down options mentioned in this section.

2.3.1 Address

This field is pre-populated.

Where multiple buildings occupy one site, they will often share an address with a number range (e.g., 151-163). If known, include the street number of the relevant building in brackets (e.g., 157).

Where multiple buildings occupy one site with a single street number (e.g., 321), include the same number for each building and make a reference in the Notes field at the end of the form.

2.3.2 Property Description

This field is pre-populated. Do not change it.

2.3.3 Property ID

This field is pre-populated. Do not change it.

2.3.4 SCA Business Type

This field is pre-populated. Do not change it.

2.3.5 Name

Insert the original name of the building, if known. This may be visible on the building or be included in the character statement or background studies.

2.3.6 Zone

This field is pre-populated. Do not change it.

2.3.7 Surveyor

Select the name of the person who is filling in the form. This data is collected to facilitate questions or clarification later in the process.

2.3.8 AUP (OIP) HH Overlay

Identify whether the property is subject to the AUP (OIP) Historic Heritage Overlay.

To identify this, check the Historic Heritage Overlay (Place and Extent of Place) in GeoMaps (either before or during site survey) and select **“Yes”** or **“No”** from the drop-down options.

2.3.9 AUP (OIP) Contribution

This is the operative AUP (OIP) level of contribution attributed to each site (character defining, character supporting or not identified) in an area as shown in the relevant Special Character Area Map in Schedule 15.

- Select the existing level of contribution from the drop-down options.
- To identify the operative level of contribution, refer to the map for the area during site survey.
- Sites that are not identified as either character defining or character supporting sites are those within the area extent that are shown with no colour (white).

Note: Schedule 15 records each site that is occupied by a character defining or character supporting building. In contrast, this survey records (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Ancillary buildings such as garages do not require a separate record.

2.3.10 Site type

This provides the opportunity to record a site with no building(s).

- Select the most appropriate answer from the drop-down options.
- These sites may include vacant lots, car parks, open spaces, reserves, accessways if they do not form part of a neighbouring lot, etc.
- The default will be that there is a building on each site. When this is the case, leave this field blank.
- When there is no building(s) on the site, select the most relevant site type from the drop-down options. Record the integrity and contribution as **“N/A – not visible”**. No further data needs to be collected for these sites.

2.3.11 Lot type

This records the type of lot the building occupies.

- Select the most appropriate answer from the drop-down options, using the guidance set out below.
 - **“Street-facing”** will be the most common selection. This should also be used where a building is located further back on a lot where there is no building in front of it.
 - Use **“Rear of street-facing”** when a building occupies the same lot as, but is located to the rear of, a building that faces the street.
 - Use **“Rear”** for independent rear lots. If a building on a rear lot is not visible, you do not need to collect any further data. The integrity and contribution of the building(s) on these sites should be recorded as **“N/A – Not visible”**.

- Use “**Secondary**” for an additional record where two buildings occupy one lot and both face the street.
- Use “**Duplex**” when one building straddles more than one lot. Make the first record “Street-facing” and the others “Duplex”.⁴ The integrity of the whole building is being assessed, so the integrity rating should be consistent for each record.

2.3.12 Relationship to street (setback)

This records the approximate distance a building is set back from its site’s front boundary.

- Select the measurement range from the drop-down options.

2.3.13 Extent of building on site

This records whether a building occupies the whole or part of a site. This may inform decision-making at a later stage.⁵

- Select the most appropriate answer from the drop-down options.

2.3.14 Period of development

This identifies the date range for when the building was likely constructed. This will help determine whether the building was built during the area’s key period(s) of development (period(s) of significance) as identified in Schedule 15 and thereby assist in assigning a level of contribution.

- Select the most accurate date range for the building from the drop-down options.

2.3.15 Scale of development

This records the height of the building in storeys.

- Select the most appropriate answer from the drop-down options.

2.3.16 Type of built form

This is the original type of the building.

- Select the most appropriate answer from the drop-down options.
- If the original type is not clear, select the option that most closely represents the type of building as it appears today and add a comment in the Notes field.

⁴ This will enable the filtering of all duplex records so that the number of buildings (rather than records) in the area can be determined for reporting purposes.

⁵ This question responds to the NPS-UD requirement to maximise development even on sites where the maximum development (at least 6 stories) required by the NPS-UD cannot be achieved.

2.3.17 Architectural style

This is the original architectural style, where legible, of the building.

- Select the most appropriate answer from the drop-down options. If you are not sure, consult your survey partner or add a flag in the Notes field for checking.
- Limit the use of “**Other**” to truly unidentifiable or indefinable styles.

2.3.18 Material/construction

This is the predominant material used in the building’s construction.

- Select the most appropriate answer from the drop-down options.

2.3.19 Integrity (apparent)

This field identifies the apparent integrity of the building when viewed from the public realm.

Common changes to commercial buildings and/or other building types within business areas are set out individually below. Refer to **Attachment B** for further guidance.

Remember to consider the cumulative effect of multiple changes when assigning integrity ratings.

View commercial buildings from the opposite side of the road so the building is more easily viewed as a whole.

Note: Upon returning to the office, historic aerial photographs can be used to assist in determining the appropriate level of integrity if it is unclear during the survey.

- Select the most relevant level of integrity from the drop-down options based on the guidance provided.

Very High (3)	The building retains its historical appearance from the verandah up, and shop fronts appear either original or an early alteration (i.e., the first half of the twentieth century).
High (2)	<p>The building generally retains its historical appearance from the verandah up, but shop fronts or other windows have been replaced.</p> <p>For example, a single-storey commercial building might receive a rating of “High” if it retains a prominent and decorative parapet and verandah supports and the replacement storefronts reflect the rhythm of the original storefront openings. Similarly, a two-storey building with replacement ground-floor shop fronts might also receive a rating of “High” if it has had upper level windows sympathetically replaced within the original openings.</p>

Moderate (1)	The building has some alterations above the verandah and the shop front is not intact, but it still retains much of its historical appearance.
Low (0)	The building has been highly modified such that its historical appearance is no longer legible <u>OR</u> the building post-dates the area's key period(s) of development ⁶ .
N/A / Not visible	Vacant sites, open spaces and any buildings that are not visible from the street should be recorded as N/A / not visible.

2.3.20 Contribution to SCA Business

This field records the contribution a building makes to the special character values of the area as identified in Schedule 15.

The level of contribution attributed to a building will be determined by the data collected and by the building's compatibility with the area's identified historical values and physical and visual qualities.

Period(s) of significance

A building's period of development (or significance) plays an important role in determining whether it is likely to contribute to an area's special character.

A building from an area's primary period of significance will often be associated with the earliest periods of development in the area, as identified in Schedule 15. These buildings will generally *define* the character of the area, subject to their level of visual and physical qualities and level of integrity.

Some areas have two key periods of development identified in Schedule 15 or as part of the survey. A building from the secondary phase of development has the potential to *support* the character of the area due to its association with a key aspect of the area's history. However, a building from this later period also needs to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality, type and original use.

- Select the most relevant level of contribution from the drop-down options based on the guidance below.

⁶ For the purpose of this survey, only buildings from the area's key period(s) of development are assigned a level of integrity. As buildings that post-date the area's key period(s) of development are determined to be non-contributing, a level of integrity has not been given.

Contributing	Character defining	<p><i>The building makes a considerable contribution to the character of the area because of historical, physical and visual qualities.⁷</i></p> <p>The building dates from the area’s primary period of significance (or just beyond⁸) and reflects the physical and visual qualities identified in Schedule 15.</p>
	Character supporting	<p><i>The building makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality and identity of the area and should be consistent with the values of character-defining places.⁹</i></p> <p>The building dates from the area’s primary period of significance (or just beyond¹⁰) but its level of visual or physical contribution or level of integrity supports rather than defines the character of the area such that its streetscape qualities are less pronounced.</p> <p>Examples may include:</p> <ul style="list-style-type: none"> • A modestly scaled and detailed building from the area’s primary period of significance. • A prominent building from the area’s primary period of significance that has undergone change such that its level of contribution is lessened. • A traditional residential (or other non-commercial) building from the primary period of significance, where the building type is secondary to that which characterises the area. • A building from the primary period of significance that is located on a secondary street or is only partially visible from the street. <p><u>OR</u></p> <p>The building dates from the area’s secondary phase of development and demonstrates the physical and visual qualities that characterise the area.</p> <p>Examples may include:</p> <ul style="list-style-type: none"> • A building from the secondary phase of development (where applicable) that is:

⁷ As outlined in D18.3.(9) of D18 Special Character Areas Overlay – Residential and Business of the AUP (OIP).

⁸ Up to 10 years post period of significance.

⁹ As outlined in D18.3.(9) of D18 Special Character Areas Overlay – Residential and Business of the AUP (OIP).

¹⁰ Up to 10 years post period of significance.

		<ul style="list-style-type: none"> ○ a notable and largely intact example of its type; and/or ○ designed by a well-known architect; and/or ○ associated with/or reflects important aspects of this secondary period of development (e.g., a mid-century bank building that reflects a time of investment in the area).
Non-contributing	<p>The building does not contribute to the character of the area.</p> <p>The building post-dates the area’s period(s) of significance so does not contribute to the historical values of the area.</p> <p><u>OR</u></p> <p>The building dates from the area’s primary period of significance but its visual and physical qualities have been compromised by change such that it no longer contributes to the appearance, quality and identity of the area.</p> <p><u>OR</u></p> <p>The building dates from the area’s secondary phase of development (where applicable), but it does not demonstrate the physical and visual qualities that characterise the area nor actively contribute to its appearance, quality and identity.</p>	
‘N/A / Not visible’	<p>Vacant sites, open spaces and any buildings that are not visible from the street should be recorded as N/A or not visible.</p>	

2.3.21 Historic heritage flag

Based on your desk-top assessment and visual observations only, indicate whether you think the building (or place) warrants further investigation to determine if it has historic heritage values.

- Select ‘Yes’ or ‘No’ from the drop-down options.
- Selecting ‘Yes’ is a flag only; historic heritage values will be reviewed through a separate process.

Note: Buildings that post-date the area’s key period(s) of development may still be of interest as potential historic heritage places (e.g., architect-designed, good example of mid-century modern architecture, etc.). Although they are marked as “**Low**” (**0**) for integrity, they can still be flagged for potential historic heritage interest. Use the Notes field to identify why they may be of interest.

2.3.22 Notes

The purpose of this section is to make specific notes that provide further information about places, as required.

This section can also be used to flag mistakes, anomalies, questions or questions you have about individual buildings and/or sites. Do not use this section to make notes on every site.

2.3.23 Completed

To record your data in Collector, select Yes before hitting Submit (the property will turn blue in the map once it is marked complete; but you can still edit it as often as required).

If you need to define a polygon to record multiple buildings separately, select Yes – Split Parcel after defining the new polygon (refer to the Collector guide described in section 2.2 above).

2.4 Wet weather/lock-down alternative approach

If inclement weather (or a Covid-related lock-down) prevents surveying, undertake a desk-top survey using Google Street View, using the following process:

- Desk-top surveys can be undertaken with your survey partner or individually
- Using ArcGIS Collector and Google Street View, fill out a form for each site using the guidance described above.
- When the weather is better or post lock-down survey completion timeframes permit, undertake a site visit to the area to check and confirm the results of the desk-top survey, and to photograph each place (click on each property and select “Edit” to add a photo and/or update results).
- Confirm with the survey lead that the area has been visited, the records have been updated (where required) and the data is ready for analysis.

2.5 After survey

- If you are going straight home from the field, and not returning to the office, send a text to the Team Leader Heritage Policy confirming your plans.
- Charge your laptops/tablets and pens.
- If you had any Health and Safety Issues raise this with your team leader and discuss if they need to be recorded in Risk Manager.

2.6 Office - Follow-ups, flags and data cleansing

Any form fields that were left blank, or any issues, mistakes or anomalies that were recorded in the Notes section of the form should be addressed back in the office or flagged with the project lead.

For any information you were not sure about, discuss with the survey team and/or consult an appropriate resource (e.g., historic aerial photographs, etc), and then raise with the project lead so the survey data spreadsheet can be adjusted. Likewise, if any errors were made in the forms, let the project lead know what needs to be changed.

The project lead will review the data once the survey for an area has been completed and may follow-up with surveyors if there are any questions.

The survey team will have a weekly de-brief session to discuss any issues or concerns about any aspect of the survey project, including interpretation of the assessment criteria.

2.7 Office – Summary of findings reports

Members of the team will be responsible for summarising the data for each area into a summary of findings report. The purpose of this report is to synthesise data for individual sites into an area-based conclusion.

The summary of findings report will include general information about the area; key survey data; the mapping of the survey results (level of 'contribution'); general observations; and the identification of variations in the survey results when compared to the AUP (OIP) data.

The report will incorporate a review of special character values and key characteristics of the area as identified in Schedule 15 and determine whether these are still evident, based on the survey results. A statement of overall findings should identify whether the area continues to exhibit the special character values identified in the AUP (OIP) and whether the area has potential to be of significance as a historic heritage area. This will inform the conclusion.

The report will also include photographic examples of character defining, character supporting and non-contributing buildings in each area to help illustrate the level and quality of character in each area.

Attachment A

Survey template: drop-down options

This section shows the drop-down options for each of the relevant data collection fields.

AUP (OIP) HH Overlay	Drop-down options
	Yes No

AUP (OIP) Contribution	Drop-down options
	Character defining Character supporting Not identified

Site type	Drop-down options
	(Blank – default for building) Vacant Car park Reserve Other

Lot type	Drop-down options
	Street-facing Rear of street-facing Rear Secondary Duplex

Relationship to street (setback)	Drop-down options
	0-3m 3-5m >5m

Extent of building on site	Drop-down options
	Whole site Partial site (front) Partial site (rear) Partial site (other)

Period of development	Drop-down options
	Colonial (pre-1870) Victorian (1870-1900) Edwardian (1901-1918) Interwar (1919-1939) WWII-Post-war (1940-1959) Later (1960-present)

Scale of development	Drop-down options
	1 storey 2 storeys 3+ storeys

Type of built form	Drop-down options
	Commercial Commercial (with residence) Community Cinema/Theatre Educational Institutional Post Office Religious Bank Warehouse/store Offices Hall Hotel/Public House Industrial Residential (single) Residential (multi) Residential (with shop) Other

Architectural style	Drop-down options
	Vernacular shop (traditional) Vernacular shop (modern) Stripped Classical Classical Colonial Contemporary Victorian/Edwardian Italianate Victorian/Edwardian Free Classical Edwardian Baroque Art Deco - Moderne Georgian Revival Gothic Revival Spanish Mission Modern Post-Modern Utilitarian Cottage Villa Transitional Villa Bungalow – Californian Bungalow – English Tudor Revival Arts and Crafts State House Other

Material/construction	Drop-down options
	Brick (exposed) Brick (plastered) Brick (painted) Concrete Timber Stone Other

Integrity (apparent)	Drop-down options
	3 – very high 2 – high 1 – moderate 0 – low / post-period of significance N/A – Not visible

Contribution to SCA Business	Drop-down options
	Character defining Character supporting Non-contributing N/A – Not visible

Historic heritage flag	Drop-down options
	Yes No

Attachment B

Integrity guidelines: Supplementary information

This section aims to provide further guidance for assigning integrity ratings to ensure consistency across the survey team.

Business areas / Commercial buildings

Some level of change to commercial buildings is expected as tenants change over time and buildings adapt to accommodate new uses and changing requirements. Buildings with intact original shop fronts (with features such as angled entries, leaded glass transoms, terrazzo bases, etc.) are relatively rare and are considered to have especially high integrity. However, historic commercial buildings can usually still convey their significance despite storefront replacement, so consideration needs to be given to this type of alteration when assigning integrity ratings. Ornate two-storey commercial buildings tend to be slightly more forgiving and can accept a higher level of change than simple single-storey buildings.

Large rear additions that are clearly visible in the aerial photographs (as seen on Collector) but not seen from the street should be noted, but should not affect the building's integrity because the rating is assigned based on what you can see from the public realm.

Some level of change to commercial buildings is expected as tenants have changed over time and buildings have been adapted to accommodate new uses and changing requirements. Properties with intact original shop fronts (with features such as angled entries, leaded glass transoms, terrazzo bases, etc.) are therefore relatively rare and are considered to have especially high integrity.

Large rear additions that are clearly visible in aerial photographs (as seen on Collector) but not seen from the street should be noted, but should not affect the building's integrity because the integrity rating should be based on what can be seen from the public realm.

Roofing materials

Roofing materials are generally replaced every 20-40 years, so it is expected that most buildings dating from within the area's period of significance will have had their roofs replaced, usually to match the original material.

On commercial buildings, roofing material is rarely visible, being often concealed by a parapet, so this may not be a consideration in many business areas. For building types/styles where roofs are visible however, the following may apply:

- Buildings that have had their corrugated iron roofing replaced with pressed metal roofing tiles can still receive **“Very High” (3)** if this is the only change. Heavy concrete or terracotta tiles that are out of character with some historic buildings may be marked down to **“High” (2)** or less, depending on the level of the visual impact.
- For building types/styles where tile roofs are a key feature (e.g., Spanish Mission and English Cottage styles, State Houses, etc.), a change in material will have a greater impact, so replacement of tile roofs with corrugated metal should be assigned a rating of **“High” (2)** or less.

Other building types within business areas

Additions/Extensions – what if they are high quality, sympathetic additions? Or barely noticeable from the street, but obvious from the aerial?

- If a building has a small, sympathetic rear/side addition (e.g., lean-to), it can still receive a **“Very High” (3)** integrity rating.
- If a building has a large rear/side addition (roughly double the size of the building) its integrity can be marked as **“High” (2)**, provided that the original building is otherwise intact, and the addition’s form is subordinate to the original building.
- The replacement of windows within original openings and a small dormer addition may also be marked as **“High” (2)**.
- Major rear/side extensions or larger rooftop additions that are sympathetic—i.e. the original building has obviously undergone substantial change, but retains good detail—can be marked as **“Moderate” (1)**.
- Buildings with front additions or overly dominant ‘pop-tops’ that obscure the original form/character are likely to have **“Low” (0)** integrity.

COVER NOTE

Guidance for identifying sub-areas of high-quality special character values and/or historic heritage areas February 2022

The attached guidance document explains the approach that was used to identify sub-areas of high-quality special character and/or areas of potential historic heritage value within SCA – Residential areas that did not meet the threshold for high quality.

The threshold of “high-quality” was established by Auckland Council’s Planning Committee through a resolution in July 2021¹, when it was decided that SCA - Residential *of high quality* was a qualifying matter under the NPS-UD.

Following completion of the survey and analysis of findings, the threshold for special character areas that were identified as a qualifying matter was revised² for the purpose of public engagement. The revised approach is that SCA – Residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6; and
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

PLEASE NOTE: The attached guidance document has not been changed to reflect the revised approach for public engagement. The revised approach does not affect the approach to identifying sub-areas; only the threshold has changed.

For report areas outside the walkable catchment, the previously identified sub-areas have been reviewed in light of the revised approach. Refer to individual Findings Reports for updated sub-area maps.

¹ Resolution number PLA/2021/80, dated July 2021

² Resolution number PLA/2022/31, dated 31 March 2022

Guidance: Identifying sub-areas of high-quality special character value and / or historic heritage areas

Survey areas that do not meet the overall threshold³ for high-quality special character (75% of places scoring either 5 or 6) are subject to an additional, finer-grained analysis. The purpose of this analysis is to identify if there are sub-areas of high-quality special character and/or areas of potential historic heritage value within the area.

The finer-grained analysis recognises that a 75% area-based threshold, where areas are either 'in' or 'out', may be too blunt in some cases. Some areas that do not meet the overall threshold will still contain sub-areas of high-quality special character. This additional step provides the opportunity to identify these sub-areas and make recommendations about their future management.

Survey areas may also contain potential historic heritage areas. Historic heritage values and special character values are related and may overlap or align, however the two values are different. While special character is primarily related to amenity, historic heritage values are intrinsic to the place or area and may manifest in different ways.

Some potential historic heritage areas will have value without contributing to the SCA in which they are located and may be identified as low-quality in the survey maps. Potential historic heritage areas may also be identified as high-quality groupings where their values align with the SCA. The finer-grained analysis provides the opportunity to identify potential historic heritage areas and to recommend further research and evaluation to confirm their values.

How are sub-areas chosen?

A sub-area is a distinct grouping of properties that contains overall high-quality special character values. Sub-areas should be obvious and easily identifiable. **The purpose of identifying sub-areas is not to retain every property that scored 5 or 6, but to identify high-value groupings. It is acknowledged that this may result in the loss of individual properties or small groupings of high-quality special character value.**

Potential historic heritage areas are interrelated groupings of places that collectively meet the thresholds for scheduling. In most cases, potential areas will have been flagged during survey, however they may also be identified through previous surveys and studies, or through the Cultural Heritage Inventory or Heritage New Zealand Pouhere Taonga List / Rārangī/Kōrero.

- A survey area may include **more than one** sub-area of high-quality special character value and / or more than one potential historic heritage area
- A survey area may have **no** sub-areas of high-quality special character value and / or potential historic heritage areas
- A sub-area can be flagged for both high-quality special character and potential historic heritage value, where applicable
- Sub-areas may cross survey area boundaries.

³ Survey areas that meet the overall threshold for high-quality special character are not subject to further analysis at this stage of the project.

The following are to be used to confirm the identification of sub-areas of high-quality special character values and potential historic heritage areas.

	High-Quality Special Character	Potential Historic Heritage Areas
Size	<p>At least 10 properties but generally at least a whole street or block. Larger areas will help prevent an over-fragmentation of the overlay</p> <p>There may be exceptions to ‘at least 10 properties’, such as where the survey area is very small</p>	No minimum, but must be an “area” – no isolated or individual properties
Extent	<p>Sub-areas must be contiguous and / or adjacent, such as across the road</p> <p>Sub-areas are not identified solely through the removal of areas of lower value</p> <p>Sub-areas may only contain properties that are currently identified in the Special Character Areas Overlay – Residential (i.e. do not extend a sub-area beyond what is currently managed)</p>	<p>Do not need to be contiguous</p> <p>May extend beyond what is currently managed where the potential values of the area are wider</p>
Values	<p>Must illustrate a pattern of period of development that is described in the Character Statement in Schedule 15 for the overlay area</p> <p>Must include only one overlay per sub-area (e.g. a sub-area cannot contain both Isthmus A and B because they manage different values)</p>	Must have at least considerable historic heritage value in relation to one or more of the criteria included in B5.2.2
Threshold	Sub-areas will meet the threshold (at least 75% of places scoring 5 or 6) ⁴	Not required to meet the threshold (the threshold is for special character; a historic heritage area may have values without contributing to the SCAR in which it is located)

A survey area may also contain sub-areas of low-quality special character. Identifying areas for removal is not required.

Coherency of identified sub-areas

Following the identification of sub-areas of high-quality, all areas of high-quality special character will be mapped in a GIS layer. This will enable the high-quality special character areas overlay to be viewed as one layer, rather than a series of survey areas. It is expected that the identification of high-quality sub areas may result in the overlay having some gaps where a small number of properties are identified as not being of high quality (see example below). Where this situation arises, the extent of the high-quality sub-area will be reviewed and may be refined to include or exclude the small number of properties. This may result in a

⁴ There are limited exceptions, as described under “Coherency of identified sub-areas”

limited number of sub-areas having less than 75% of properties scoring a 5 or 6. Where this occurs, a footnote will be added to the Summary of Area Findings Report, as follows:

Note: this sub-area does not meet the threshold of at least 75% of places scoring a 5 or 6 because an amendment was made to address a small gap or inconsistency between sub-areas.



How are sub-areas identified?

Sub-areas are identified in the Summary of Area Findings Report and a supplementary table, which provides further information on the values of each sub-area.

In the findings report, a recommendations table is included after the Overall Findings section, which identifies each sub-area.

Recommendation

The XXX Road SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
XXX Road	Dairy workers cottages (former) (1-13 Smith Street)
The block bounded by XXX Avenue, XXX Drive, XXX Road and XXX Street	

Where there are no sub-areas identified, the table will be formatted as follows:

Recommendation

The XXX Street survey area is not of high quality. The survey data does not show sub-areas of high-quality special character and / or potential areas of historic heritage value.	
No further special character work is recommended in this area.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

Where the survey area meets the threshold for overall high-quality, the table will be formatted as follows (remember to include the footnote):

Recommendation

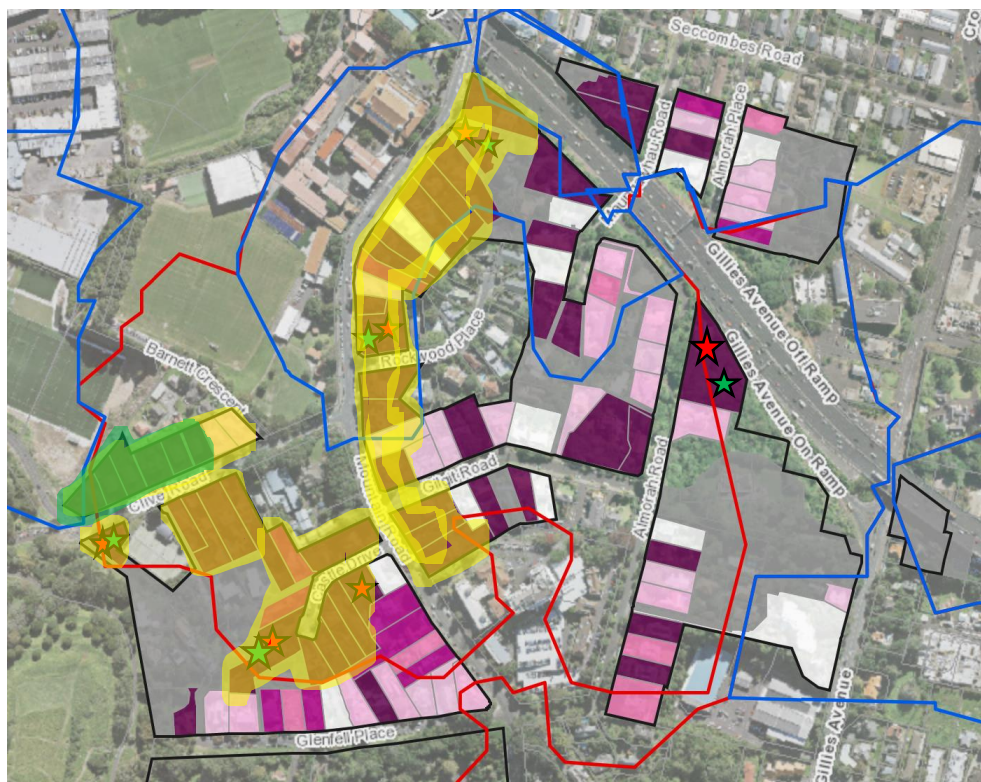
The XXX Street survey area is of high quality.	
No further special character work is recommended in this area at this time. ⁵	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

⁵ High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

Sub-areas are then identified spatially in the following section of the report called: Historic Heritage and High-Quality Special Character. Sub-areas should be shaded rather than mapped following road or property boundaries to illustrate that these areas require further work which may result in changes to the boundaries:

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	6 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	5 (marked ☆ on maps)
Flag: Potential Historic Heritage Area	1 (marked [red box])
Sub-area of High-Quality Special Character	1 ⁶ (marked [yellow box])

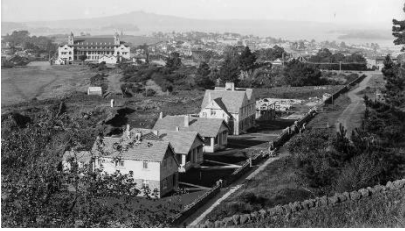
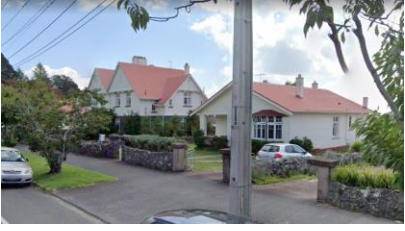



Where the survey area meets the threshold for overall high-quality, format the table to include an “NA” in the right-hand column.



The values and recommendations for each sub-area are included in a supplementary table called: Potential Historic Heritage and High-Quality Special Character– Survey Area #X – [Name of area]. This table may be completed separately and within a different time frame to the findings report (and may be completed by a different author). Potential Historic Heritage Areas and High-Quality Special Character sub-areas are identified slightly differently, and each sub-area should be identified separately:

⁶ In this example, the three sub-areas are contiguous and share similar values, so they are identified as one area in the map

Historic Heritage

#	Photos	Name	Address and/or legal description	Summary	Recommendation
1	 <p>Under construction, 1920s</p>  <p>Clive Road Duplex and Bungalow, March 2021</p>  <p>Clive Road Bungalow, March 2021</p>	<p>Mount Eden Prison Workers' Housing (former)</p>	<p>17-19, 15, 13, 9-11, 7, 5 Clive Road, Epsom</p> <p>Lots 1, 2 ,3 ,4 DP 353495</p>	<p>These imposing homes were originally constructed circa 1920-21 as accommodation for Mount Eden Gaol officials and their families.</p> <p>By July 1921, construction had been in progress for 12 months, with 12-15 inmates of the gaol, nearly all unskilled, working under the supervision of Prison officers. All stone used in the buildings had been quarried and cut by prisoners, and the tiles and blocks are also prison made.</p> <p>There are four semi-detached houses and five free-standing bungalows. The bungalows are built entirely out of concrete blocks. The duplexes are constructed of volcanic rock at ground level with concrete block upper floors. The buildings provided 5-6 rooms of accommodation per dwelling, all fitted with electric lighting which was also installed under supervision of the Prisons Department. One of the single storey bungalows was originally occupied by the deputy superintendent of Mount Eden Gaol.</p> <p>These buildings have high quality special character value as a collection of unique and distinctive buildings, highly prominent in their setting adjacent to Mount Eden. Their historic form and fabric remain clearly legible with barely any external changes made over the years. The houses also retain their original low level Mount Eden volcanic rock boundary walls and an original volcanic rock garage remains at 17-19 Clive Road. Collectively, the buildings have a strong street presence, especially in combination with their setting on the ridgeline of Clive Road. Further research is recommended.</p> <p><i>Potential historic heritage values: Historical, Technology, Physical Attributes, Aesthetic, Context</i></p>	<p>Flag as potential historic heritage.</p> <p>Research and evaluation to confirm values</p>

High-Quality Special Character

#	Photos	Name and location	Management	Summary	Recommendation
2	 <p>Figure 1: Clifton, 11 Castle Drive</p>  <p>Figure 2: 2 Castle Drive</p>	<p>Castle Drive</p> <p>2, 2A, 3, 4, 6, 8, 9, 11 Castle Drive</p> <p>Lot 2 DP 50252</p> <p>Lot 3 DP 50252</p> <p>Lot 2 DP 44587</p> <p>Lot 7 DP 22579</p> <p>Lot 6 DP 22579</p> <p>Lot 5 DP 22579</p> <p>Lot 3 DP 22579</p> <p>Lot 1 DP 164440</p>	<p>Isthmus B1 SCAR</p> <p>All properties subject to demolition, removal and relocation rules except:</p> <ul style="list-style-type: none"> • 2A Castle Drive • 9 Castle Drive <p>No rear lots</p>	<p>The Castle Drive was originally part of Josiah Firth's landholdings. He was prominent in the concrete industry and constructed the concrete castle (for which the street is named) at 11 Castle Drive ("Clifton") in 1868. The surrounding land was subdivided around 1926.</p> <p>Castle Drive is a cul-de-sac, extending from Mountain Road toward the slopes of Maungawhau / Mt Eden. Lot sizes along the street are consistently large, ranging from around 800m² up to 2500m². Most lots have an irregular shape owing to the roading pattern and topography of the area.</p> <p>11 Castle Drive is the earliest residence on the street, incorporating a concrete gothic tower and a later bungalow-style extension. The house at 2 Castle Drive is also earlier, and is an example of a concrete two-storey Edwardian villa. Other development along the street adopts popular styles from the inter-war period, especially the Arts and Crafts and English Cottage styles.</p> <p>Houses tend to have an inconsistent rhythm and setback, primarily due to the irregularity of the lot shapes. Houses are visible behind stone walls and hedges. The street is lined in bluestone kerbing and footpaths but has no grass verges or street trees. Individual properties are highly vegetated and have off-street parking at the side or rear.</p> <p>As an area, the houses form an outstanding collection of mid to late 19th and early twentieth century development of prestigious and architecturally designed residences of Auckland. The buildings are conspicuous along the street and their historic form and fabric remain clearly intact and legible from the streetscape.</p>	<p>Castle Drive is of high-quality special character value. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 100% of individual properties scoring either 5 or 6.</p> <p>Retain SCAR overlay</p> <p>Introduce demolition, removal and relocation rules for 2A Castle Drive and 9 Castle Drive</p>

Recommendations will usually focus on retention of the special character overlay, or investigation of the values of the place as a potential historic heritage area. However, it may also be appropriate to recommend:

- Extending demolition rules to places that are not currently covered
- Managing a sub-area under a different overlay, where the values more appropriately align with that overlay, and which may also manage issues of fragmentation (e.g. an area managed as Isthmus A may better align with the values of Isthmus B)



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

Feedback must be received by **Monday 9 May 2022**

Over the past few years, central government has taken a much stronger role in planning for the growth of New Zealand's largest and fastest growing cities. This means new rules enabling more higher-density housing.

These are directed by the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act).

These government requirements will enable taller and more higher-density housing, such as apartments, terraced housing and townhouses across our city, with the highest densities in areas close to public transport and centres with shops, jobs and community services.

While the NPS-UD focuses on housing of six storeys or more in and around our largest urban centres (including the city centre) and around rapid transit stops (like train and busway stations), the Act requires Medium Density Residential Standards (MDRS) that enable housing of up to three storeys to be built on most residential sites across the city.

The NPS-UD also allows us to limit intensification where there are features or constraints to enabling the scale of development that would normally be allowed on properties or across particular areas. These are called qualifying matters.

The requirements from the NPS-UD and the MDRS combined will mean medium and high-density housing can be built across much of Auckland's urban area. This means there will be changes to the rules in the Auckland Unitary Plan (our planning rulebook) for how properties can be developed.

The changes set out in the NPS-UD and the Act are not optional. By law, we must change the Auckland Unitary Plan to put these new rules in place. However, the NPS-UD allows us to make a limited number of decisions to help shape the future of our city such as:

- The distances of 'walkable catchments' where buildings of six storeys or more are required
- The size of the areas around our suburban town and local centres where additional height and density of buildings can occur, and what the building heights and density limits are
- Additional 'qualifying matters' (a feature or characteristic which can reduce the three-storey and six-storey building height limits) that will apply in Auckland.

We have prepared a preliminary response to the NPS-UD and the Act, that shows how we think they could apply to Auckland. A summary of this preliminary response is explained in our consultation document available on akhaveyoursay.nz/housing, and the planning maps are shown in the draft NPS-UD map viewer (link to map viewer available on akhaveyoursay.nz/housing)

We want your feedback on the parts of the preliminary response listed above. Your feedback will help inform a plan change. We are required to publicly notify this plan change by 20 August 2022. You can then make a submission on the plan change, so that your views are considered during the statutory decision-making process.

We strongly encourage you to read the consultation document and supporting information before answering the following questions. For more details, go to akhaveyoursay.nz/housing.

We encourage you to give feedback online at akhaveyoursay.nz/housing or you can:

Scan and Email your completed form to:

unitaryplan@aucklandcouncil.govt.nz

Post your completed form to:

Unitary Plan Team
Freepost Authority Number 190197
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Your details

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

First name: _____

Last name: _____

Email address or postal address: _____

Your local board: _____

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

Yes

No

Name of organisation/business: _____

These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

Male

Female

Another gender (please specify): _____

What age group do you belong to?

Under 15

15-17

18-24

25-34

35-44

45-54

55-64

65-74

75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

Pākehā/NZ European

Other European

Māori

Cook Islands Māori

Samoan

Tongan

Indian

Chinese

Southeast Asian

Other (please specify): _____

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
- Do not support – I think it should be further
- Do not support – I think it should be closer
- Other
- I don't know

Tell us why

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

- Support
- Do not support – I think it should be further
- Do not support – I think it should be closer
- Other
- I don't know

Tell us why

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

- Support
- Do not support – I think it should be further
- Do not support – I think it should be closer
- Other
- I don't know

Tell us why

Intensification around town and local centres

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

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

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

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

- Support
- Do not support – I think it should be further
- Do not support – I think it should be closer
- Other
- 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
- Do not support – I think it should be further
- Do not support – I think it should be closer
- Other
- I don't know

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include areas of high-quality 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 special character areas of high quality as a qualifying matter?

- Support
- Do not support – I think all existing special character areas should be a qualifying matter
- Do not support – I do not think special character areas should be a qualifying matter
- Other
- I don't know

Tell us why

To answer the next two questions, you will need to view the draft planning maps shown in the NPS-UD map viewer. You can find a link to the map viewer on akhaveyoursay.nz/housing

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

- Support
- Do not support – I think there are areas of high quality not identified that should be
- Do not support – I think there are areas identified that are not high quality
- Do not support – I think no areas should be identified
- Other
- I don't know

Tell us why

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

- Support
- Do not support – I think more areas or parts of areas should be identified
- Do not support – I think less areas should be identified
- Do not support – I think no areas should be identified
- Other
- 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 of high quality, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas that are prone to significant flooding, 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 where access to public transport, cycling and walking 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 include 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 urban Auckland with long-term significant infrastructure constraints as a qualifying matter?

- Support
- Do not support
- Other
- I don't know

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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



**May
2022**



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

**Summary of consultation feedback on the council's
preliminary response to the National Policy Statement
on Urban Development 2020 and amendments to the
Resource Management Act in 2021**

Contents

Purpose of this report.....	3
Executive summary	3
Feedback.....	9
1.0 Intensification inside walkable catchments.....	9
2.0 Intensification around town and local centres.....	16
3.0 Special Character Areas	20
4.0 Infrastructure constraints.....	27
5.0 Other qualifying matters.....	29
ATTACHMENTS.....	31
ATTACHMENT ONE: Who we heard from	32
ATTACHMENT TWO: Local Board breakdowns	34
1.0 Intensification inside walkable catchments.....	34
2.0 Intensification around town and local centres.....	40
3.0 Special Character Areas	44
4.0 Infrastructure constraints.....	50

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



Te take mō te pūrongo

Purpose of this report

This report summarises feedback received during the consultation period of Tuesday 19 April to Monday 9 May 2022, regarding our (Auckland Council's) 'preliminary response' to the government's National Policy Statement on Urban Development 2020 (NPS-UD) and recent amendments to the Resource Management Act including the introduction of Medium Density Residential Standards (MDRS).

Whakarāpopototanga matua

Executive summary

TOTAL NUMBER OF FEEDBACK ITEMS RECEIVED: 7,860

Overview of the consultation

Over the past few years, central government has taken a much stronger role in planning for the growth of New Zealand's largest and fastest growing cities. This means new rules enabling more higher-density housing.

The government's changes will enable more higher-density housing, such as apartments and townhouses, across our city including in areas close to public transport and urban centres where there are shops, jobs and community services.

We chose to seek feedback on our 'preliminary response' to the government's requirements. Doing so was not a requirement of the government, but we believed it was important to let Aucklanders know what the new rules were and the direction of our approach to them. The feedback will inform proposed changes to the Auckland Unitary Plan, to be publicly notified for submissions by 20 August 2022.

Within the government's requirements we only have a limited number of matters that we can make decisions on. These were the subject of the consultation feedback form and included the following:

- i) our proposed approach to, and extent of, walkable catchments around the city centre, metropolitan centres and rapid transit network stops as required under NPS-UD Policy 3(c)
- ii) our proposed approach to, and extent of, intensification of areas adjacent to town and local centres as required under NPS-UD Policy 3(d)
- iii) our selection of, and approach to, "any other qualifying matters" that should limit the height and density that would otherwise be enabled, under NPS-UD Policy 4.

We did not seek feedback on the mandatory changes the government has directed us to make, such as having walkable catchments within which there must be at least six-storey building heights enabled or having MDRS applied across much of the city.

Throughout the three-week consultation period a range of, mostly online, opportunities were available for Aucklanders to engage with the proposals and us. These included virtual ‘have your say’ events, information webinars and in-person information sessions. Our community engagement partners also reached out to some of Auckland’s diverse communities through their networks and held various online workshops and events on our behalf, which generated feedback.

We received a total of 7,680 items of feedback. Most feedback (6,094 items) was provided via our online feedback form, provided in eight languages (English, Te Reo Māori, Samoan, Tongan, Simplified and Traditional Chinese, Korean and Hindi). There were also many (1,766) ‘non-feedback form’ items of feedback received via email or through the post. Copies of consultation documents and the feedback form were available in libraries and service centres.

Feedback received after the consultation closing date has not been included in the analysis within this report. However, feedback received later than this will still be considered and will be made available for viewing along with the rest of the feedback received. An updated report including feedback received up until Friday 20 May 2022 will also be made available at a later date.

Feedback is presented in two categories: individuals and organisations. It is important to note that feedback from organisations are counted as a single item of feedback. Organisations include local groups, associations, businesses, government, institutions and other forms of collective.

Analysis of feedback received indicated the following. Note that many feedback form providers also provided comments with their response, as invited. Common themes from those comments and also from ‘non-feedback form’ providers of feedback are provided in the body of the report.

Requirements for intensification

1.0 Intensification inside walkable catchments

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 proposed walkable catchment distances as follows (subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways):

- 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 metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

We asked:

1.1 “What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?”

- 43% of the 7,196 responses from individuals supported our proposal, while 16% did not support it by wanting it to be further, 30% did not support it by wanting it to be closer, 7% selected ‘other’, whilst 4% selected ‘I don’t know’.

- 38% of the 172 responses from organisations supported our proposal, while 13% did not support it by wanting it to be further, 18% did not support it by wanting it to be closer, 17% selected ‘other’, whilst 15% selected ‘I don’t know’.

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

- 43% of the 6,989 responses from individuals supported our proposal, while 18% did not support it by wanting it to be further, 23% did not support it by wanting it to be closer, 10% selected ‘other’, whilst 7% selected ‘I don’t know’.
- 34% of the 173 responses from organisations supported our proposal, while 17% did not support it by wanting it to be further, 15% did not support it by wanting it to be closer, 18% selected ‘other’, whilst 16% selected ‘I don’t know’.

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

- 38% of the 5,850 responses from individuals supported our proposal, while 18% did not support it by wanting it to be further, 30% did not support it by wanting it to be closer, 11% selected ‘other’, whilst 3% selected ‘I don’t know’.
- 40% of the 149 responses from organisations supported our proposal, while 17% did not support it by wanting it to be further, 17% did not support it by wanting it to be closer, 23% selected ‘other’, whilst 2% selected ‘I don’t know’.

2.0 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.

We asked:

2.1 “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?”

- 34% of the 6,135 responses from individuals supported our proposal, while 21% did not support it by wanting it to be further, 25% did not support it by wanting it to be closer, 14% selected ‘other’, whilst 6% selected ‘I don’t know’.
- 35% of the 168 responses from organisations supported our proposal, while 15% did not support it by wanting it to be further, 12% did not support it by wanting it to be closer, 23% selected ‘other’, whilst 15% selected ‘I don’t know’.

2.2 “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?”

- 35% of the 5,938 responses from individuals supported our proposal, while 24% did not support it by wanting it to be further, 18% did not support it by wanting it to be closer, 17% selected ‘other’, whilst 7% selected ‘I don’t know’.
- 37% of the 168 responses from organisations supported our proposal, while 18% did not support it by wanting it to be further, 13% did not support it by wanting it to be closer, 21% selected ‘other’, whilst 11% selected ‘I don’t know’.

Qualifying matters selected by the council

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.

3.0 Special Character Areas

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.

We asked:

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

- 42% of the 6,226 responses from individuals supported our proposal, while 30% did not support it by wanting **all** existing special character areas to be a qualifying matter, 19% did not support it by wanting **no** special character areas to be a qualifying matter, 5% selected ‘other’, whilst 4% selected ‘I don’t know’.
- 31% of the 176 responses from organisations supported our proposal, while 18% did not support it by wanting **all** existing special character areas to be a qualifying matter, 16% did not support it by wanting **no** special character areas to be a qualifying matter, 18% selected ‘other’, whilst 18% selected ‘I don’t know’.

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

- 23% of the 6,161 responses from individuals supported our proposal, while 42% did not support it by thinking **more areas should** be identified as a qualifying matter, 7% did not support it by thinking **some areas should not** be identified as a qualifying matter, 14% did not support it by thinking **no areas should** be identified as a qualifying matter, 4% selected ‘other’, whilst 10% selected ‘I don’t know’.
- 14% of the 168 responses from organisations supported our proposal, while 23% did not support it by thinking **more areas should** be identified as a qualifying matter, 17% did not support it by thinking **some areas should not** be identified as a qualifying matter, 8% did not support it by thinking **no areas should** be a qualifying matter, 17% selected ‘other’, whilst 21% selected ‘I don’t know’.

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

- 28% of the 5,847 responses from individuals supported our proposal, while 23% did not support it by thinking **more areas or parts of areas should** be identified as a qualifying matter, 5% did not support it by thinking **less areas should** be identified as a qualifying matter, 13% did not support it by thinking **no areas should** be identified as a qualifying matter, 6% selected ‘other’, whilst 25% selected ‘I don’t know’.
- 20% of the 165 responses from organisations supported our proposal, while 17% did not support it by thinking **more areas or parts of areas should** be identified as a qualifying matter, 8% did not support it by thinking **less areas should** be identified as a qualifying matter, 7% did not support it by thinking **no areas should** not be a qualifying matter, 18% selected ‘other’, whilst 30% selected ‘I don’t know’.

4.0 Areas with significant 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 required by the government. 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 guidance. 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 proposed plan change in August 2022.

We asked:

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

- 70% of the 6,155 responses from individuals supported our proposal, while 17% did not support it, 4% selected ‘other’, whilst 9% selected ‘I don’t know’.
- 43% of the 168 responses from organisations supported our proposal, while 19% did not support it, 16% selected ‘other’, whilst 21% selected ‘I don’t know’.

5.0 Other qualifying matters

We also proposed 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.

These additional qualifying matters include:

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

We asked:

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

- Around 700 providers of feedback addressed the additional qualifying matters above, with over 80 per cent support for all proposals from those that commented.

A more detailed breakdown of these responses can be found in the body of the report.

Submissions of note

Sometimes we receive feedback via a campaign created by an organisation with a templated response – we refer to this as pro forma feedback.

As with all feedback, pro forma feedback must be given due consideration with an open mind, and it is up to elected members to determine the weight they give to this feedback.

We note feedback was received as pro formas from three campaigns, though none big enough to significantly influence results. These came in response to campaigns from St Mary’s Bay residents (176), the Coalition for More Homes (87), and Devonport residents (26).

These campaigns provided suggested responses for their followers to use in their feedback, along with their own comments, if they chose to.

Who we heard from

A detailed breakdown of providers of feedback that provided demographic information when submitting feedback is provided in **Attachment One**. Some key points to note include:

- Over half (around 55%) were between the ages of 45 and 74 years
- 68% were of European ethnicity, 16% identified as Pasifika, 4% identified as Māori, and 14% identified as Asian.
- Regarding location, around one third of feedback received was from central local board areas Waitematā, Albert-Eden and Ōrākei.

Local board breakdowns

Data tables detailing responses by local board, for both individuals and organisations, can be found in **Attachment Two**.

Kantar Public independent research survey

A separate, independent, Kantar Public survey was conducted alongside the consultation, surveying a sample of around 2,000 Aucklanders. Results from this survey are contained in a separate survey report.

Urupare

Feedback

The following breakdown of feedback received summarises ‘top line’ responses from individuals and organisations. Common themes are identified from individuals’ comments but not from organisations. As the number of comments from organisations were relatively low, it is more difficult to report common themes. Nevertheless, comments from organisations are important and will be considered towards the preparation of the proposed plan change to be notified in August 2022.

Requirements for intensification

1.0 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 at least six storeys must be enabled.

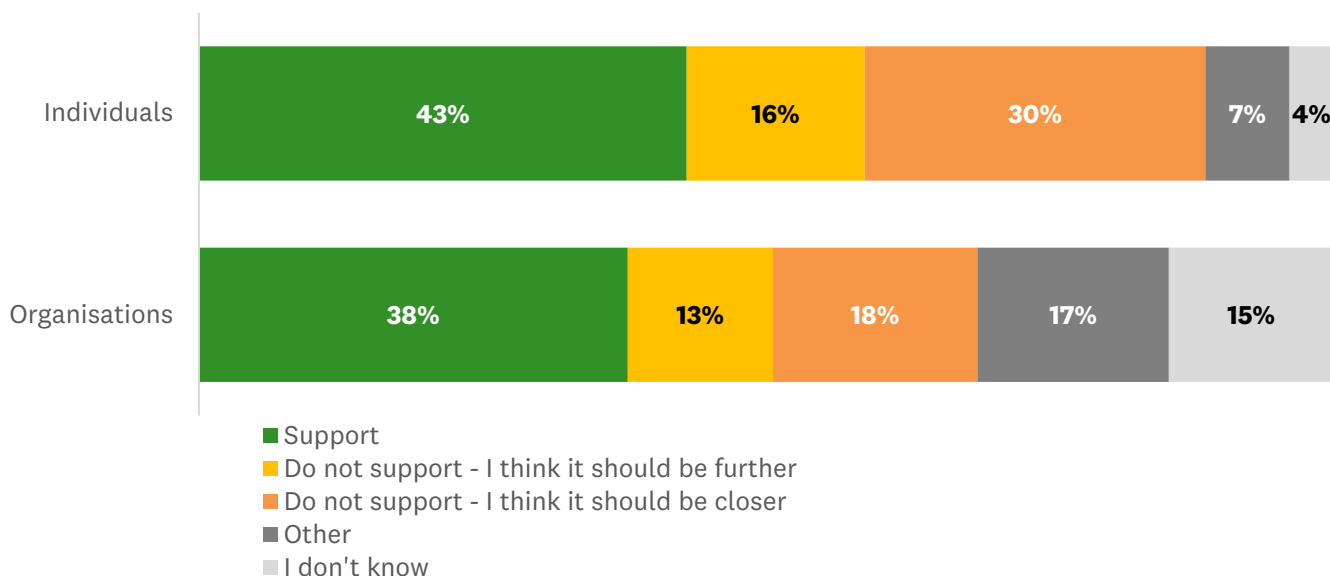
We are proposing:

- 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.

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	3,093	65
Do not support – I think it should be further	1,129	22
Do not support – I think it should be closer	2,160	31
Other	534	29
I don't know	280	25
TOTAL	7,196	172

Tell us why

Of the 3,093 individuals (43 per cent) who **supported** the proposal:

- 815 generally supported our proposal (for example, it is pragmatic or makes sense)
- 271 supported housing intensification in the proposed walkable catchment
- 148 suggested this would encourage walking, cycling and better well-being
- 1,641 supported the proposal without providing a comment.

Of the 1,129 individuals (16 per cent) who **did not support, thinking it should be further** than proposed:

- 423 generally supported extending the walkable catchment further
- 126 suggested the walkable catchment should be extended to support increased housing intensification
- 124 suggested this would encourage walking, cycling and better well-being
- 378 did not provide a comment.

Of the 2,160 individuals (30 per cent) who **did not support, thinking it should be closer** than proposed:

- 782 generally supported reducing the walkable catchment distance
- 426 generally did not support increased housing intensification
- 286 raised safety concerns in relation to the housing intensification
- 574 did not provide a comment.

Of the 534 individuals who selected '**Other**':

- 159 generally did not support increased housing intensification
- 82 raised concerns about the effect on heritage homes and/or Special Character Areas
- 76 said infrastructure needs upgrading before housing intensification can take place
- 30 did not provide a comment.

Of the 280 individuals who selected '**I don't know**':

- No common themes were raised
- 245 did not provide a comment.

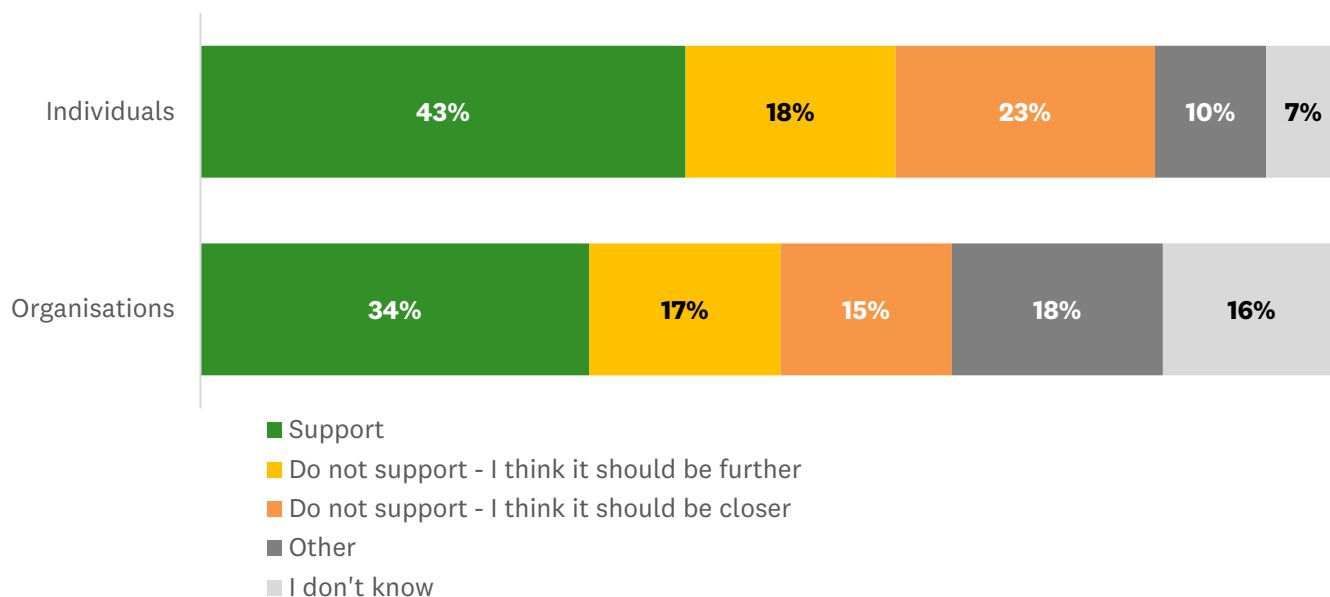
Feedback from Māori individuals

314 of the 7,196 responses (four per cent) to this question came from individuals who identified as Māori. Of those, 33 per cent supported the proposal, 19 per cent did not support the proposal and think it should be further, 35 per cent did not support the proposal and thought it should be closer, 10 per cent selected 'Other' and four per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were generally not supporting increased housing intensification (38), and suggesting the walkable catchment should be extended to support increased housing intensification (32).

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	2,973	59
Do not support – I think it should be further	1,288	29
Do not support – I think it should be closer	1,589	26
Other	682	32
I don't know	457	27
TOTAL	6,989	173

Tell us why

Of the 2,973 individuals (43 per cent) who **supported** the proposal:

- 813 generally supported our proposal (for example, it is pragmatic or makes sense)
- 139 suggested this would encourage walking, cycling and better well-being
- 126 supported housing intensification in the proposed walkable catchment
- 1,714 supported the proposal without providing a comment.

Of the 1,288 individuals (18 per cent) who **did not support, thinking it should be further** than proposed:

- 495 generally supported extending the walkable catchment further
- 122 suggested this would encourage walking, cycling and better well-being
- 119 supported housing intensification in the proposed walkable catchment
- 512 did not provide a comment.

Of the 1,589 individuals (23 per cent) who **did not support, thinking it should be closer** than proposed:

- 500 generally supported reducing the walkable catchment distance
- 193 generally did not support increased housing intensification
- 140 suggested that intensification would ruin the quality of neighbourhoods
- 558 did not provide a comment.

Of the 682 individuals who selected **'Other'**:

- 182 generally did not support increased housing intensification
- 92 raised concerns about the effect on heritage homes and/or Special Character Areas
- 41 did not provide a comment.

Of the 457 individuals who selected **'I don't know'**:

- No common themes were raised
- 346 did not provide a comment.

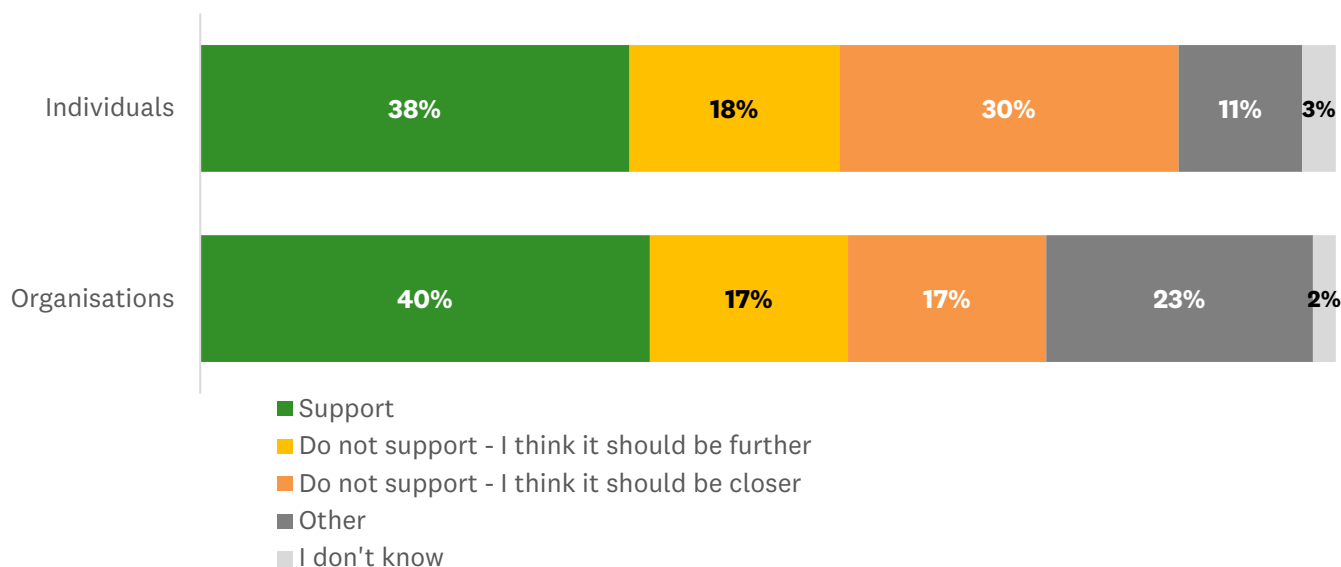
Feedback from Māori individuals

304 of the 6,989 responses (four per cent) to this question came from individuals who identified as Māori. Of those, 325 supported the proposal, 24 per cent did not support the proposal and think it should be further, 25 per cent did not support the proposal and thought it should be closer, 13 per cent selected 'Other' and six per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were generally not supporting increased housing intensification (30), and suggesting the walkable catchment should be extended to support increased housing intensification (28).

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	2,212	59
Do not support – I think it should be further	1,080	26
Do not support – I think it should be closer	1,748	26
Other	637	35
I don't know	173	3
TOTAL	5,850	149

Tell us why

Of the 2,212 individuals (38 per cent) who **supported** the proposal:

- 408 generally supported our proposal (for example, it is pragmatic or makes sense)
- 96 suggested this will increase public transfer usage
- 75 supported housing intensification in the proposed walkable catchment
- 1,490 supported the proposal without providing a comment.

Of the 1,080 individuals (18 per cent) who **did not support, thinking it should be further** than proposed:

- 422 generally supported extending the walkable catchment further
- 127 suggested this would encourage walking, cycling and better well-being
- 88 supported housing intensification in the proposed walkable catchment
- 472 did not provide a comment.

Of the 1,748 individuals (30 per cent) who **did not support, thinking it should be closer** than proposed:

- 508 generally supported reducing the walkable catchment distance
- 294 generally did not support increased housing intensification
- 283 thought access to public transport needed improving
- 563 did not provide a comment.

Of the 637 individuals who selected **‘Other’**:

- 166 generally did not support increased housing intensification
- 88 thought access to public transport needed improving
- 45 did not provide a comment.

Of the 173 individuals who selected **‘I don’t know’**:

- No common themes were raised
- 117 did not provide a comment.

Feedback from Māori individuals

304 of the 5,850 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 30 per cent supported the proposal, 22 per cent did not support the proposal and think it should be further, 27 per cent did not support the proposal and thought it should be closer, 13 per cent selected ‘Other’ and four per cent selected ‘I don’t know’.

Of the Māori providers of feedback that made comments, the most common themes were generally not supporting increased housing intensification (32), and suggesting access to public transport needs improving (27).

2.0 Intensification around town and local centres

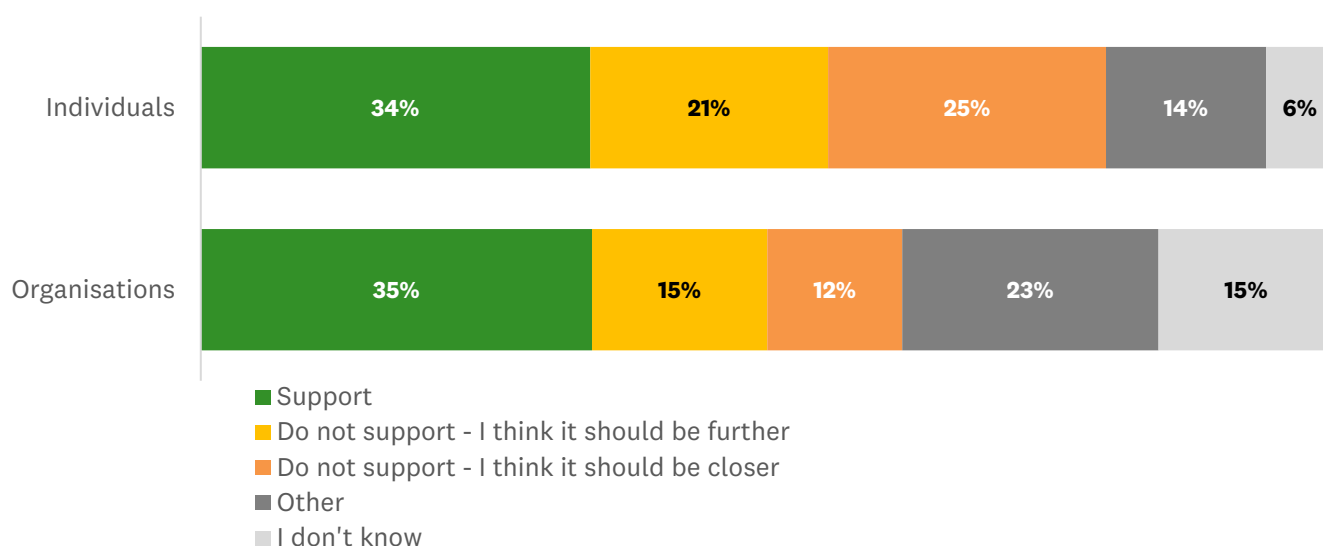
Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and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

2.1 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?

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	2,109	58
Do not support – I think it should be further	1,288	26
Do not support – I think it should be closer	1,505	20
Other	867	38
I don't know	366	26
TOTAL	6,135	168

Tell us why

Of the 2,109 individuals (34 per cent) who **supported** the proposal:

- 386 generally supported our proposal (for example, it is pragmatic or makes sense)
- 156 supported housing intensification in general
- 1,396 supported the proposal without providing a comment.

Of the 1,288 individuals (21 per cent) who **did not support, thinking it should be further** than proposed:

- 357 generally supported extending the walkable catchment distance
- 132 supported housing intensification in general
- 89 suggested that intensification would ruin the quality of neighbourhoods
- 594 did not provide a comment.

Of the 1,505 individuals (25 per cent) who **did not support, thinking it should be closer** than proposed:

- 301 generally did not support increased housing intensification
- 223 generally supported reducing the walkable catchment distance
- 174 suggested that intensification would ruin the quality of neighbourhoods
- 543 did not provide a comment.

Of the 867 individuals who selected **'Other'**:

- 243 generally did not support increased housing intensification
- 182 raised concerns about the effect on heritage homes and/or Special Character Areas
- 41 did not provide a comment.

Of the 366 individuals who selected **'I don't know'**:

- No common themes were raised
- 260 did not provide a comment.

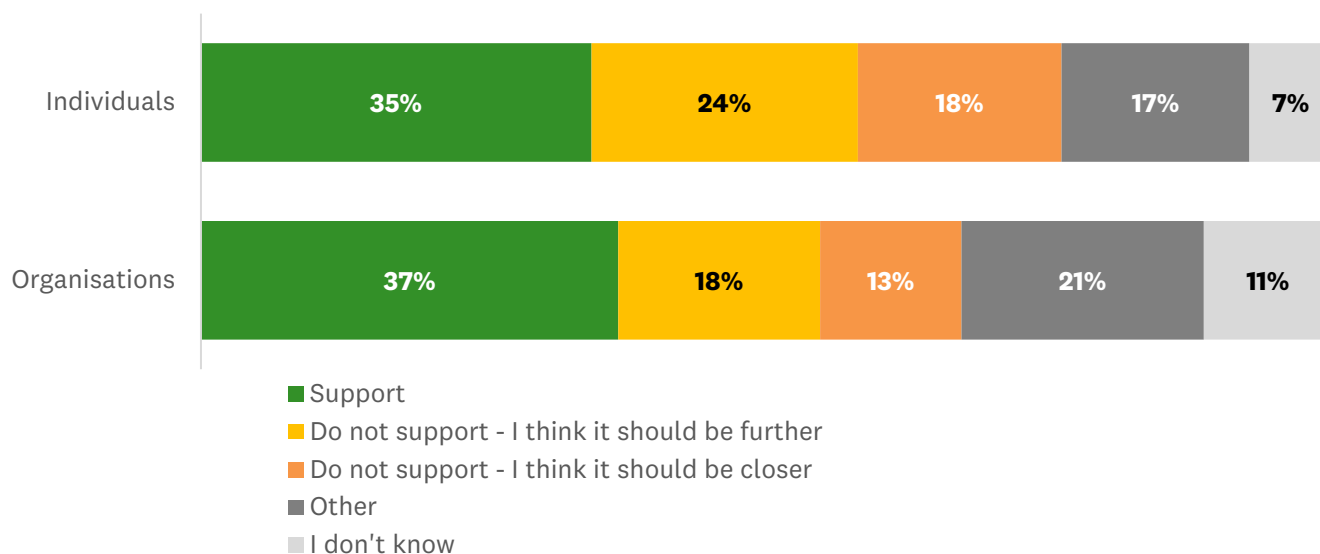
Feedback from Māori individuals

295 of the 6,135 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 32 per cent supported the proposal, 29 per cent did not support the proposal and think it should be further, 17 per cent did not support the proposal and thought it should be closer, 15 per cent selected 'Other' and seven per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were generally not supporting increased housing intensification (35), and concerns about the effect on heritage homes and/or Special Character Areas (33).

2.2 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?

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	2,051	62
Do not support – I think it should be further	1,399	30
Do not support – I think it should be closer	1,069	21
Other	987	36
I don't know	432	19
TOTAL	5,938	168

Tell us why

Of the 2,051 individuals (35 per cent) who **supported** the proposal:

- 346 generally supported our proposal (for example, it is pragmatic or makes sense)
- 122 supported housing intensification in general
- 1,460 supported the proposal without providing a comment.

Of the 1,399 individuals (24 per cent) who **did not support, thinking it should be further** than proposed:

- 368 generally supported extending the walkable catchment distance
- 132 supported housing intensification in general
- 81 suggested that intensification would ruin the quality of neighbourhoods
- 703 did not provide a comment.

Of the 1,069 individuals (18 per cent) who **did not support, thinking it should be closer** than proposed:

- 164 suggested that intensification would ruin the quality of neighbourhoods
- 145 generally did not support increased housing intensification
- 120 raised concerns about the effect on heritage homes and/or Special Character Areas
- 451 did not provide a comment.

Of the 987 individuals who selected **'Other'**:

- 295 generally did not support increased housing intensification
- 264 raised concerns about the effect on heritage homes and/or Special Character Areas
- 181 suggested that intensification would ruin the quality of neighbourhoods
- 47 did not provide a comment.

Of the 432 individuals who selected **'I don't know'**:

- No common themes were raised
- 322 did not provide a comment.

Feedback from Māori individuals

295 of the 6,135 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 29 per cent supported the proposal, 28% did not support the proposal and think it should be further, 23 per cent did not support the proposal and thought it should be closer, 13 per cent selected 'Other' and seven per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were generally not supporting increased housing intensification (33), and concerns about the effect on heritage homes and/or Special Character Areas (30).

Qualifying matters identified by the council

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.

3.0 Special Character Areas

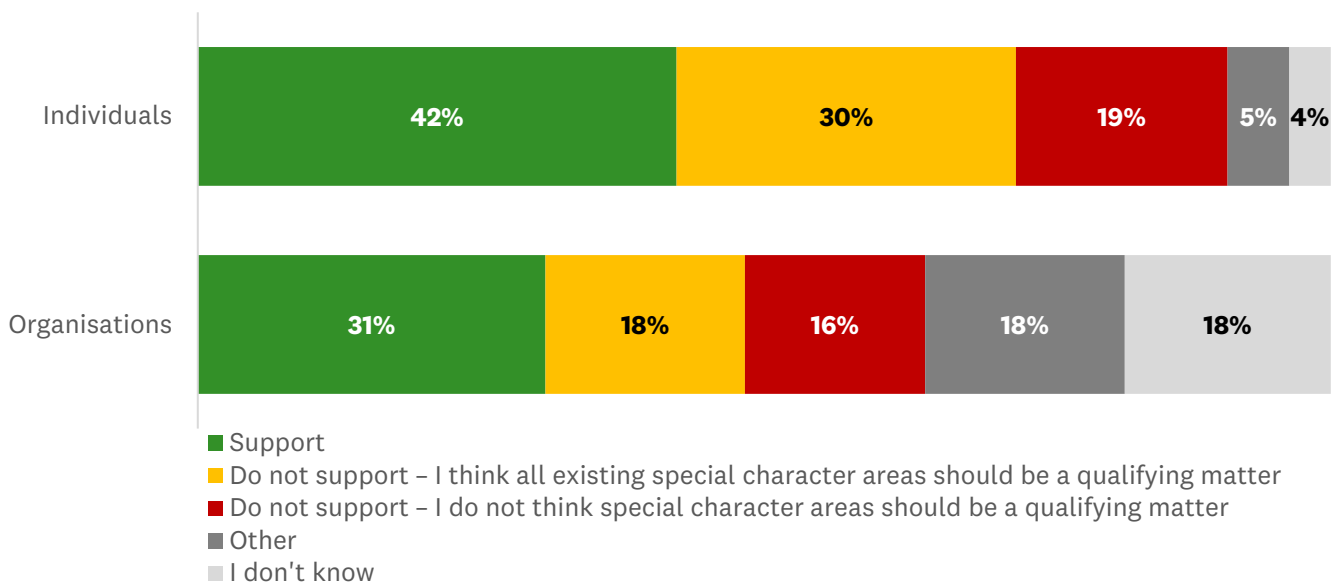
‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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.

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	2,631	54
Do not support – I think all existing special character areas should be a qualifying matter	1,865	31
Do not support – I do not think special character areas should be a qualifying matter	1,163	28
Other	339	31
I don't know	228	32
TOTAL	6,226	176

Tell us why

Of the 2,631 individuals (42 per cent) who **supported** the proposal:

- 465 generally supported our proposal (for example, it is pragmatic or makes sense)
- 455 thought some particular Special Character Areas need protecting or improving
- 403 suggested housing and building character needs to be kept and protected
- 1,109 supported the proposal without providing a comment.

Of the 1,865 individuals (30 per cent) who **did not support** the proposal, thinking **all existing special character areas** should be a qualifying matter:

- 495 suggested housing and building character needs to be kept and protected
- 413 suggested adding more areas to historic area overlay and protected historic areas
- 315 thought some particular Special Character Areas need protecting or improving
- 642 did not provide a comment.

Of the 1,163 individuals (19 per cent) who **did not support** the proposal, thinking **special character areas should not** be a qualifying matter:

- 347 supported housing intensification in general
- 297 suggested Special Character Areas should be developed due to location to transport, shops etc.
- 177 suggested to apply rules based on density, infrastructure, or historic values in these areas
- 356 did not provide a comment.

Of the 339 individuals who selected '**Other**':

- 67 suggested to apply rules based on density, infrastructure, or historic values in these areas
- 60 suggested housing and building character needs to be kept and protected
- 24 did not provide a comment.

Of the 228 individuals who selected '**I don't know**':

- No common themes were raised
- 200 did not provide a comment.

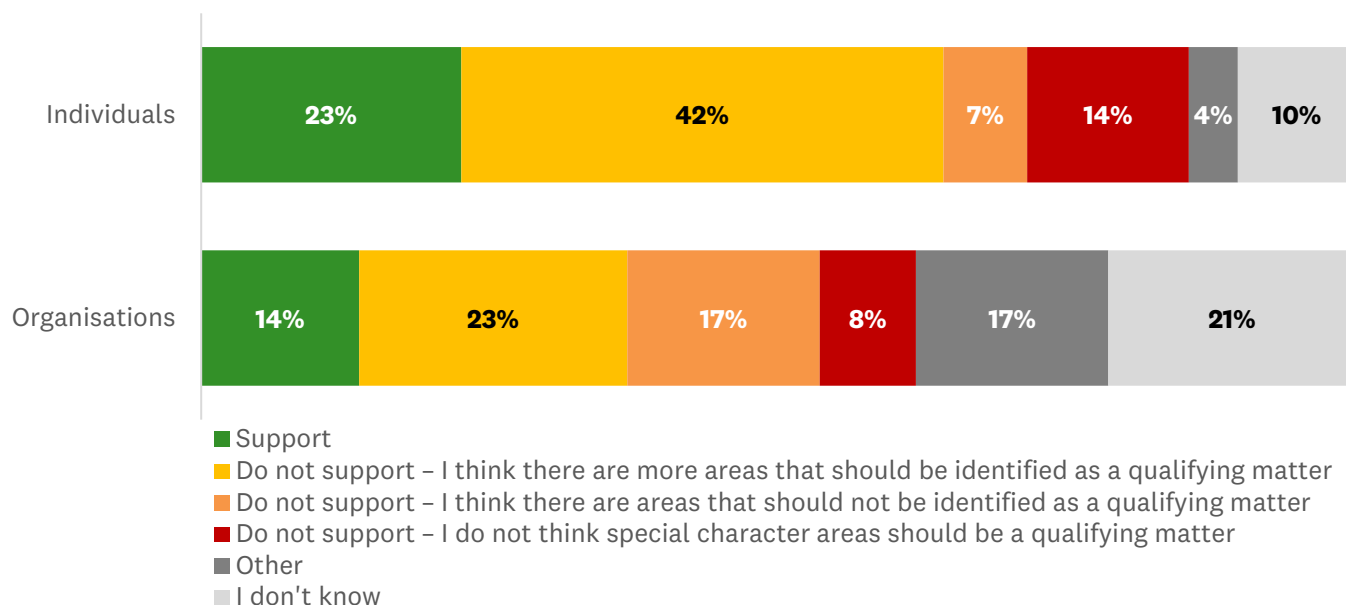
Feedback from Māori individuals

309 of the 6,226 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 39 per cent supported the proposal, 32 per cent did not support the proposal thinking all existing special character areas should be a qualifying matter, 21 per cent did not support the proposal thinking special character areas should not be a qualifying matter, five per cent selected 'Other' and three per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were that particular Special Character Areas need protecting or improving (52), suggesting adding more areas to historic area overlay and protected historic areas (46), and suggested housing and building character needs to be kept and protected (45).

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	1,388	23
Do not support - I think there are more areas that should be identified as a qualifying matter	2,573	39
Do not support - I think there are areas that should not be identified as a qualifying matter	446	28
Do not support - I do not think special character areas should be a qualifying matter	863	14
Other	261	28
I don't know	630	36
TOTAL	6,161	168

Tell us why

Of the 1,388 individuals (23 per cent) who **supported** the proposal:

- 288 thought some particular Special Character Areas need protecting or improving
- 188 generally supported our proposal (for example, it is pragmatic or makes sense)
- 91 suggested adding more areas to historic area overlay and protected historic areas
- 802 supported the proposal without providing a comment.

Of the 2,573 individuals (42 per cent) who **did not support** the proposal, thinking there are **more areas that should be identified** as a qualifying matter:

- 803 thought some particular Special Character Areas need protecting or improving

- 485 suggested adding more areas to historic area overlay and protected historic areas
- 375 suggested housing and building character needs to be kept and protected
- 925 did not provide a comment.

Of the 446 individuals (7 per cent) who **did not support** the proposal, thinking there are **areas that should not be identified** as a qualifying matter:

- 67 suggested Special Character Areas should be developed due to location i.e. transport, shops
- 54 supported housing intensification in general
- 203 did not provide a comment.

Of the 863 individuals (14 per cent) who **did not support** the proposal, thinking special character areas **should not be a qualifying matter**:

- 198 supported housing intensification in general
- 161 suggested Special Character Areas should be developed due to location i.e. transport, shops
- 96 suggested to apply rules based on density, infrastructure, or historic values in these areas
- 417 did not provide a comment.

Of the 261 individuals who selected **‘Other’**:

- 40 thought some particular Special Character Areas need protecting or improving
- 31 did not provide a comment.

Of the 630 individuals who selected **‘I don’t know’**:

- No common themes were raised
- 409 did not provide a comment.

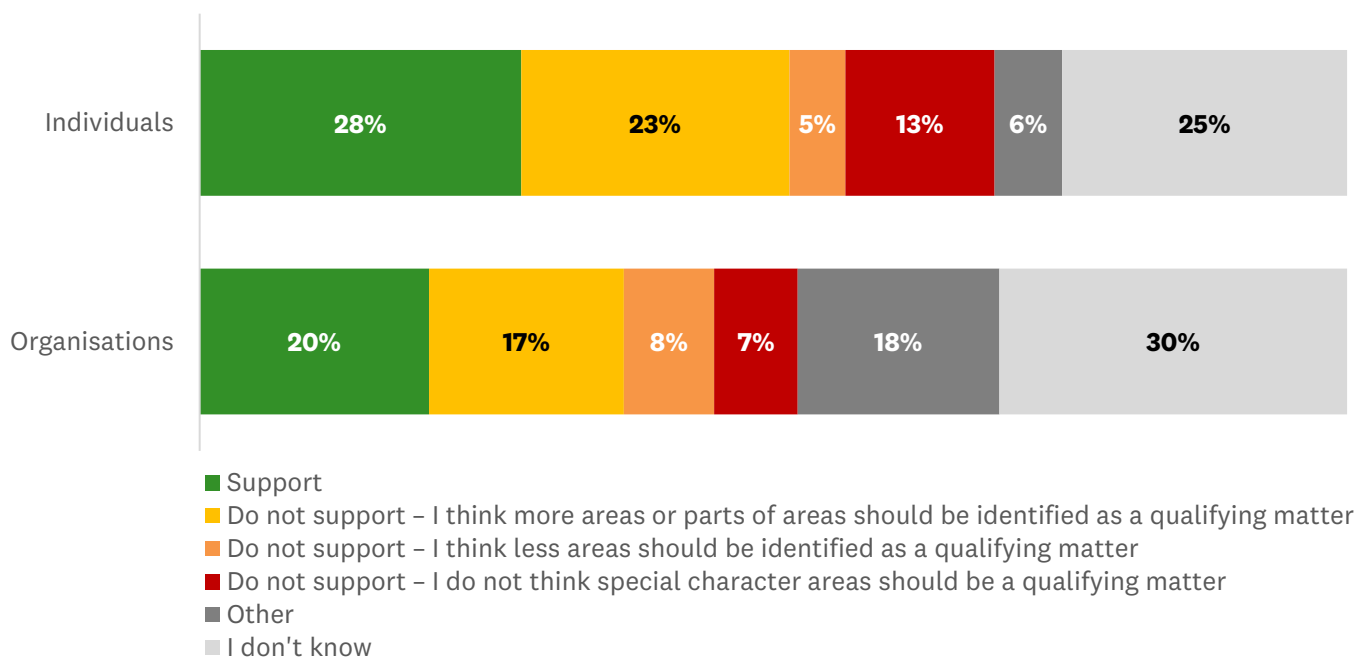
Feedback from Māori individuals

308 of the 6,161 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 17 per cent supported the proposal, 46 per cent did not support the proposal thinking there are more areas that should be identified as a qualifying matter, 7% did not support the proposal thinking there are areas that should not be identified as a qualifying matter, 17 per cent did not support the proposal thinking special character areas should not be a qualifying matter, four per cent selected ‘Other’ and nine per cent selected ‘I don’t know’.

Of the Māori providers of feedback that made comments, the most common themes were that some particular Special Character Areas need protecting or improving (75).

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	1,639	33
Do not support - I think more areas or parts of areas that should be identified as a qualifying matter	1,367	28
Do not support - I think less areas should be identified as a qualifying matter	285	13
Do not support - I do not think special character areas should be a qualifying matter	760	12
Other	344	29
I don't know	1,452	50
TOTAL	5,847	165

Tell us why

Of the 1,639 individuals (28 per cent) who **supported** the proposal:

- 244 generally supported our proposal (for example, it is pragmatic or makes sense)
- 139 thought some particular Special Character Areas need protecting or improving
- 1,193 supported the proposal without providing a comment.

Of the 1,367 individuals (23 per cent) who **did not support** the proposal, thinking there are **more areas, or parts of areas, that should be identified** as a qualifying matter:

- 160 suggested some particular Special Character Areas need protecting or improving
- 151 suggested adding more areas to historic area overlay and protected historic areas
- 125 suggested housing and building character needs to be kept and protected
- 845 did not provide a comment.

Of the 285 individuals (five per cent) who **did not support** the proposal, thinking there are **less areas that should be identified** as a qualifying matter:

- 22 generally did not support increased housing intensification
- 20 supported housing intensification in general
- 197 did not provide a comment.

Of the 760 individuals (13 per cent) who **did not support** the proposal, thinking special character areas **should not be a qualifying matter**:

- 142 supported housing intensification in general
- 106 suggested Special Character Areas should be developed due to location i.e. transport, shops
- 63 generally did not support increased housing intensification
- 472 did not provide a comment.

Of the 344 individuals who selected **'Other'**:

- 113 thought some particular Special Character Areas need protecting or improving
- 55 did not provide a comment.

Of the 1,452 individuals who selected **'I don't know'**:

- No common themes were raised
- 1,203 did not provide a comment.

Feedback from Māori individuals

290 of the 6,161 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 21 per cent supported the proposal, 28 per cent did not support the proposal thinking there are more areas that should be identified as a qualifying matter, six per cent did not support the proposal thinking less areas should be identified as a qualifying matter, 16 per cent did not support the proposal thinking special character areas should not be a qualifying matter, four per cent selected 'Other' and 25 per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were that some particular Special Character Areas need protecting or improving (23).

4.0 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 required by the government.

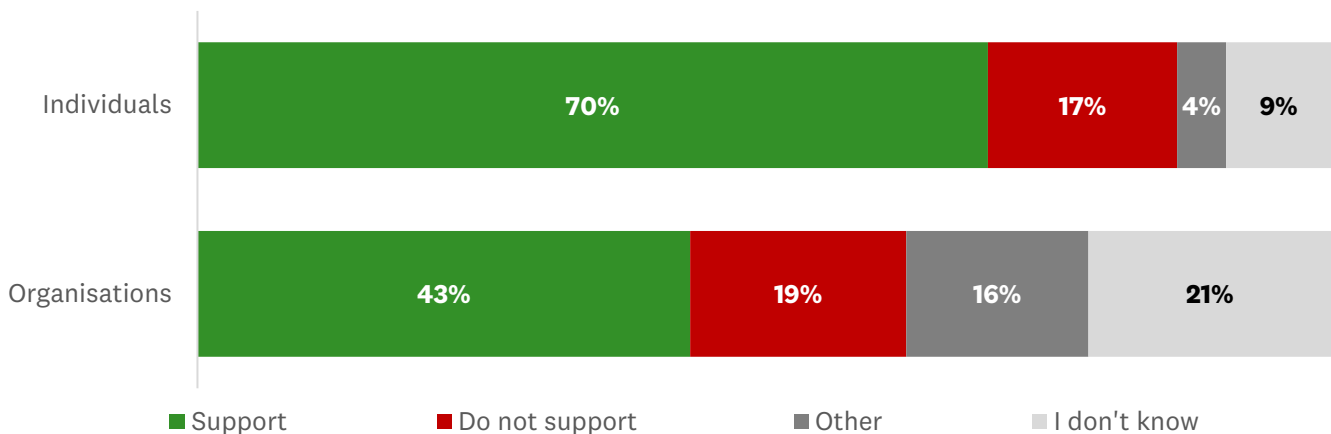
This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not 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 guidance. 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 proposed plan change in August 2022.

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

Providers of feedback were asked to select one of the following response options:



Response	Individuals	Organisations
Support	4,290	73
Do not support	1,027	32
Other	266	27
I don't know	572	56
TOTAL	6,155	168

Tell us why

Of the 4,290 individuals (70 per cent) who **supported** the proposal:

- 1,538 generally supported our proposal (for example, it is pragmatic or makes sense)
- 597 thought adequate infrastructure needed before intensification takes place
- 1,927 supported the proposal without providing a comment.

Of the 1,027 individuals (17 per cent) who **did not support** the proposal:

- 597 thought adequate infrastructure needed before intensification takes place
- 165 generally did not support increased housing intensification
- 450 did not provide a comment.

Of the 266 individuals who selected '**Other**':

- 64 thought adequate infrastructure needed before intensification takes place
- 29 did not provide a comment.

Of the 572 individuals who selected '**I don't know**':

- No common themes were raised
- 499 did not provide a comment.

Feedback from Māori individuals

306 of the 6,155 responses (five per cent) to this question came from individuals who identified as Māori. Of those, 66 per cent supported the proposal, 21 per cent did not support the proposal, four per cent selected 'Other' and nine per cent selected 'I don't know'.

Of the Māori providers of feedback that made comments, the most common themes were generally supporting our proposal (for example, it is pragmatic or makes sense) (84), and suggesting adequate infrastructure needed before intensification takes place (45).

5.0 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 was shown in the consultation document and information sheets available that were 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 the Business - 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).

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

Providers of feedback were provided with an open comment space to respond.

127 submitters made comments suggesting they were generally dissatisfied with Council as a whole.

We received 1,836 comments covering various themes. Comments included submitters being concerned that sunlight would be blocked by multi-storeyed buildings, issues around climate change and the environment, need to have more parks and green spaces and that Auckland Council should reject this government proposal.

Of those that addressed the additional qualifying matters outlined above, the following analysis is based on a sentiment analysis from comments, as no response options were provided.

5.1.1 Ridgeline Protection Overlay

677 individuals commented on our proposal to include Ridgeline Protection Overlay as a qualifying matter:

- 568 supported our proposal
- 54 did not support our proposal
- 54 provided a response that did not clearly suggest whether they supported our proposal or not.

21 organisations also provided feedback, with 16 in support, one did not support and four provided a comment that did not clearly suggest whether they supported our proposal or not.

5.1.2 Local Public Views Overlay

715 individuals commented on our proposal to include Local Public Views Overlay as a qualifying matter:

- 591 supported our proposal
- 59 did not support our proposal
- 64 provided a response that did not clearly suggest whether they supported our proposal or not.

19 organisations also provided feedback, with 14 in support, two did not support and three provided a comment that did not clearly suggest whether they supported our proposal or not.

5.1.3 Auckland War Memorial Museum Viewshaft

744 individuals commented on our proposal to include Auckland War Memorial Museum Viewshaft as a qualifying matter:

- 627 supported our proposal
- 73 did not support our proposal
- 43 provided a response that did not clearly suggest whether they supported our proposal or not.

21 organisations also provided feedback, with 18 in support, 1 did not support and two provided a comment that did not clearly suggest whether they supported our proposal or not.

5.1.4 Stockade Hill Viewshaft

745 individuals commented on our proposal to include Stockade Hill Viewshaft as a qualifying matter:

- 615 supported our proposal
- 79 did not support our proposal
- 49 provided a response that did not clearly suggest whether they supported our proposal or not.

21 organisations also provided feedback, with 17 in support, one did not support and two provided a comment that did not clearly suggest whether they supported our proposal or not.

5.1.5 Character buildings in City Centre zone and Queen Street Valley Precinct

668 individuals commented on our proposal to include character buildings in City Centre zone and Queen Street Valley Precinct as a qualifying matter:

- 583 supported our proposal
- 38 did not support our proposal
- 44 provided a response that did not clearly suggest whether they supported our proposal or not.

19 organisations also provided feedback, with 14 in support, one did not support and four provided a comment that did not clearly suggest whether they supported our proposal or not.

5.1.6 Some of the existing built form controls in City Centre

751 individuals commented on our proposal to include some of the existing built form controls in City Centre as a qualifying matter:

- 667 supported our proposal
- 30 did not support our proposal
- 54 provided a response that did not clearly suggest whether they supported our proposal or not.

17 organisations also provided feedback, with 14 in support, one did not support and two provided a comment that did not clearly suggest whether they supported our proposal or not.

ATTACHMENTS

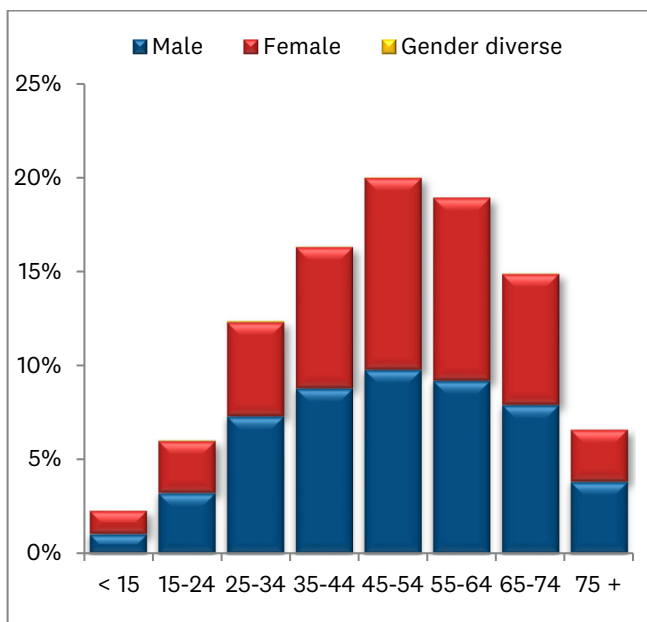
Attachment		Page number
Attachment One:	Who we heard from	32
Attachment Two:	Local Board breakdowns	34

ATTACHMENT ONE: Who we heard from

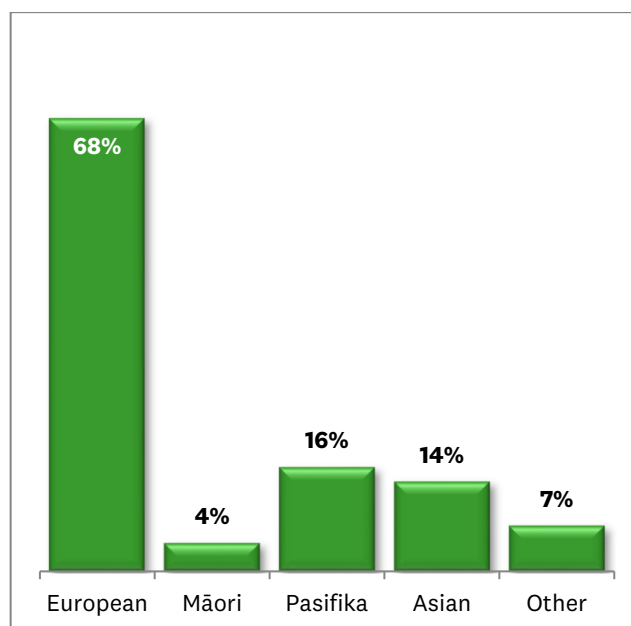
Over three quarters of all feedback was received via the online feedback form (6,094). Around 14% came via other media such as emails or posted hard-copy letters and notes (1,100 were from community partners who had worked to gather feedback from their communities, and we received 666 emailed items of feedback).

The tables below indicate the demographic profile of those that answered the demographic questions.

Age	Male	Female	Other	Total	%
< 15	74	88	0	167	2%
15 - 24	229	196	2	436	6%
25 - 34	518	355	4	912	13%
35 - 44	623	533	1	1,183	17%
45 - 54	693	724	2	1,458	21%
55 - 64	652	690	1	1,372	19%
65 - 74	561	494	0	1,084	15%
75 +	271	197	0	481	7%
Total submitters providing data				7,093	100%



ETHNICITY	#	%
European	4,808	68%
Pākehā/NZ European	4,308	61%
Other European	500	7%
Māori	304	4%
Pasifika	1,110	16%
Samoan	435	6%
Tongan	392	6%
Other Pasifika	283	4%
Asian	957	14%
Chinese	588	8%
South East Asian	109	2%
Indian	244	3%
Other Asian	1	<1%
Other (incl. Kiwi/New Zealander)	489	7%
Total submitters providing data	7,037	N/A



* Does not add to 100% as people may select multiple ethnicities

The table below indicates the total number of submissions received by the local board that submitters live in.

RESIDENT LOCAL BOARD	#	%
Albert-Eden	925	12%
Aotea/Great Barrier	17	<1%
Devonport-Takapuna	640	8%
Franklin Local Board	122	2%
Henderson-Massey	310	4%
Hibiscus and Bays	274	3%
Howick	646	8%
Kaipātiki	660	8%
Māngere-Ōtāhuhu	226	3%
Manurewa	185	2%
Maungakiekie-Tāmaki	369	5%
Ōrākei	643	8%
Ōtara-Papatoetoe	116	1%
Papakura	108	1%
Puketāpapa	121	2%
Rodney	144	2%
Upper Harbour	156	2%
Waiheke	11	<1%
Waitākere Ranges	167	2%
Waitematā	1,070	14%
Whau	235	3%
Other (Not supplied, outside Auckland or regional organisation)	715	9%

ATTACHMENT TWO: Local Board breakdowns

Requirements for intensification

1.0 Intensification inside walkable catchments

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

Feedback from individuals by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	869	38%	20%	30%	7%	5%
Aotea/Great Barrier	17	35%	12%	41%	0%	12%
Devonport-Takapuna	567	31%	14%	26%	22%	7%
Franklin	113	55%	14%	21%	5%	4%
Henderson-Massey	294	50%	15%	27%	5%	2%
Hibiscus and Bays	248	45%	13%	23%	11%	8%
Howick	581	38%	17%	29%	11%	6%
Kaipātiki	611	40%	14%	32%	7%	6%
Māngere-Ōtāhuhu	223	78%	7%	8%	4%	3%
Manurewa	180	61%	16%	13%	6%	6%
Maungakiekie-Tāmaki	351	45%	24%	23%	6%	2%
Ōrākei	567	42%	13%	34%	10%	2%
Ōtara-Papatoetoe	111	54%	19%	18%	5%	4%
Papakura	105	66%	12%	14%	8%	0%
Puketāpapa	116	46%	23%	22%	4%	4%
Rodney	131	48%	18%	18%	11%	4%
Upper Harbour	142	50%	24%	15%	6%	4%
Waiheke	9	33%	22%	44%	0%	0%
Waitākere Ranges	156	67%	14%	15%	1%	2%
Waitematā	978	16%	13%	63%	4%	3%
Whau	226	64%	16%	16%	4%	1%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	18	6	2	5	4	1
Aotea/Great Barrier	0	0	0	0	0	0
Devonport-Takapuna	20	5	1	9	2	3
Franklin	4	0	2	0	2	0
Henderson-Massey	6	3	3	0	0	0
Hibiscus and Bays	12	8	1	0	1	2
Howick	11	7	2	2	0	0
Kaipātiki	8	3	0	2	0	3
Māngere-Ōtāhuhu	1	1	0	0	0	0
Manurewa	1	1	0	0	0	0
Maungakiekie-Tāmaki	5	3	0	2	0	0
Ōrākei	19	9	1	3	4	2
Ōtara-Papatoetoe	3	1	0	0	2	0
Papakura	1	0	0	1	0	0
Puketāpapa	1	0	0	1	0	0
Rodney	10	7	1	1	0	1
Upper Harbour	3	2	0	0	1	0
Waiheke	0	0	0	0	0	0
Waitākere Ranges	6	1	5	0	0	0
Waitemātā	35	6	3	5	8	13
Whau	1	0	1	0	0	0

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

Feedback from individuals by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	863	32%	23%	30%	9%	5%
Aotea/Great Barrier	17	41%	18%	24%	0%	18%
Devonport-Takapuna	565	28%	18%	24%	23%	6%
Franklin	112	53%	20%	13%	6%	8%
Henderson-Massey	289	51%	15%	22%	9%	2%
Hibiscus and Bays	245	40%	18%	23%	11%	8%
Howick	572	35%	19%	27%	12%	7%
Kaipātiki	607	37%	18%	30%	8%	7%
Māngere-Ōtāhuhu	221	71%	10%	4%	14%	1%
Manurewa	174	59%	16%	10%	11%	4%
Maungakiekie-Tāmaki	349	43%	25%	21%	9%	2%
Ōrākei	558	38%	16%	31%	11%	4%
Ōtara-Papatoetoe	110	64%	19%	11%	4%	3%
Papakura	103	53%	17%	12%	13%	6%
Puketāpapa	115	48%	27%	14%	7%	4%
Rodney	131	47%	22%	15%	12%	5%
Upper Harbour	139	45%	32%	13%	5%	5%
Waiheke	10	50%	20%	30%	0%	0%
Waitākere Ranges	155	67%	16%	9%	5%	3%
Waitemātā	842	26%	14%	32%	9%	19%
Whau	226	64%	16%	13%	5%	2%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	18	4	4	5	4	1
Aotea/Great Barrier	0	0	0	0	0	0
Devonport-Takapuna	21	6	1	7	4	3
Franklin	4	0	2	0	2	0
Henderson-Massey	6	3	3	0	0	0
Hibiscus and Bays	12	7	2	0	1	2
Howick	11	5	4	2	0	0
Kaipātiki	8	3	0	2	0	3
Māngere-Ōtāhuhu	1	0	1	0	0	0
Manurewa	1	1	0	0	0	0
Maungakiekie-Tāmaki	6	1	3	1	1	0
Ōrākei	18	6	1	4	3	4
Ōtara-Papatoetoe	3	1	0	0	2	0
Papakura	1	0	0	1	0	0
Puketāpapa	1	1	0	0	0	0
Rodney	9	9	0	0	0	0
Upper Harbour	3	1	1	0	1	0
Waiheke	0	0	0	0	0	0
Waitākere Ranges	6	1	4	0	0	1
Waitemātā	36	8	2	4	9	13
Whau	1	0	1	0	0	0

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

Feedback from individuals by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	829	29%	21%	36%	11%	2%
Aotea/Great Barrier	15	73%	13%	7%	0%	7%
Devonport-Takapuna	529	37%	15%	22%	22%	4%
Franklin	92	49%	23%	16%	11%	1%
Henderson-Massey	213	42%	21%	26%	9%	2%
Hibiscus and Bays	231	45%	18%	22%	11%	4%
Howick	535	39%	17%	29%	11%	4%
Kaipātiki	558	39%	17%	32%	9%	3%
Māngere-Ōtāhuhu	65	46%	31%	12%	9%	2%
Manurewa	120	48%	18%	19%	15%	0%
Maungakiekie-Tāmaki	314	39%	26%	25%	8%	2%
Ōrākei	541	33%	15%	33%	16%	1%
Ōtara-Papatoetoe	60	60%	15%	15%	5%	5%
Papakura	71	48%	21%	18%	11%	1%
Puketāpapa	101	43%	31%	19%	6%	2%
Rodney	118	41%	23%	19%	12%	5%
Upper Harbour	126	44%	30%	17%	7%	2%
Waiheke	9	56%	22%	22%	0%	0%
Waitākere Ranges	113	56%	20%	18%	4%	2%
Waitemātā	879	26%	12%	49%	8%	5%
Whau	139	50%	24%	19%	5%	2%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	18	5	5	5	3	0
Aotea/Great Barrier	0	0	0	0	0	0
Devonport-Takapuna	22	7	1	7	5	2
Franklin	4	0	2	0	2	0
Henderson-Massey	6	3	3	0	0	0
Hibiscus and Bays	12	8	1	0	1	2
Howick	11	5	3	1	2	0
Kaipātiki	8	3	0	2	0	3
Māngere-Ōtāhuhu	1	0	0	1	0	0
Manurewa	1	1	0	0	0	0
Maungakiekie-Tāmaki	6	3	1	1	1	0
Ōrākei	18	5	2	3	4	4
Ōtara-Papatoetoe	3	1	0	0	2	0
Papakura	1	0	0	1	0	0
Puketāpapa	1	0	0	0	0	1
Rodney	10	7	1	1	0	1
Upper Harbour	3	1	1	0	1	0
Waiheke	0	0	0	0	0	0
Waitākere Ranges	5	1	3	0	0	1
Waitemātā	36	6	3	4	9	14
Whau	1	1	0	0	0	0

2.0 Intensification around town and local centres

2.1 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?

Feedback from individuals by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	856	32%	24%	26%	12%	5%
Aotea/Great Barrier	17	53%	18%	12%	6%	12%
Devonport-Takapuna	564	28%	18%	20%	28%	6%
Franklin	93	44%	26%	12%	16%	2%
Henderson-Massey	214	43%	22%	17%	14%	4%
Hibiscus and Bays	244	39%	25%	15%	18%	4%
Howick	569	32%	22%	23%	18%	5%
Kaipātiki	595	26%	21%	35%	13%	4%
Māngere-Ōtāhuhu	67	58%	24%	6%	9%	3%
Manurewa	124	38%	21%	15%	17%	9%
Maungakiekie-Tāmaki	321	44%	26%	17%	10%	3%
Ōrākei	560	35%	16%	30%	16%	3%
Ōtara-Papatoetoe	61	56%	20%	16%	7%	2%
Papakura	72	50%	18%	13%	18%	1%
Puketāpapa	105	46%	33%	11%	6%	4%
Rodney	121	45%	21%	10%	19%	5%
Upper Harbour	130	42%	32%	16%	9%	1%
Waiheke	10	30%	10%	30%	20%	10%
Waitākere Ranges	114	47%	25%	18%	8%	3%
Waitematā	955	23%	13%	39%	10%	14%
Whau	142	52%	27%	11%	6%	3%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	18	4	5	5	3	1
Aotea/Great Barrier	0	0	0	0	0	0
Devonport-Takapuna	21	6	1	5	7	2
Franklin	4	0	2	0	2	0
Henderson-Massey	6	3	3	0	0	0
Hibiscus and Bays	11	5	2	0	1	3
Howick	11	10	1	0	0	0
Kaipātiki	7	2	0	2	2	1
Māngere-Ōtāhuhu	1	1	0	0	0	0
Manurewa	1	1	0	0	0	0
Maungakiekie-Tāmaki	5	1	2	1	1	0
Ōrākei	19	2	4	4	6	3
Ōtara-Papatoetoe	3	1	0	0	2	0
Papakura	1	1	0	0	0	0
Puketāpapa	1	1	0	0	0	0
Rodney	10	9	0	0	0	1
Upper Harbour	2	1	0	0	1	0
Waiheke	0	0	0	0	0	0
Waitākere Ranges	6	2	3	0	0	1
Waitemātā	32	5	3	3	7	14
Whau	1	1	0	0	0	0

2.2 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?

Feedback from individuals by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	846	36%	26%	19%	13%	7%
Aotea/Great Barrier	17	53%	18%	12%	6%	12%
Devonport-Takapuna	557	23%	20%	17%	36%	4%
Franklin	94	36%	28%	12%	22%	2%
Henderson-Massey	213	42%	29%	14%	13%	3%
Hibiscus and Bays	241	34%	24%	17%	18%	6%
Howick	573	31%	24%	21%	21%	3%
Kaipātiki	594	30%	23%	29%	13%	6%
Māngere-Ōtāhuhu	65	52%	31%	6%	9%	2%
Manurewa	122	47%	21%	10%	13%	9%
Maungakiekie-Tāmaki	320	41%	30%	14%	10%	6%
Ōrākei	553	31%	18%	25%	23%	4%
Ōtara-Papatoetoe	60	60%	18%	12%	8%	2%
Papakura	70	49%	23%	10%	16%	3%
Puketāpapa	105	42%	36%	13%	5%	4%
Rodney	120	48%	21%	4%	22%	5%
Upper Harbour	128	38%	37%	14%	9%	2%
Waiheke	10	30%	20%	30%	10%	10%
Waitākere Ranges	114	46%	24%	15%	11%	5%
Waitematā	800	28%	17%	18%	15%	22%
Whau	142	49%	30%	11%	6%	4%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	Do not support (further)	Do not support (closer)	Other	I don't know
Albert-Eden	19	4	6	5	3	1
Aotea/Great Barrier	0	0	0	0	0	0
Devonport-Takapuna	20	4	3	6	7	0
Franklin	4	0	2	0	2	0
Henderson-Massey	6	1	3	1	1	0
Hibiscus and Bays	12	6	2	0	1	3
Howick	10	6	3	1	0	0
Kaipātiki	6	3	0	1	0	2
Māngere-Ōtāhuhu	1	1	0	0	0	0
Manurewa	0	0	0	0	0	0
Maungakiekie-Tāmaki	5	1	3	0	1	0
Ōrākei	20	3	5	4	6	2
Ōtara-Papatoetoe	3	1	0	0	2	0
Papakura	1	1	0	0	0	0
Puketāpapa	1	1	0	0	0	0
Rodney	10	9	0	0	0	1
Upper Harbour	3	2	0	0	1	0
Waiheke	0	0	0	0	0	0
Waitākere Ranges	6	3	2	0	0	1
Waitemātā	33	12	1	3	8	9
Whau	1	1	0	0	0	0

Qualifying matters

3.0 Special Character Areas

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

Feedback from individuals by local board

Local Board	Total responses	Support	DNS – All SCAs	DNS – No SCAs	Other	I don't know
Albert-Eden	871	40%	30%	21%	7%	2%
Aotea/Great Barrier	17	59%	18%	24%	0%	0%
Devonport-Takapuna	573	38%	40%	13%	6%	3%
Franklin	92	45%	22%	21%	8%	5%
Henderson-Massey	216	33%	21%	33%	7%	6%
Hibiscus and Bays	244	42%	26%	14%	9%	9%
Howick	564	41%	29%	16%	6%	8%
Kaipātiki	620	38%	42%	15%	4%	1%
Māngere-Ōtāhuhu	66	41%	17%	26%	9%	8%
Manurewa	127	50%	19%	20%	5%	6%
Maungakiekie-Tāmaki	325	45%	23%	25%	4%	3%
Ōrākei	574	41%	38%	14%	5%	2%
Ōtara-Papatoetoe	59	56%	7%	24%	2%	12%
Papakura	72	42%	14%	29%	10%	6%
Puketāpapa	105	40%	18%	31%	6%	5%
Rodney	122	37%	26%	21%	11%	5%
Upper Harbour	127	41%	16%	37%	2%	4%
Waiheke	10	30%	40%	30%	0%	0%
Waitākere Ranges	115	43%	12%	33%	5%	6%
Waitemātā	988	49%	34%	12%	4%	1%
Whau	142	36%	22%	33%	6%	4%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	DNS - All SCAs	DNS - No SCAs	Other	I don't know
Albert-Eden	20	5	5	5	4	1
Aotea/Great Barrier	0	0	0	0	0	0
Devonport-Takapuna	20	4	9	1	3	3
Franklin	4	1	0	2	1	0
Henderson-Massey	6	2	0	2	1	1
Hibiscus and Bays	12	6	0	2	1	3
Howick	11	3	4	1	1	2
Kaipātiki	7	2	3	0	1	1
Māngere-Ōtāhuhu	1	1	0	0	0	0
Manurewa	1	1	0	0	0	0
Maungakiekie-Tāmaki	5	1	1	2	0	1
Ōrākei	23	5	5	3	7	3
Ōtara-Papatoetoe	3	0	0	1	1	1
Papakura	1	0	0	1	0	0
Puketāpapa	1	0	0	1	0	0
Rodney	10	8	1	0	0	1
Upper Harbour	3	3	0	0	0	0
Waiheke	0	0	0	0	0	0
Waitākere Ranges	6	0	0	4	1	1
Waitemātā	34	8	3	2	8	13
Whau	1	0	0	1	0	0

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

Feedback from individuals by local board

Local Board	Total responses	Support	DNS – More SCAs	DNS – Less SCAs	DNS – No SCAs	Other	I don't know
Albert-Eden	799	19%	50%	10%	10%	4%	7%
Aotea/Great Barrier	12	42%	42%	0%	0%	8%	8%
Devonport-Takapuna	539	17%	57%	6%	6%	6%	9%
Franklin	85	20%	35%	5%	5%	9%	26%
Henderson-Massey	190	22%	28%	15%	15%	6%	15%
Hibiscus and Bays	232	21%	33%	8%	8%	6%	24%
Howick	539	21%	40%	8%	8%	6%	17%
Kaipātiki	590	13%	63%	7%	7%	4%	7%
Māngere-Ōtāhuhu	59	29%	29%	10%	10%	3%	19%
Manurewa	113	46%	25%	5%	5%	9%	10%
Maungakiekie-Tāmaki	291	30%	33%	10%	10%	3%	13%
Ōrākei	532	12%	62%	5%	5%	6%	10%
Ōtara-Papatoetoe	53	42%	19%	4%	4%	2%	30%
Papakura	61	41%	11%	8%	8%	5%	26%
Puketāpapa	83	33%	23%	12%	12%	4%	17%
Rodney	120	15%	35%	11%	11%	8%	20%
Upper Harbour	103	38%	17%	12%	12%	3%	18%
Waiheke	7	0%	100%	0%	0%	0%	0%
Waitākere Ranges	92	34%	28%	8%	8%	1%	22%
Waitematā	942	36%	48%	5%	5%	3%	3%
Whau	112	31%	27%	11%	11%	5%	15%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	DNS – More SCAs	DNS – Less SCAs	DNS – No SCAs	Other	I don't know
Albert-Eden	21	1	5	5	5	4	1
Aotea/Great Barrier	0	0	0	0	0	0	0
Devonport-Takapuna	23	4	8	3	3	2	3
Franklin	5	0	0	1	1	3	0
Henderson-Massey	4	2	0	0	0	1	1
Hibiscus and Bays	10	1	2	0	0	1	6
Howick	11	3	3	1	1	0	3
Kaipātiki	8	1	3	1	1	0	2
Māngere-Ōtāhuhu	1	0	0	0	0	0	1
Manurewa	1	0	0	0	0	0	1
Maungakiekie-Tāmaki	4	1	2	0	0	0	1
Ōrākei	24	2	5	4	4	5	4
Ōtara-Papatoetoe	4	0	0	1	1	2	0
Papakura	0	0	0	0	0	0	0
Puketāpapa	0	0	0	0	0	0	0
Rodney	9	0	1	0	0	0	8
Upper Harbour	3	1	1	0	0	0	1
Waiheke	0	0	0	0	0	0	0
Waitākere Ranges	4	0	1	1	1	0	1
Waitematā	42	4	8	10	10	8	2
Whau	2	0	0	1	1	0	0

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

Feedback from individuals by local board

Local Board	Total responses	Support	DNS – More SCAs	DNS – Less SCAs	DNS – No SCAs	Other	I don't know
Albert-Eden	764	29%	24%	5%	5%	4%	33%
Aotea/Great Barrier	13	54%	31%	0%	0%	0%	15%
Devonport-Takapuna	533	24%	26%	5%	5%	24%	17%
Franklin	83	27%	28%	5%	5%	7%	29%
Henderson-Massey	174	29%	20%	7%	7%	6%	30%
Hibiscus and Bays	235	24%	21%	7%	7%	4%	36%
Howick	510	26%	26%	6%	6%	5%	31%
Kaipātiki	586	20%	40%	6%	6%	4%	24%
Māngere-Ōtāhuhu	51	49%	20%	2%	2%	4%	24%
Manurewa	112	41%	14%	4%	4%	4%	34%
Maungakiekie-Tāmaki	277	37%	19%	8%	8%	3%	25%
Ōrākei	523	22%	40%	3%	3%	6%	25%
Ōtara-Papatoetoe	50	48%	10%	2%	2%	4%	34%
Papakura	58	47%	9%	5%	5%	7%	28%
Puketāpapa	79	38%	18%	8%	8%	3%	27%
Rodney	113	25%	23%	5%	5%	9%	33%
Upper Harbour	101	42%	13%	9%	9%	2%	26%
Waiheke	9	11%	33%	22%	22%	0%	11%
Waitākere Ranges	95	34%	16%	7%	7%	2%	34%
Waitematā	719	40%	23%	4%	4%	4%	26%
Whau	118	35%	18%	6%	6%	3%	32%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	DNS – More SCAs	DNS – Less SCAs	DNS – No SCAs	Other	I don't know
Albert-Eden	18	4	4	2	2	3	3
Aotea/Great Barrier	0	0	0	0	0	0	0
Devonport-Takapuna	20	3	6	0	0	6	5
Franklin	3	0	1	0	0	2	0
Henderson-Massey	5	2	1	0	0	1	1
Hibiscus and Bays	10	4	0	0	0	1	5
Howick	11	3	3	1	1	0	3
Kaipātiki	7	2	3	0	0	1	1
Māngere-Ōtāhuhu	1	0	0	0	0	0	1
Manurewa	1	0	0	0	0	0	1
Maungakiekie-Tāmaki	5	0	1	1	1	0	2
Ōrākei	20	4	3	2	2	3	6
Ōtara-Papatoetoe	3	0	0	0	0	2	1
Papakura	0	0	0	0	0	0	0
Puketāpapa	0	0	0	0	0	0	0
Rodney	9	0	1	0	0	0	8
Upper Harbour	3	2	0	0	0	0	1
Waiheke	0	0	0	0	0	0	0
Waitākere Ranges	5	0	1	1	1	1	1
Waitematā	38	5	4	6	6	7	10
Whau		1	0	0	0	0	0

4.0 Infrastructure constraints

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

Feedback from individuals by local board

Local Board	Total responses	Support	Do not support	Other	I don't know
Albert-Eden	856	65%	16%	5%	15%
Aotea/Great Barrier	17	82%	12%	0%	6%
Devonport-Takapuna	567	75%	14%	4%	7%
Franklin	96	72%	23%	2%	3%
Henderson-Massey	214	65%	17%	7%	11%
Hibiscus and Bays	244	70%	18%	3%	9%
Howick	557	62%	21%	6%	11%
Kaipātiki	612	75%	13%	4%	8%
Māngere-Ōtāhuhu	67	64%	21%	6%	9%
Manurewa	125	59%	22%	6%	13%
Maungakiekie-Tāmaki	325	62%	25%	3%	11%
Ōrākei	567	73%	15%	6%	7%
Ōtara-Papatoetoe	58	72%	16%	0%	12%
Papakura	72	67%	24%	4%	6%
Puketāpapa	103	60%	29%	5%	6%
Rodney	121	61%	21%	9%	9%
Upper Harbour	128	58%	34%	2%	6%
Waiheke	11	73%	9%	18%	0%
Waitākere Ranges	115	57%	20%	6%	17%
Waitemātā	976	82%	11%	3%	5%
Whau	139	64%	19%	4%	12%

Note - this table only includes feedback where the local board of residence is known.

Feedback from organisations by local board

Local Board	Total responses	Support	Do not support	Other	I don't know
Albert-Eden	19	10	5	3	1
Aotea/Great Barrier	0	0	0	0	0
Devonport-Takapuna	19	11	2	1	5
Franklin	5	1	1	3	0
Henderson-Massey	5	2	2	1	0
Hibiscus and Bays	12	6	2	3	1
Howick	11	3	3	3	2
Kaipātiki	8	7	0	0	1
Māngere-Ōtāhuhu	1	1	0	0	0
Manurewa	1	0	1	0	0
Maungakiekie-Tāmaki	6	3	3	0	0
Ōrākei	19	8	5	1	5
Ōtara-Papatoetoe	3	0	1	2	0
Papakura	1	0	0	1	0
Puketāpapa	0	0	0	0	0
Rodney	10	7	0	0	3
Upper Harbour	3	1	2	0	0
Waiheke	0	0	0	0	0
Waitākere Ranges	6	2	3	0	1
Waitemātā	32	7	2	7	16
Whau	1	1	0	0	0

NPS-UD public opinion survey

Research findings of a survey of Aucklanders about the government's new housing rules and Auckland Council's preliminary response

Organisation:
Date:

Auckland Council
June, 2022

Contents

Summary	1
The task at hand.....	3
Research methodology	4
Awareness and knowledge of the new rules for higher density housing	5
Intensification inside walkable catchments.....	8
Intensification around town and local centres.....	20
Qualifying matters.....	28
Sentiment towards new rules	34
Importance of factors relating to housing development in Auckland	35
Overall views of population growth	37
Appendix A: Sample profile	38
Appendix B: Support by local board	40
Appendix C: Questionnaire	49

Summary

Auckland Council commissioned Kantar Public to carry out a representative survey of Aucklanders to measure levels of support for key aspects of Auckland Council's preliminary response to the government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act). The survey also measured public awareness, knowledge and sentiment relating to the new rules, and explored the factors the public perceive are most important in housing development in Auckland.

An online survey of 2,041 Aucklanders aged 18 years and over was carried out from 29 April to 22 May, 2022.

Key findings are:

Awareness and knowledge of the new rules is currently limited (refer pages 5 to 7)

- 65% of Aucklanders have heard of the new rules.
- Just over half (53%) of Aucklanders know something about the new rules (9% 'a lot' and 44% 'a little'), while the remainder (47%) did not know any of the basic information about the new rules that we presented to them (see page 6).

Overall sentiment about the new rules is more positive than negative (refer page 34)

- Aucklanders are more likely to feel positively (49%) than negatively (32%) about the new rules. The remaining are either neutral (16%) or unsure (4%).

Intensification inside walkable catchment areas – half of Aucklanders support each proposal measured, with the remainder being divided on whether the size should be bigger or smaller (refer pages 8 to 19)

- 50% of Aucklanders support the proposed 1200 metre walkable area from the city centre, 16% did not support it because they feel it should be bigger and 21% did not support it because they feel it should be smaller.
- 49% of Aucklanders support the proposed 800 metre walkable area from metropolitan centres, 25% did not support it because they feel it should be bigger and 14% did not support it because they feel it should be smaller.
- 52% of Aucklanders support the proposed 800 metre walkable area around train or bus stations, 21% did not support it because they feel it should be bigger and 14% did not support it because they feel it should be smaller.

Intensification around town and local centres – just under half of Aucklanders support each proposal measured, with the remainder being divided on whether the size should be bigger or smaller (refer pages 20 to 27)¹

- 49% of Aucklanders support the 400 metre terrace housing and apartment buildings zone around large town centres, 26% did not support it because they feel it should be bigger and 12% did not support it because they feel it should be smaller.
- 46% of Aucklanders support the 200 metre terrace housing and apartment buildings zone around small town centres, 30% did not support it because they feel it should be bigger and 10% did not support it because they feel it should be smaller.

¹ Erratum: Please note, Auckland Council made an error in the survey questionnaire at questions 8 and 9: The number of building storeys allowed in the Terrace Housing and Apartment Buildings Zone is five storeys not four storeys. Consideration of the results arising from these questions should be tempered by this error.

There is majority support for Auckland Council's proposals for qualifying matters relating to special character areas and infrastructure (refer pages 28 to 33)

- 66% of Aucklanders support the exemption for special character areas.
- 65% of Aucklanders support the exemption for areas with infrastructure that do not support population growth.

Adequate infrastructure tops the list of what's of greatest importance to Aucklanders in planning for more housing (refer pages 35 to 36)

- The top factors that are perceived to be of greatest importance to Aucklanders in planning for more housing in Auckland are:
 - Infrastructure that can cope (62%)
 - Decisions that result in less traffic congestion (34%)
 - Enough housing for everyone (26%)
 - Protecting special character areas (22%)
 - Building housing that is close to current transport, shops, community services (20%).

The task at hand

Auckland Council has consulted on its proposed approach to implementing the government's National Policy Statement on Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Act).

Aucklanders were able to provide feedback on Auckland Council's consultation document through several channels (online, email, post, and virtual feedback events). In addition to this, Auckland Council needed an independent, robust, and representative survey of Aucklanders to ascertain their level of support for Auckland Council's proposals for implementing the NPS-UD. This was needed to run in parallel with Auckland Council's own public consultation.

To this end, Auckland Council commissioned Kantar Public to carry out an independent online survey of approximately 2,000 Aucklanders across the region. Insights from the survey will support local government decision making in relation to implementing the NPS-UD.

Research objectives

The research was designed to measure:

1. Levels of support for Council's key proposals for implementing the NPS-UD.
2. Levels of awareness, knowledge and sentiment related to the intent and requirements of the NPS-UD.
3. What Aucklanders think is most important for Government and Auckland Council to consider when planning for more housing in Auckland.
4. Overall views on population growth in Auckland.

This report presents the survey findings and methodology Kantar Public used to carry out the research.

Research methodology

Kantar Public carried out an online survey of 2,041 Auckland residents aged 18 years and older from 29 April to 22 May, 2022.

Online survey fieldwork

The online survey was conducted using Kantar's and Dynata's online panels.

Quotas were set on age by gender, and ethnicity to ensure a demographically representative sample. The first half of fieldwork focused on ensuring quotas on household income by household size were met, to ensure the sample was representative of all socio-economic groups. This was especially important given the different potential impacts of higher density housing on low and high income households. Local board quotas were also set, with the aim of achieving a robust number of interviews in each local board – at least 100 interviews were conducted in each local board except Waiheke and Great Barrier.

Maximum margin of error

The maximum margin of error on the total sample size of 2,041 is +/-2.2%² (at the 95% confidence level and assuming simple random sampling).

Weighting

Survey data were weighted to align with Statistics New Zealand 2018 Census population demographic characteristics: age by gender, ethnicity, and local board area. Statistics New Zealand Household Economic Survey data was used to weight the data to estimated population household income by household size characteristics.

Questionnaire development

The questionnaire was developed by a senior researcher at Kantar Public in collaboration with Auckland Council. The draft questionnaire was cognitively tested with six Auckland residents, in a video call setting, to test respondent comprehension and interpretation of the survey questions. The final questionnaires incorporated revisions made to draft versions following the cognitive testing. Further information on the cognitive testing methodology can be found in Appendix A.

The average interview length was nine minutes. The questionnaire is appended to this report in Appendix D.

² The disproportionate sampling approach used in targeting local boards has been considered in calculating this estimated sampling error.

Awareness and knowledge of the new rules for higher density housing

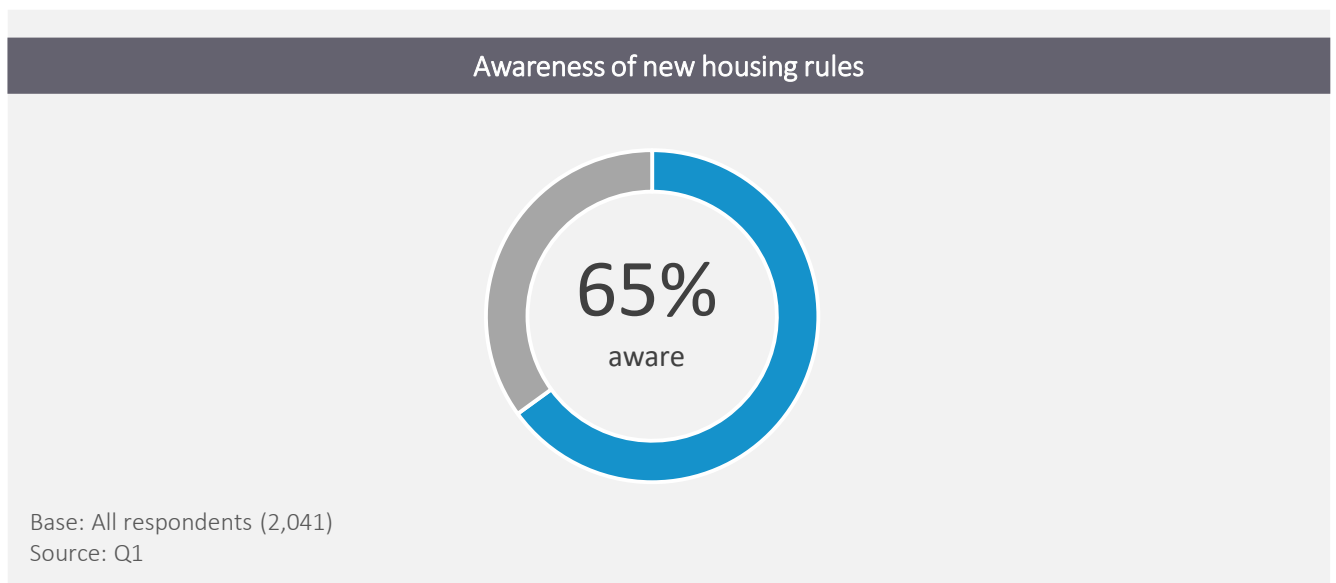
This section examines Aucklanders' awareness and knowledge of the new rules for higher density housing in Auckland. A key purpose of these questions was to systematically take respondents through important contextual information about the new housing rules before asking them about their support of the exemptions and walkable areas proposed by Auckland Council. The survey questions did not specifically refer to the NPS-UD or Resource Management Amendment Act as it was deemed this would create unnecessary technical complexity.

Awareness of the new housing rules

All respondents were initially provided with a short description of the new rules for higher density housing. Specifically, the information they were shown is below:

The Government has made new rules on higher density housing that Councils have to follow. These new rules are being put in place to allow more higher density and taller housing to boost the supply of housing in New Zealand.

Respondents were then asked if they had heard of these new rules. Results are shown in the chart below.



Two thirds (65%) of Aucklanders have heard of the new rules.

Awareness is higher among:

- Those on higher incomes (75% of those with household income over \$150,000)
- Homeowners (73%)
- Older Aucklanders (75% of those aged 50+)
- NZ Europeans (71%)
- Those living in Albert-Eden (80%), Orākei (79%).

Awareness is lower among:

- Younger Aucklanders (55% of those aged under 40)
- Asian Aucklanders (56%), Māori (54%), and Pacific Aucklanders (48%)

- Those on lower incomes (59% of those with household income \$70,000 or less)
- Renters (50%)
- Those living in Otara-Papatoetoe (48%), Henderson-Massey (54%).

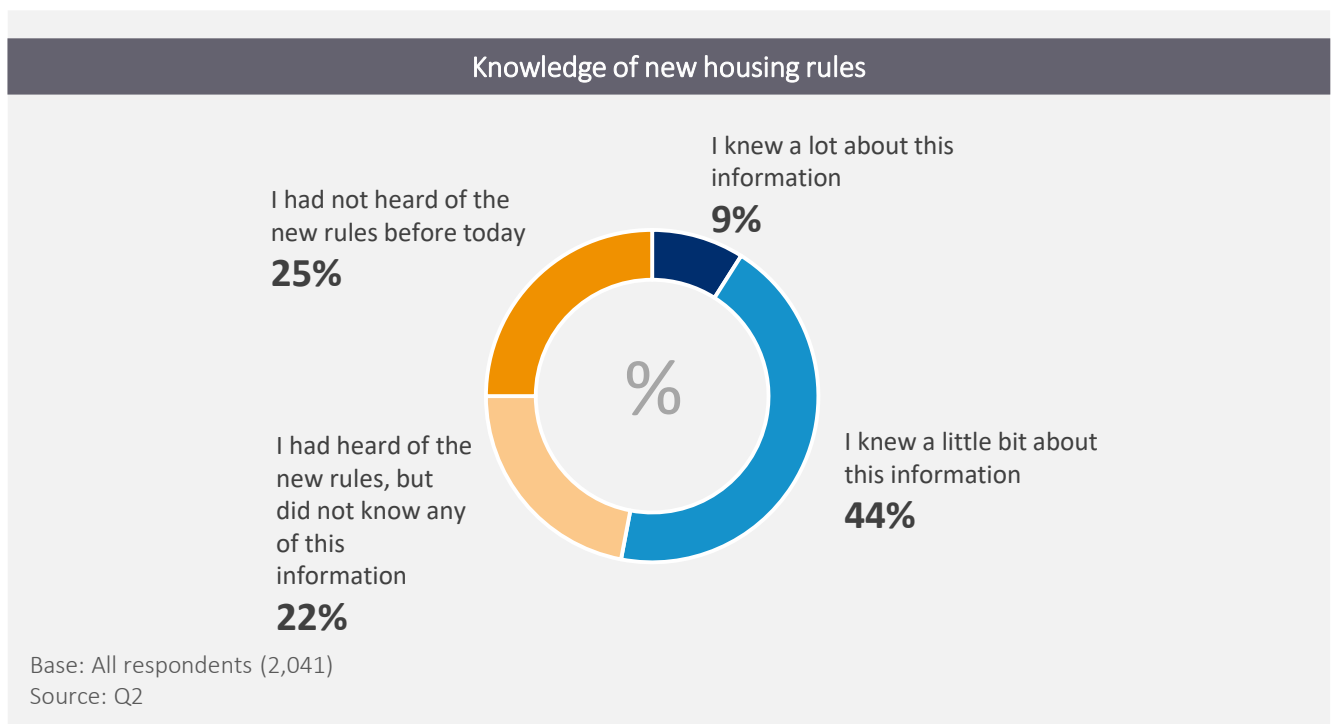
Knowledge of the new housing rules

Respondents were then given some information about how the new rules will work as shown below:

This is how the new rules will work:

- *The plan is for taller and higher density housing in areas close to public transport stops, centres with shops, jobs, and community centres.*
- *Housing of at least six storeys (**high density housing**) will be allowed around the Auckland city centre and other large Auckland urban centres, and around train and bus stations.*
- *Housing of up to four storeys around many of our suburban town centres*
- *Housing of up to three storeys (**medium density housing**) will be allowed in most other residential areas across Auckland.*
- *The new rules also allow **exemptions** to the higher density rules if a property or area has certain special features or characteristics (these are called ‘qualifying matters’).*

Respondents were asked how much of this information they knew before doing the survey. Results are below.



Very few Aucklanders had prior in-depth knowledge about the new housing rules; just 9% knew a lot about this information. Just over half (53%) knew at least some of this information (‘a lot’ or ‘a little’).

Knowledge (either 'a lot' or 'a little') is higher among:

- Those on higher incomes (63% of those with household income over \$150,000)
- Homeowners (61%)
- Aucklanders aged 40+ (62%)
- NZ Europeans (60%)
- Those living in Albert-Eden (67%), Devonport-Takapuna (68%), Orākei (70%).

Knowledge (either 'a lot' or 'a little') is lower among:

- Younger Aucklanders (42% of those aged under 40)
- Asian Aucklanders (43%) and Pacific Aucklanders (34%)
- Renters (40%).

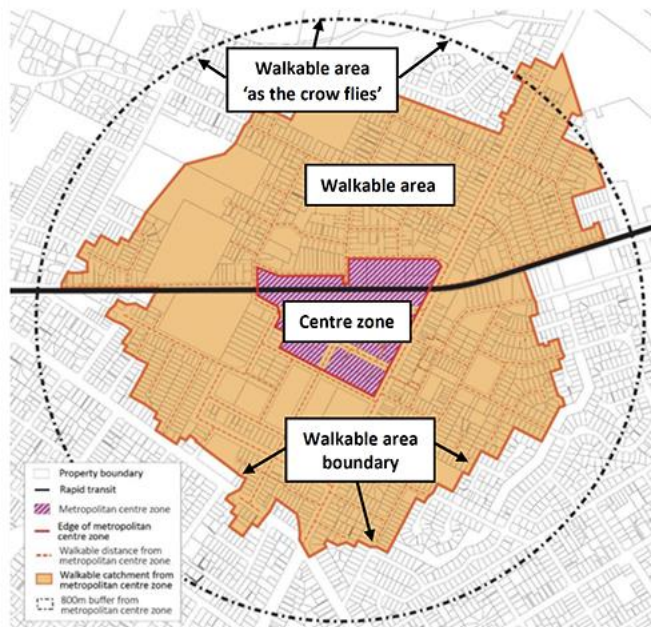
Intensification inside walkable catchments

This section examines levels of support for Auckland Council’s proposed walkable catchment areas. Before being asked whether they support various walkable catchment areas respondents were shown the following information:

Auckland Council must follow the Government’s new rules, but Auckland Council needs to decide on some factors that affect how the rules will be applied. The next few questions are about these decisions.

Please read the following information carefully before moving to the next screen.

*Auckland Council must make decisions about **walkable areas**. A walkable area is the **area around** a centre, train station or busway stop from which an average person could walk to get to that place. See the orange zone in the diagram.*



*The new housing rules mean that buildings of **six storeys or more** can be built in the **walkable areas**. This will mean more people can live close to urban centres for things like shopping, entertainment, community services, meeting friends, and public transport.*

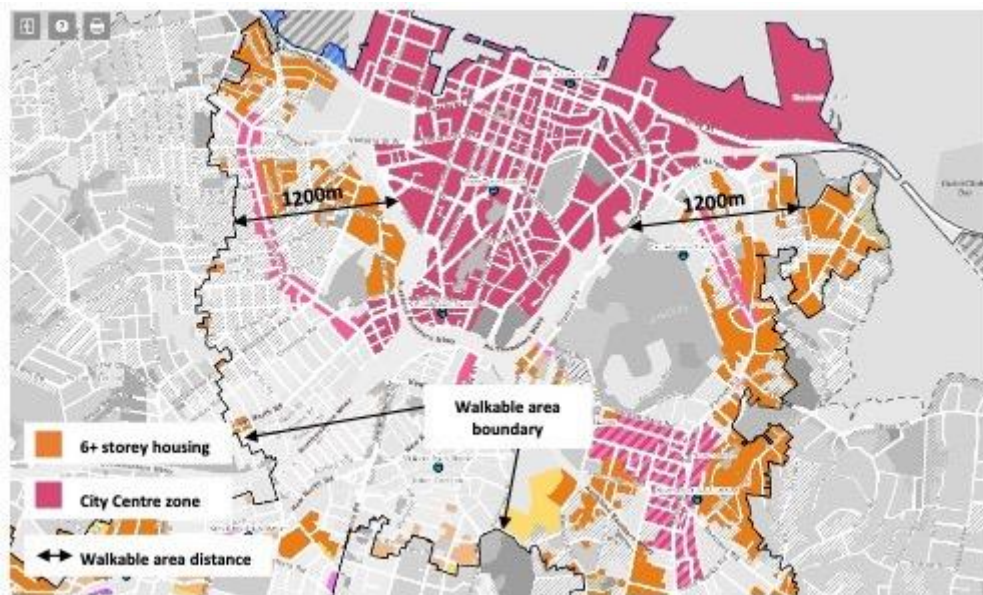
This will also help to reduce congestion and greenhouse gas emissions, with people driving shorter distances to reach the places and services they need.

Support for 1200 metre walkable catchment from city centre

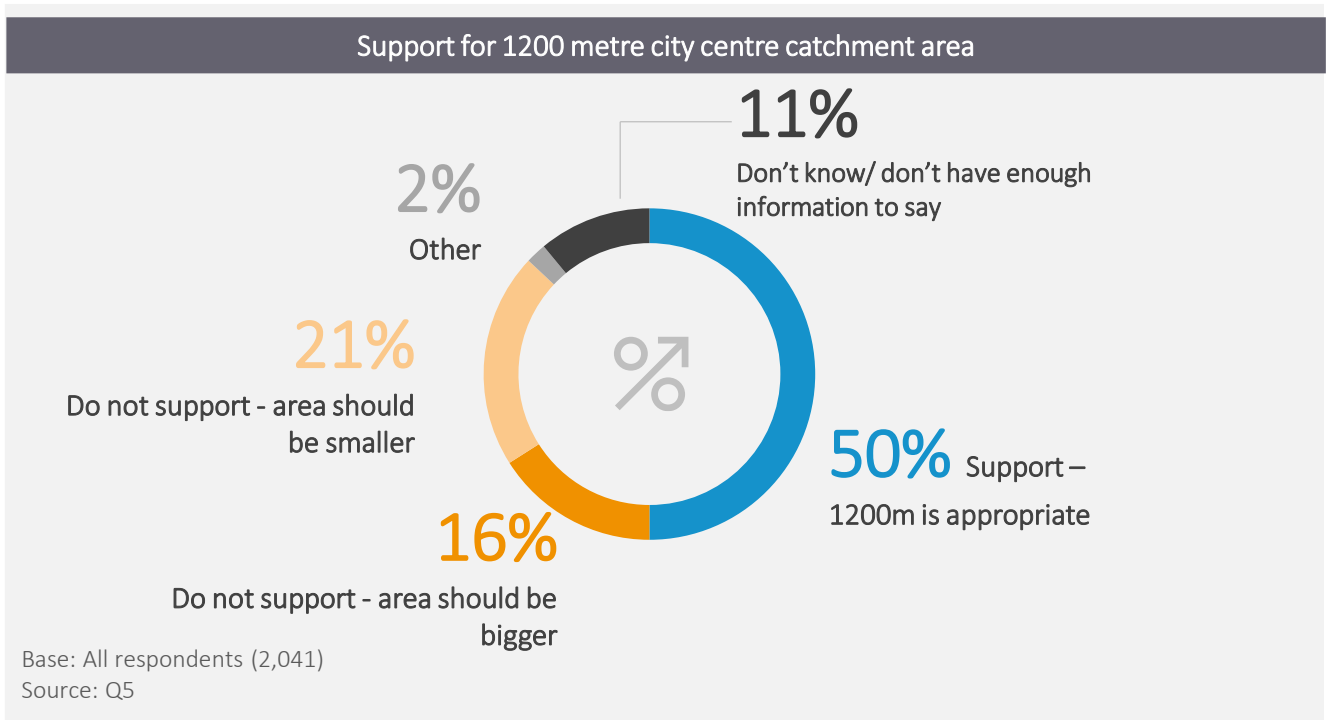
Respondents were shown the following information before being asked their support for the 1200 metre walkable area around the city centre.

The Government requires Auckland Council to decide on the size of the walkable area where housing with six or more storeys can be built.

*The Council is proposing a walkable area of **1200 metres** (about a 15-minute walk) from the **city centre**, or the 'city fringe' (e.g. Ponsonby, Eden Terrace, Parnell, Grafton).*

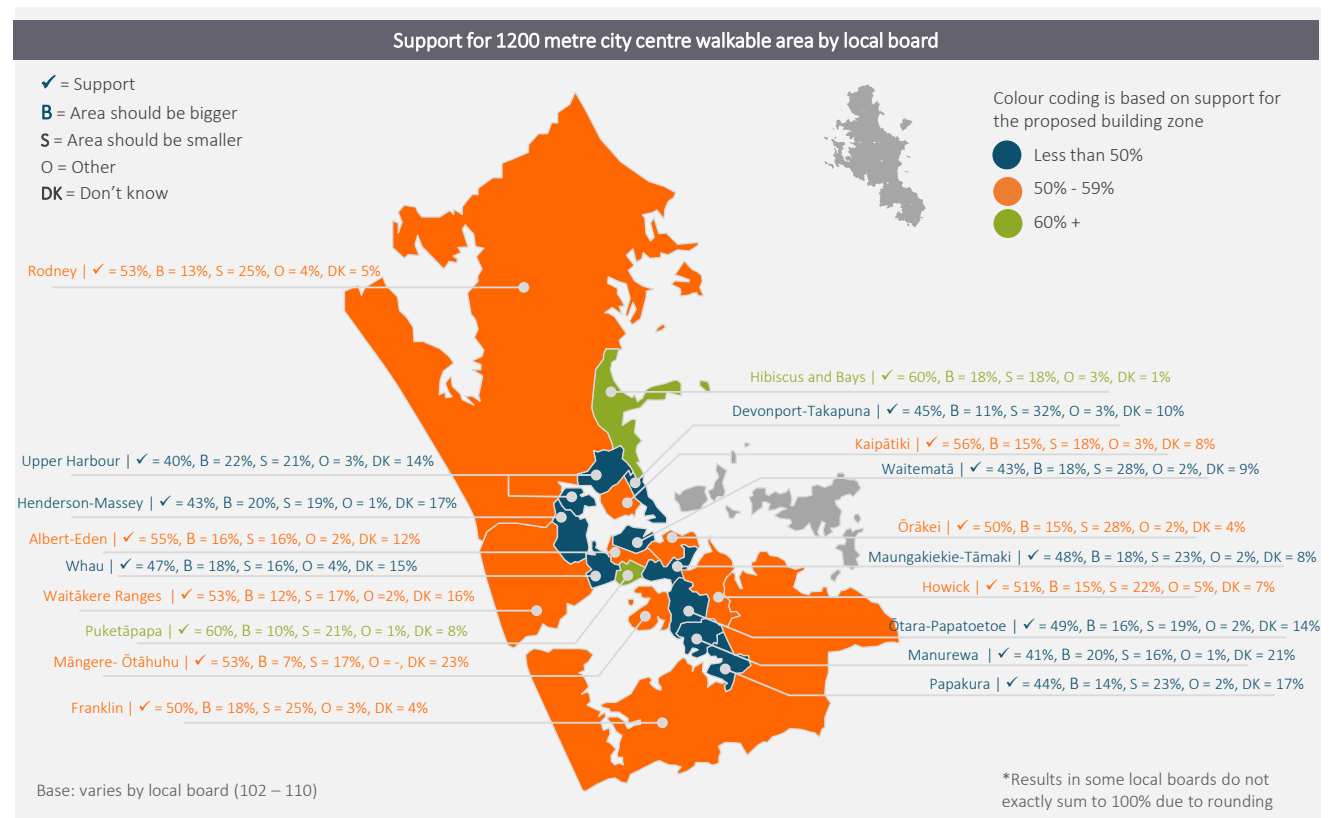
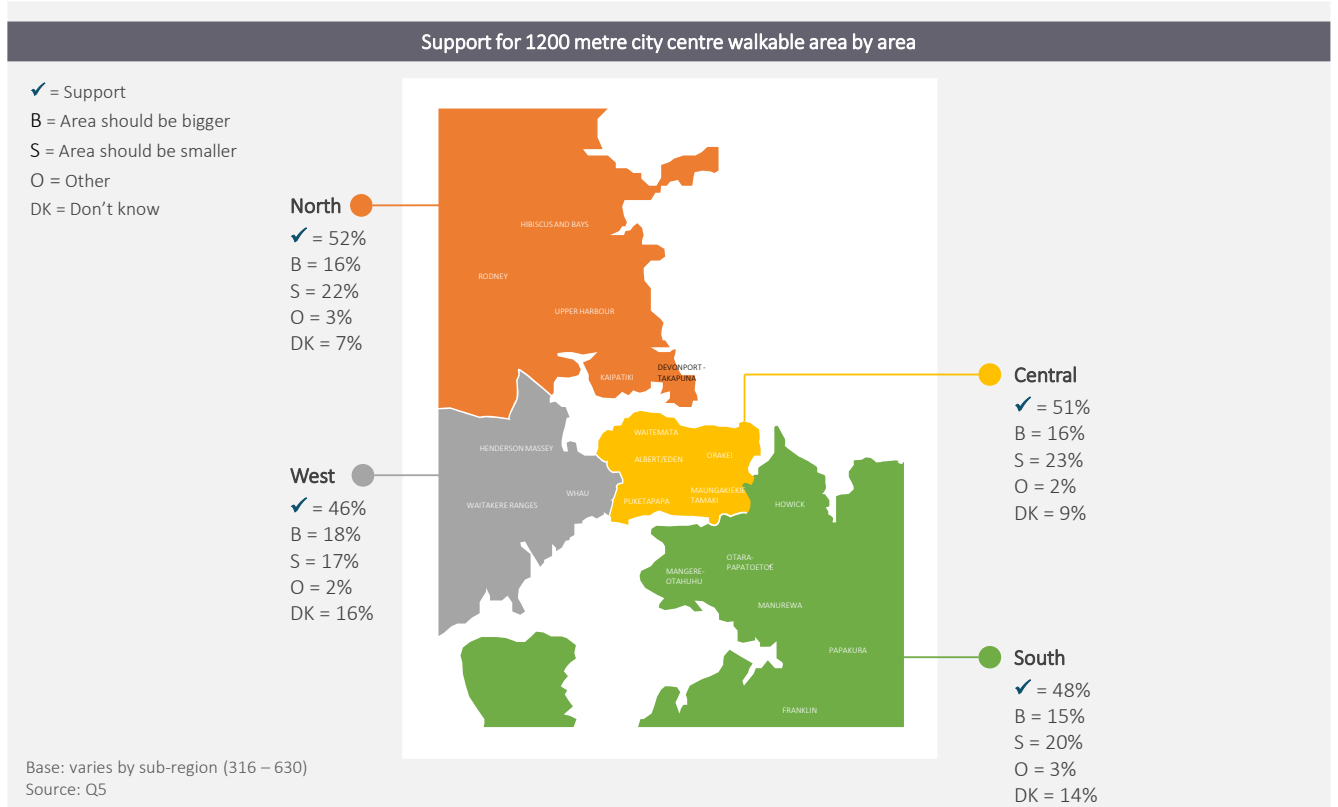


Half of Aucklanders support the 1200 metre walkable area around the city centre. Over a third (37%) do not support the size, with these Aucklanders somewhat divided over whether it should be bigger (16%) or smaller (21%).



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. Most local boards show small majorities of support, while nine local boards have support below 50%. However, the lack of support in these local boards is divided over whether the size should be bigger or smaller.



Demographic variations

Support for the 1200 metre city centre catchment area is higher among:

- 30-39 year olds (58%)
- Those living in Hibiscus and Bays (60%)

Support for the 1200 metre city centre catchment area is lower among:

- Older Aucklanders (41% of those aged 60+)
- Those on very low incomes (38% of those with household income \$30,000 or less).

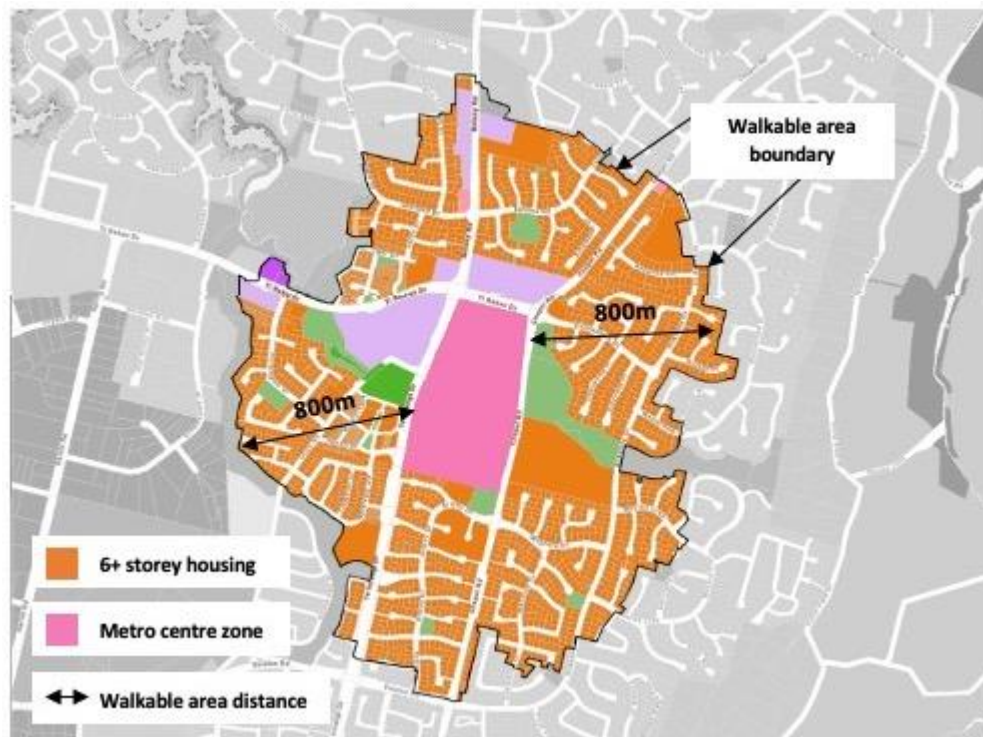
Older Aucklanders are significantly more likely to agree the area should be smaller than 1200 metres (32% of those aged 60+, compared to 21% overall), while younger Aucklanders are more likely to think the area should be bigger (24% of those aged under 30, compared to 16% overall).

Support for 800 metre walkable area around metropolitan centres

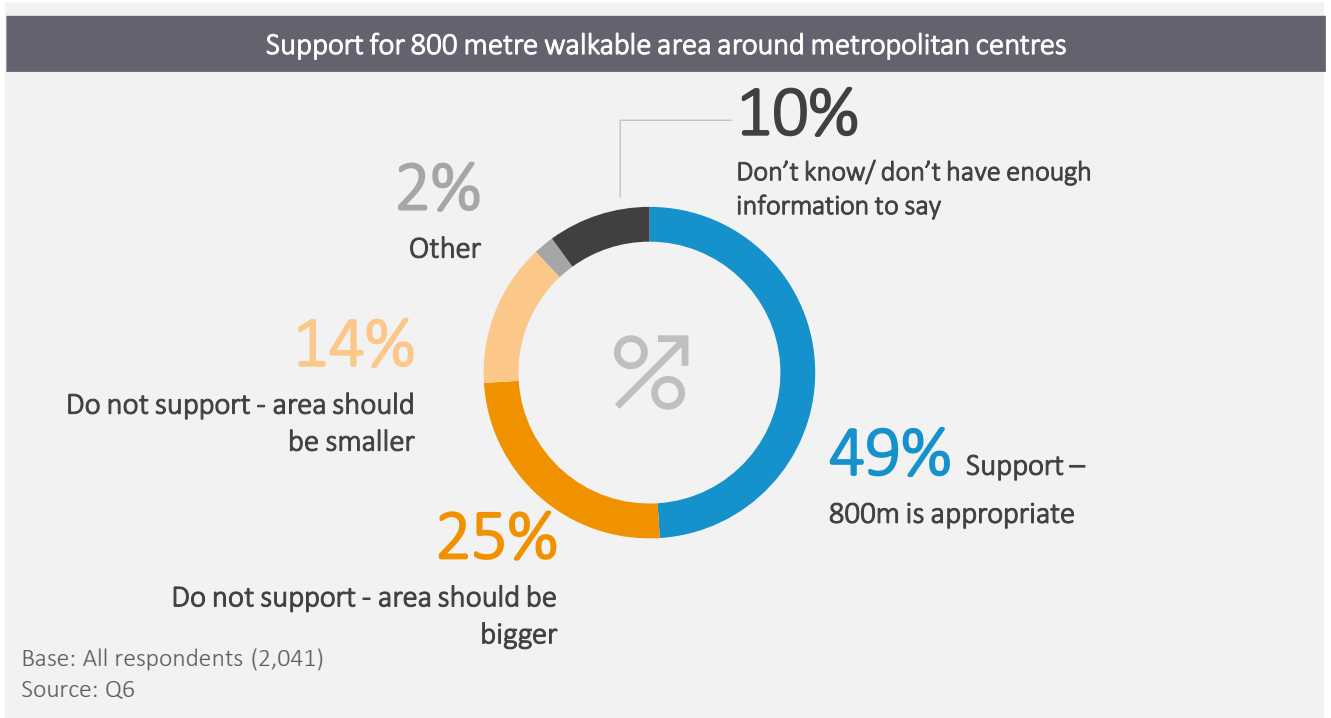
Respondents were shown the following information before being asked if they support the 800 metre walkable area around metropolitan centres.

*The Council is proposing a walkable area of **800 metres** (about a 10-minute walk) from the edge of the big **metropolitan centres**.*

The metropolitan centres are Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Botany, Manukau, Papakura and Pukekohe.

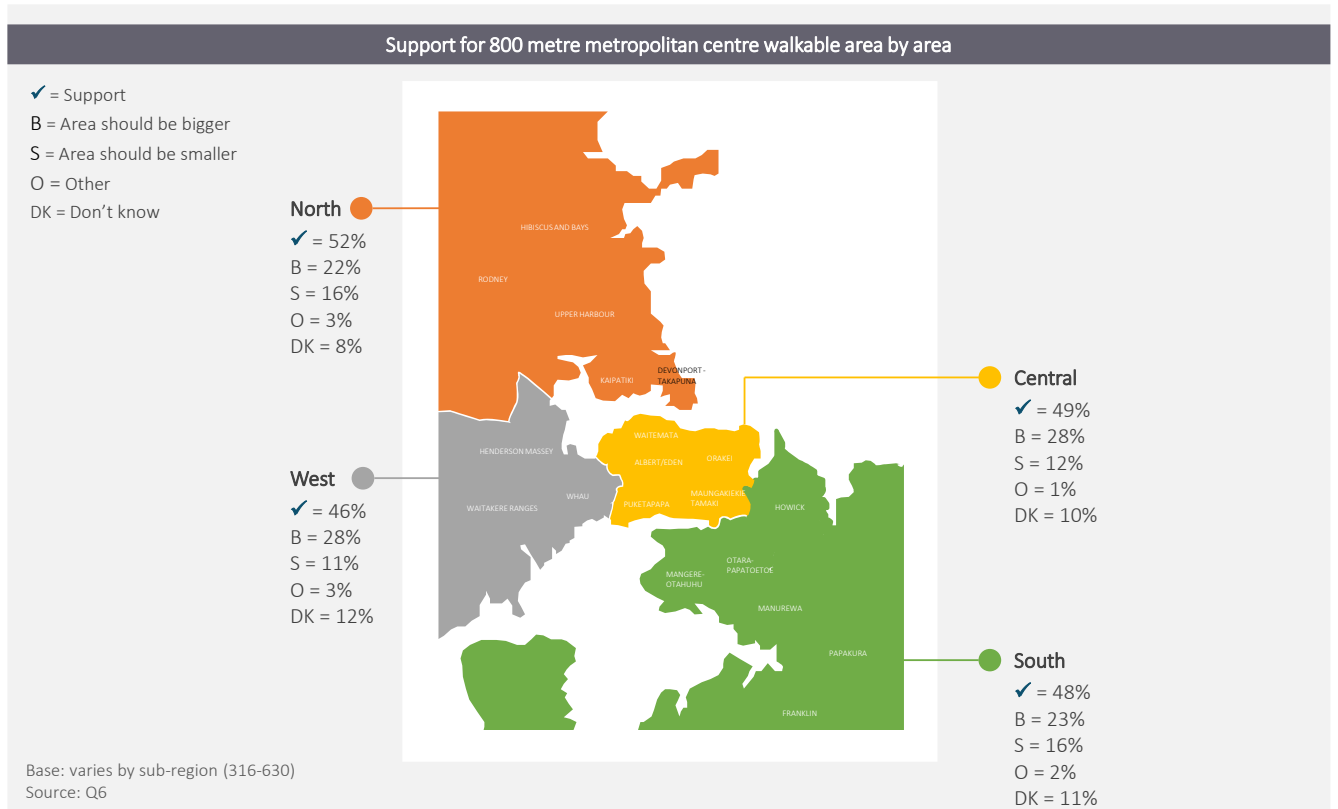


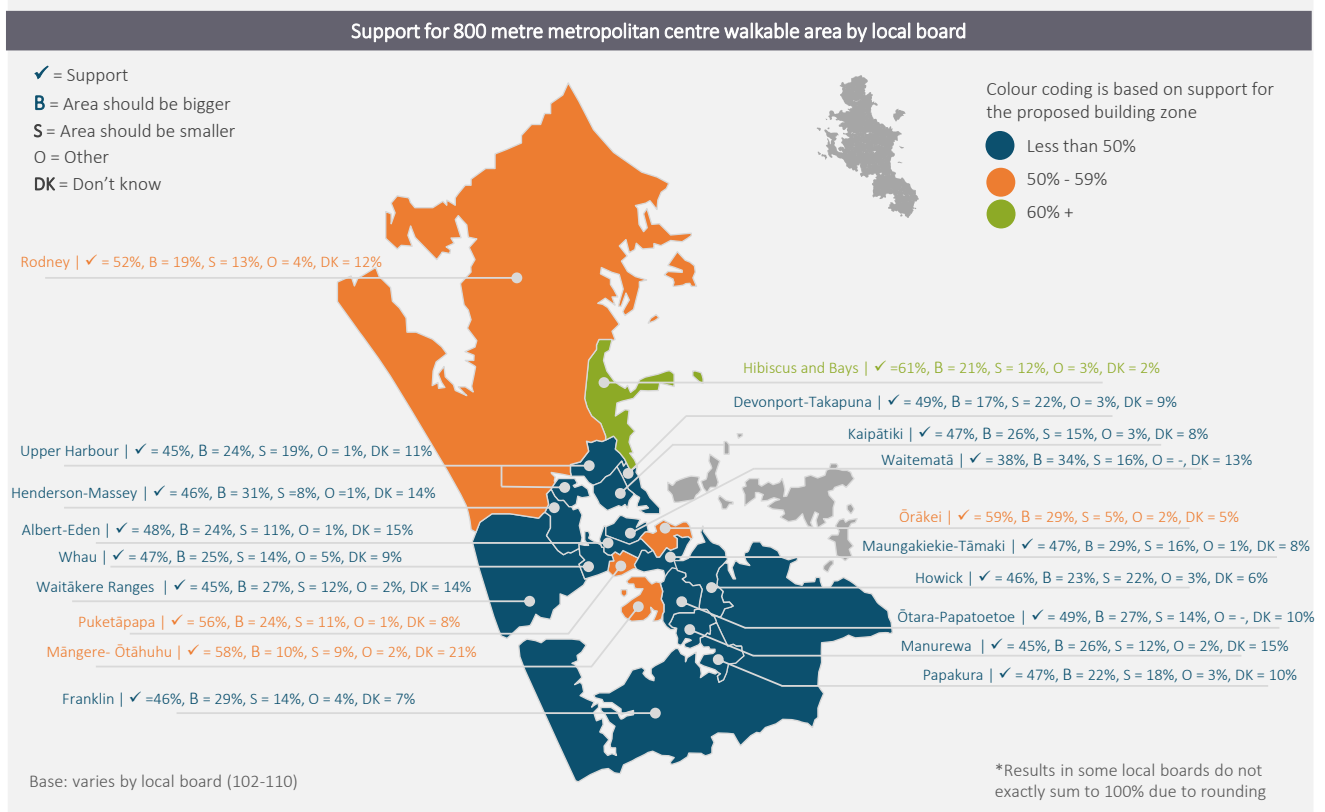
Nearly half of Aucklanders (49%) support the 800 metre walkable area from the edge of big metropolitan centres. Thirty nine percent do not support this proposal, with a skew towards those thinking it should be bigger (25%) rather than smaller (14%).



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. Most local boards have less than majority support (lower than 50%). In these local boards, residents are split on whether the area should be bigger or smaller. The remaining five local boards have majority support (50% or more) with support in one exceeding 60%.





Demographic variations

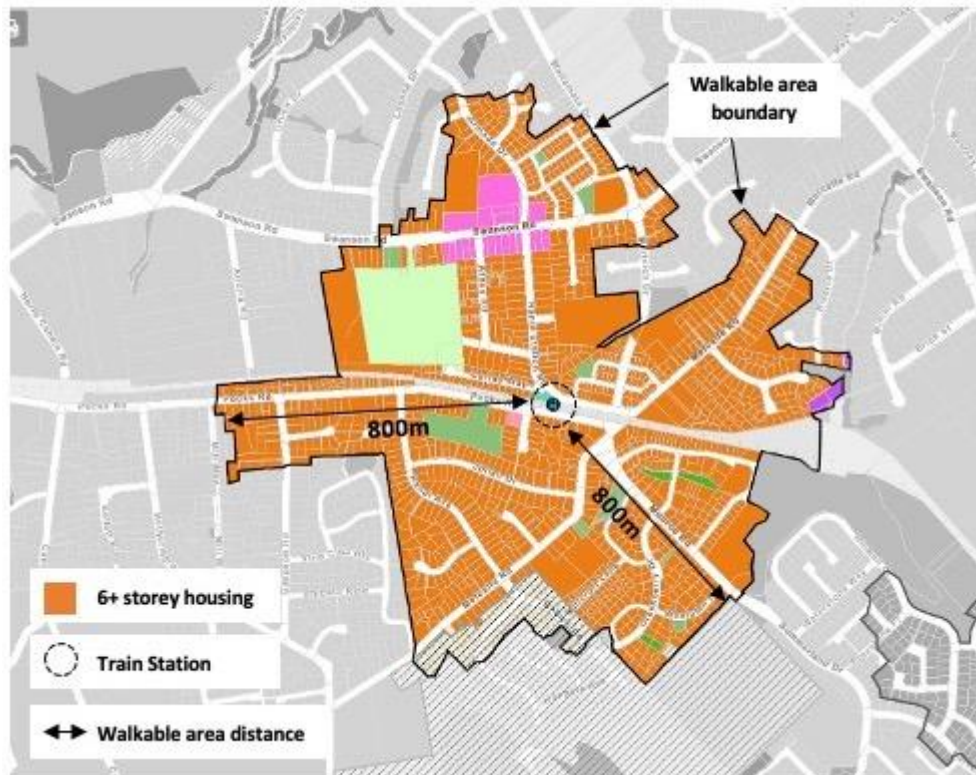
Support for the 800 metre metropolitan walkable area is highest among those living in Hibiscus and Bays (61%), and lowest among those living in Waitematā (38%).

Aucklanders aged under 30, renters and those living in Waitematā are most likely to think the area should be bigger than 800 metres (31%, 30% and 34% respectively, compared to 25% overall).

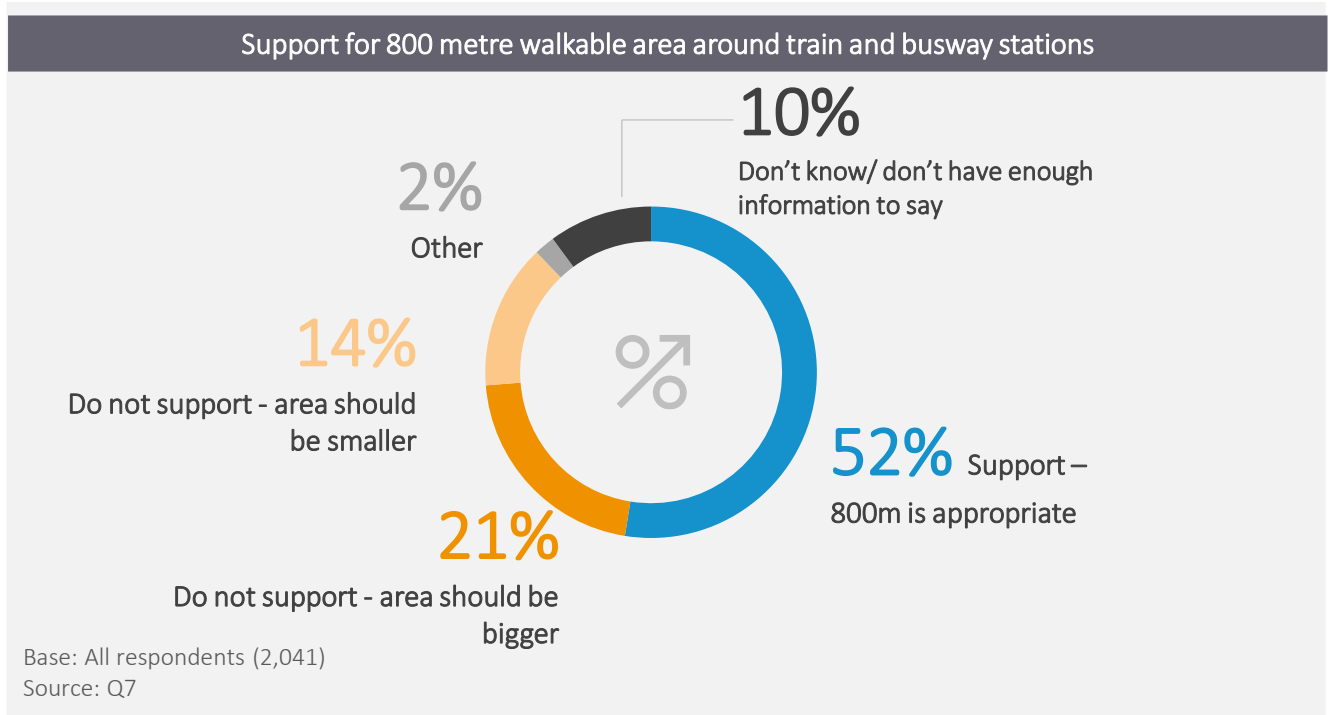
Support for 800 metre walkable area around train or busway stations

Respondents were shown the following information before being asked if they support the 800 metre walkable area around train or busway stations.

*The Council is proposing a walkable area of **800 metres** (about a 10-minute walk) around **a train station or a Northern Busway station**.*

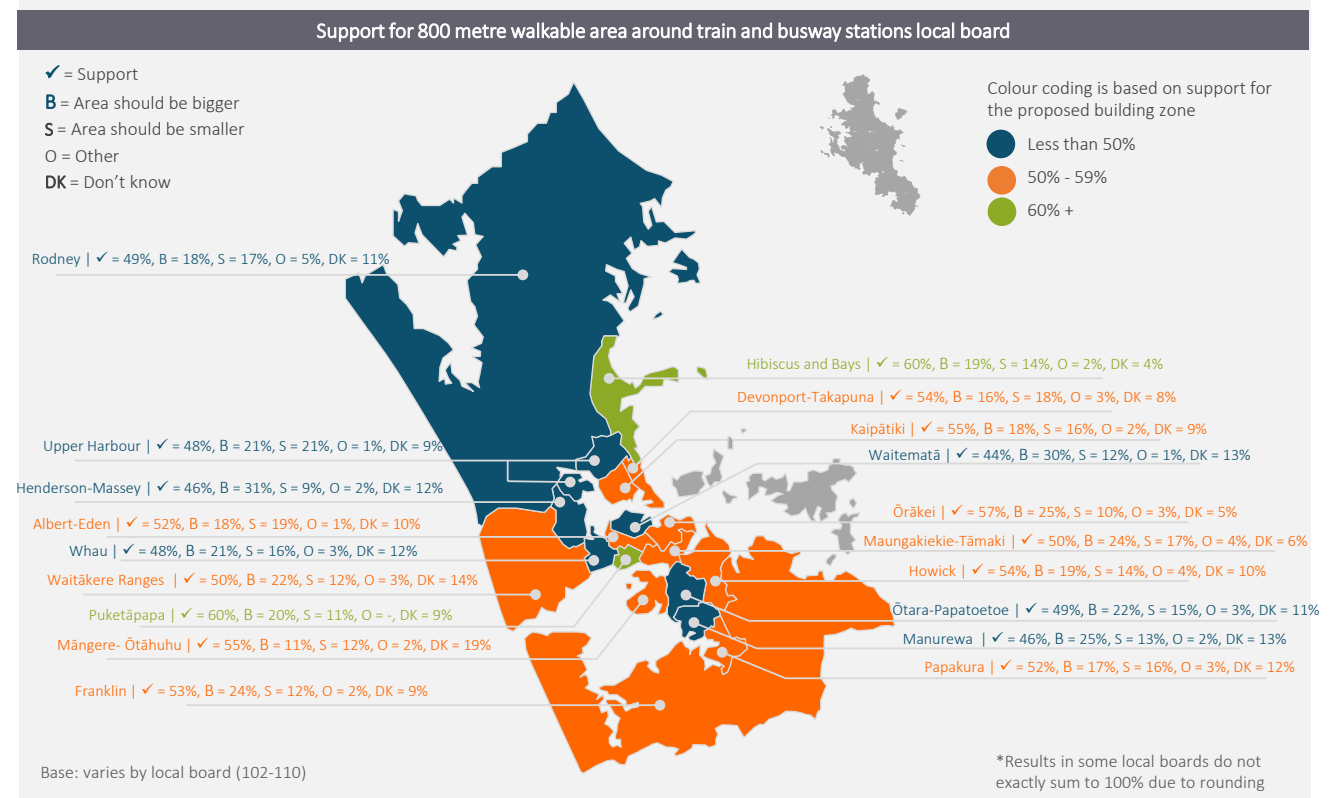
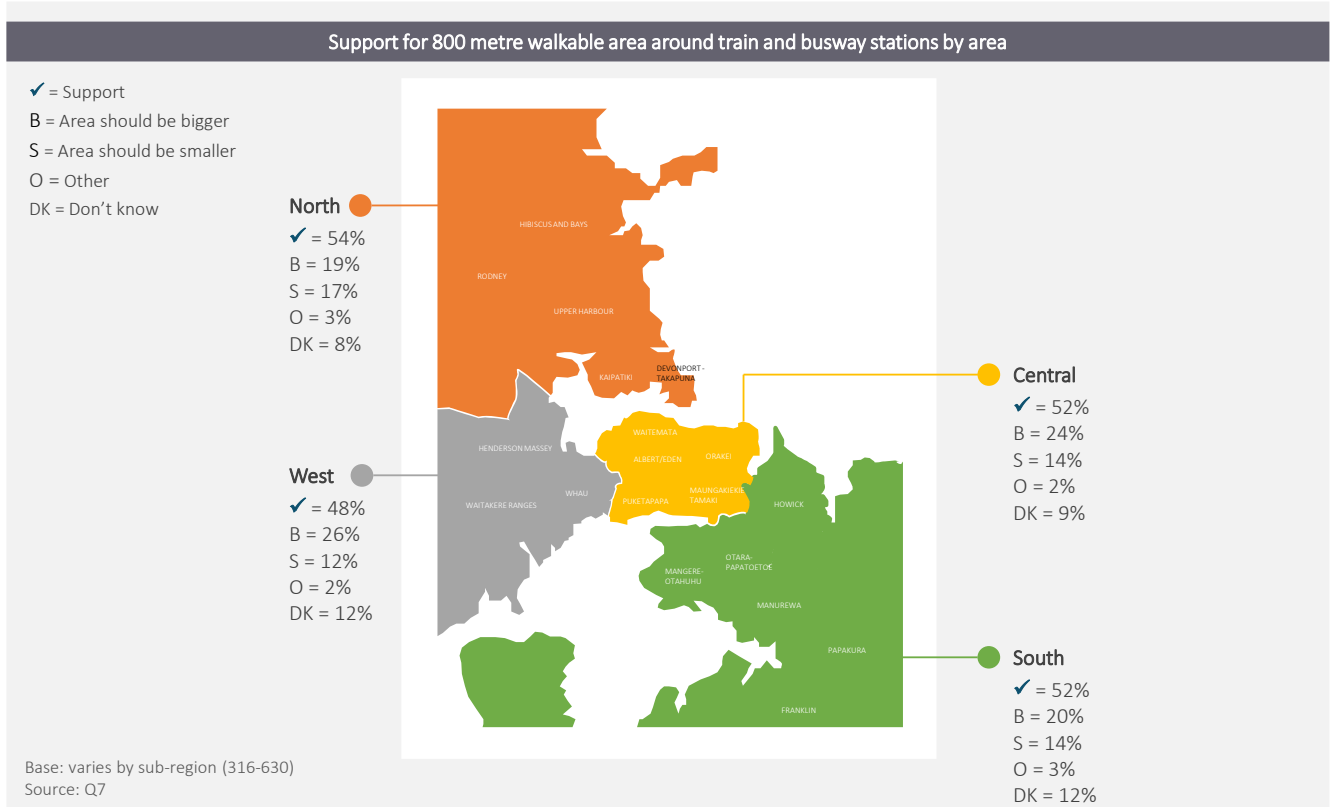


About half of Aucklanders support the 800 metre catchment area around train or busway stations, 21% think it should be bigger and 14% think it should be smaller.



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. Most local boards have small majorities of support while two have support that exceeds 60%. Seven local boards have less than majority support (lower than 50%), with residents in most of these local boards divided on whether the area should be bigger or smaller.



Demographic variations

There are no notable differences between groups for level of support for the 800 metre walkable around train or busway stations. Younger Aucklanders are most likely to think the 800 metre area should be bigger (28% of those under 30, compared to 17% of those aged 60+).

Intensification around town and local centres³

This section examines whether Aucklanders support Auckland Council's proposed terrace housing and apartment building zones. First, respondents were shown the following information.

*These next questions are about allowing higher-density housing to be built in and around suburban **town centres** in Auckland.*

The Government wants more people to live closer to these centres so that more people can walk to shops and services.

The residential area around a centre that allows for higher-density housing of up to four storeys to be built is called the Terrace Housing and Apartment Buildings zone.

By terrace housing, we mean rows of houses that share both side walls with neighbouring properties.

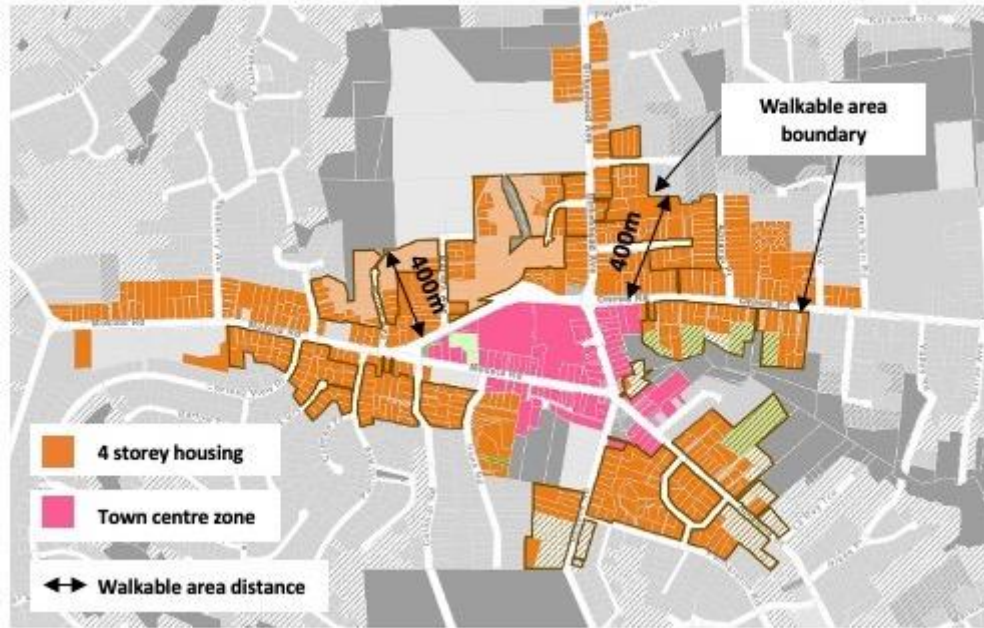
Support for 400 metre terrace housing and apartment buildings zone around large town centres

Respondents were shown the following information and then asked their level of support for the 400 metre terrace housing and apartment building zone around large town centres. Where appropriate, examples of large town centres shown were tailored to the local board in which each respondent lived.

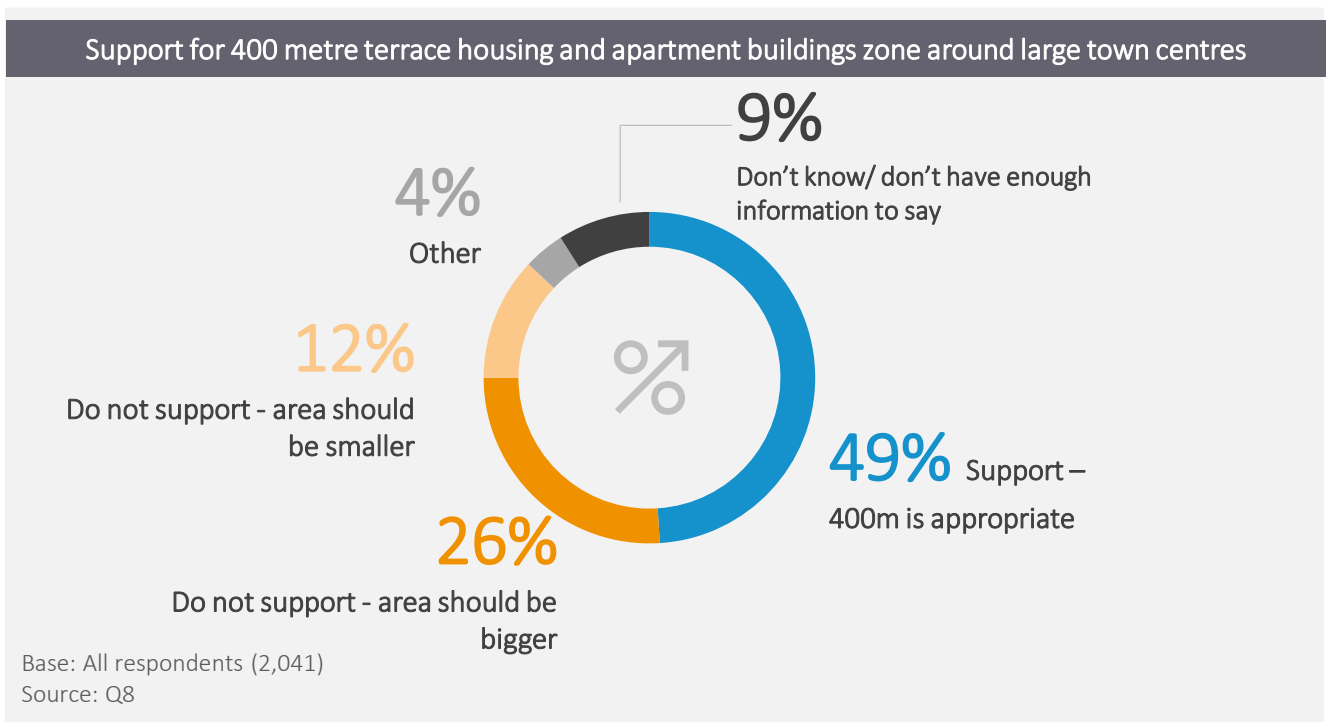
*The Council is proposing to put the Terrace Housing and Apartment Buildings zone in an area around **400 metres** (about a 5-minute walk) from **large town centres**.*

Large town centres are larger suburban centres in Auckland, with a wide range of shops, services and activities. They are not as large as the metropolitan centres. Examples are (TAILOR TO RESPONDENT'S LOCAL BOARD).

³ Erratum: Please note, Auckland Council made an error in the survey questionnaire at questions 8 and 9: The number of building storeys allowed in the Terrace Housing and Apartment Buildings Zone is five storeys not four storeys. Consideration of the results arising from these questions should be tempered by this error. This relates to results shown on pages 21 to 27.

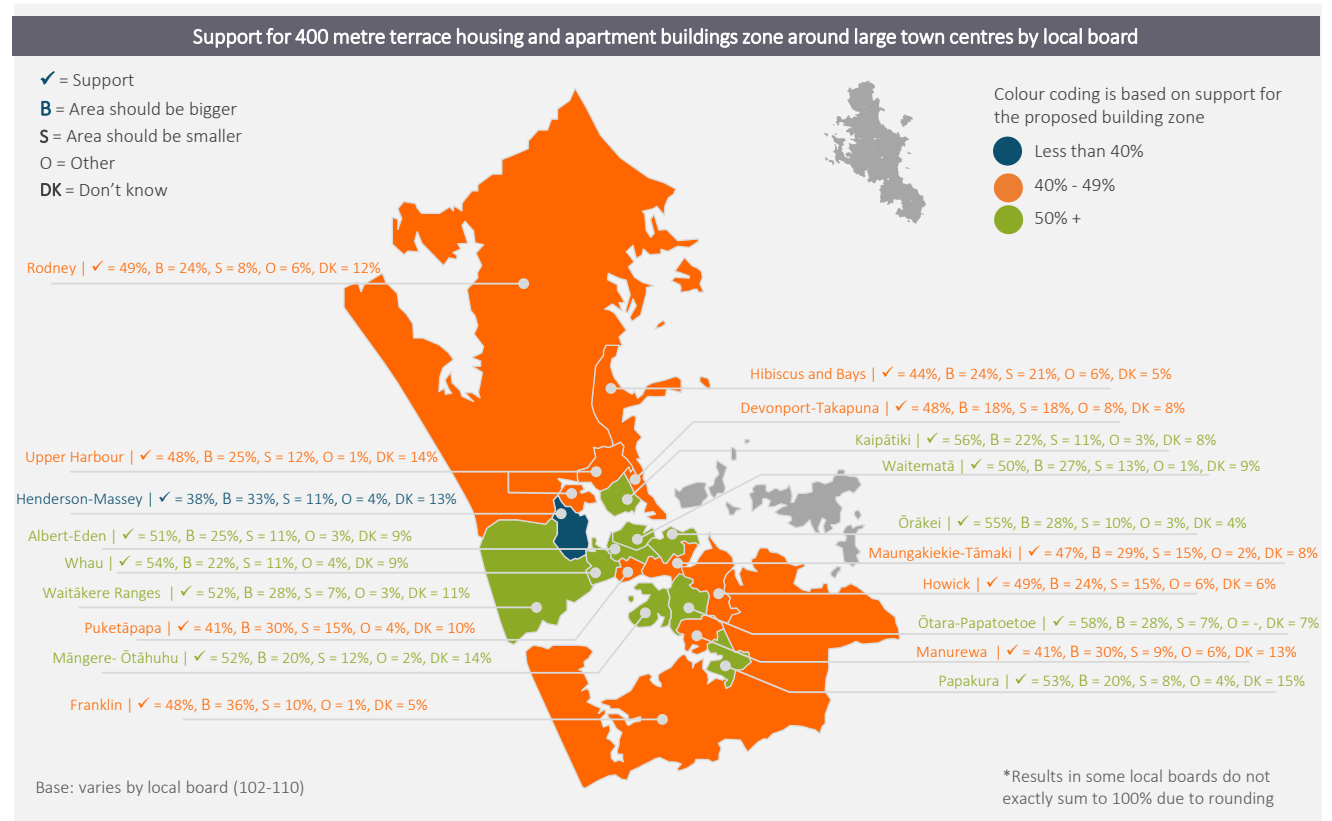
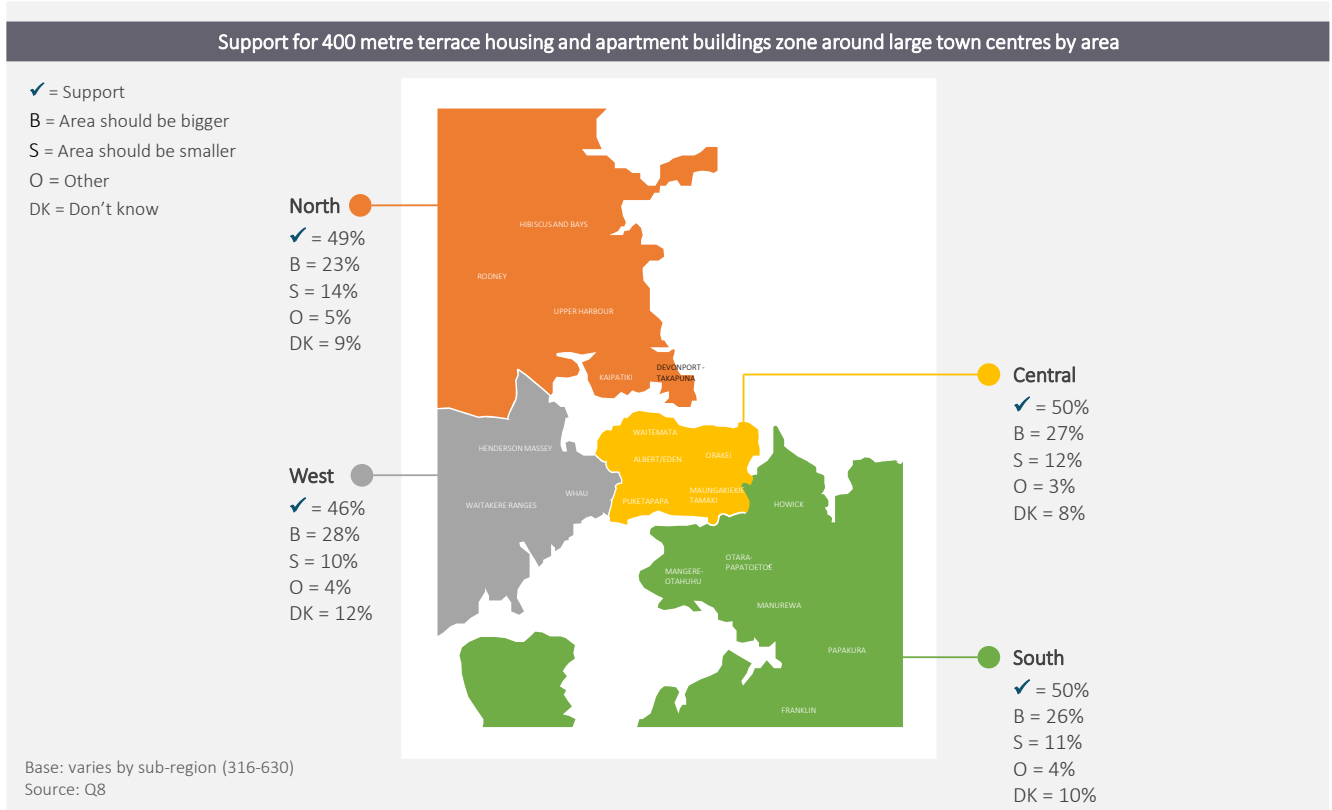


Half (49%) of Aucklanders support the proposed 400 metre terrace housing and apartment building zone around large town centres, 26% think the area should be bigger and 12% think it should be smaller.



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. Nine local boards show small majorities of support, while in one local board support is less than 40%. In most local boards, those who do not support the proposal are more likely to think the area should be bigger, rather than smaller.



Demographic variations

There are no notable group differences for support of the proposed 400 metre terrace housing and apartment building zone around large town centres. However, the following groups are most likely to think the area should be bigger:

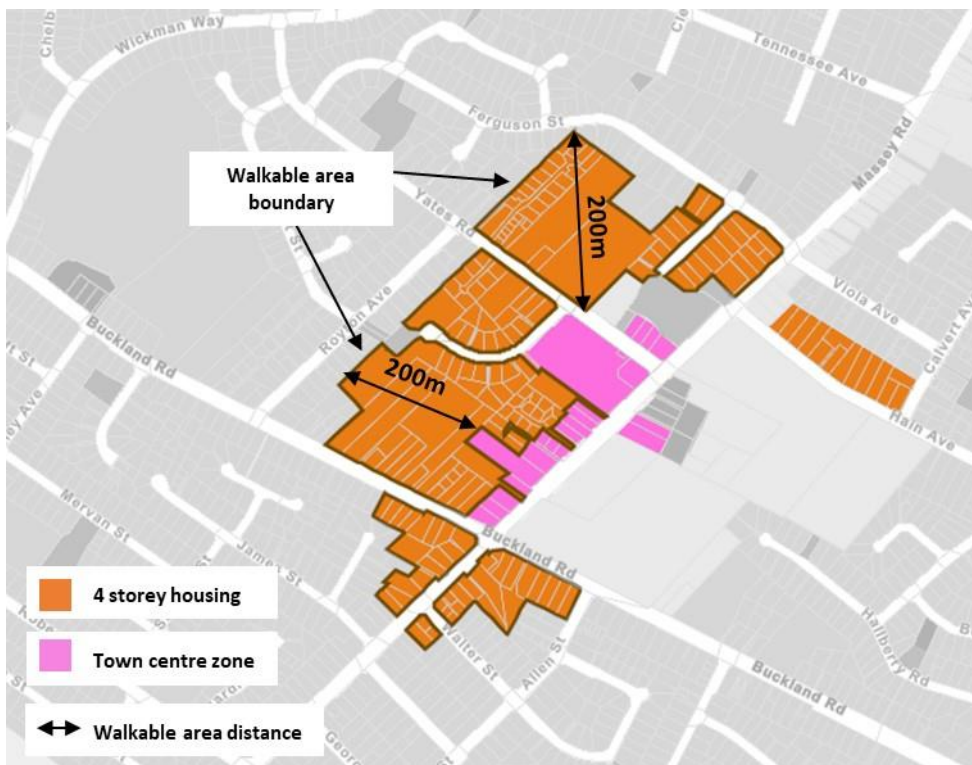
- Renters (32%, compared to 24% of homeowners)
- Younger Aucklanders (32% of those aged under 30, compared to 20% of those aged 60+)
- Those living in Franklin (36%).

Support for 200 metre terrace housing and apartment buildings zone around small town centres

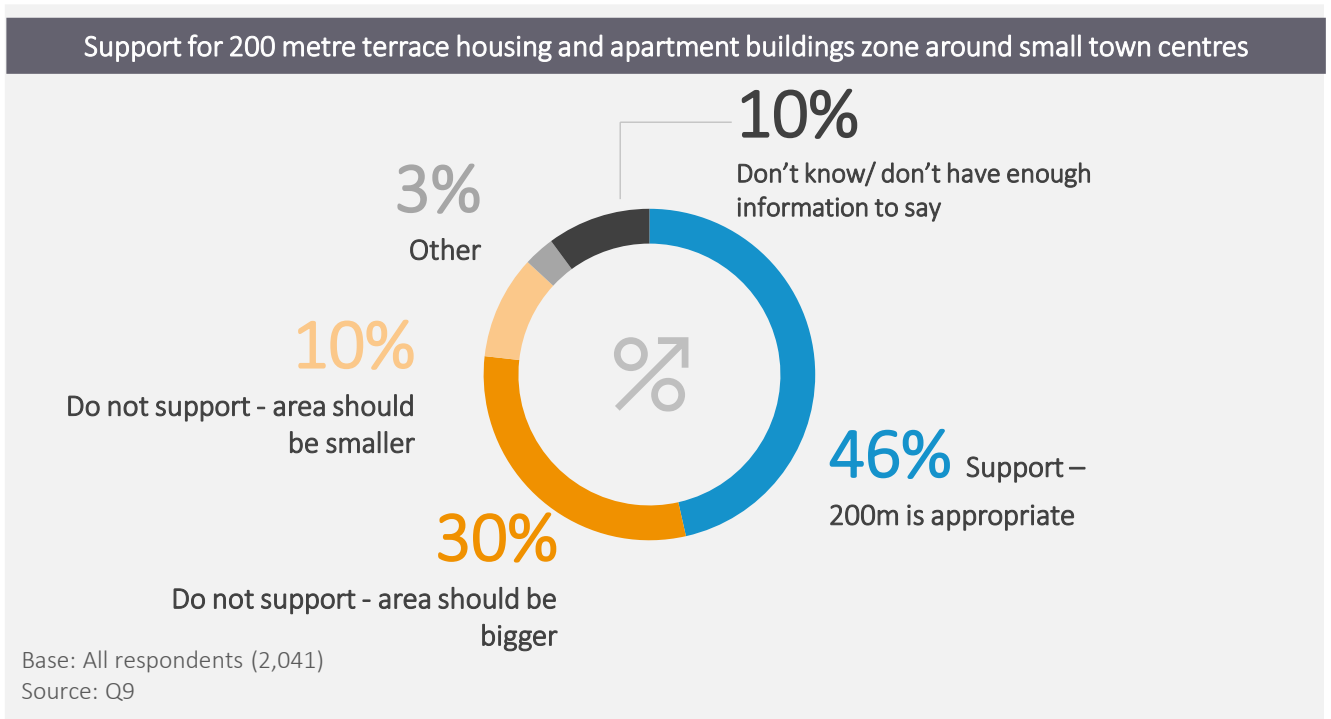
Respondents were shown the following information before being asked their level of support for the 200 metre building zone around small town centres. Where appropriate, examples of small town centres shown were tailored to the local board in which each respondent lived.

*Auckland Council is proposing to put a Terrace Housing and Apartment Buildings zone in an area around **200 metres** (about a 3-minute walk) from **small town centres**.*

These are suburban centres in Auckland, with a smaller range of shops, services and activities. Examples are (TAILOR TO RESPONDENT'S LOCAL BOARD).

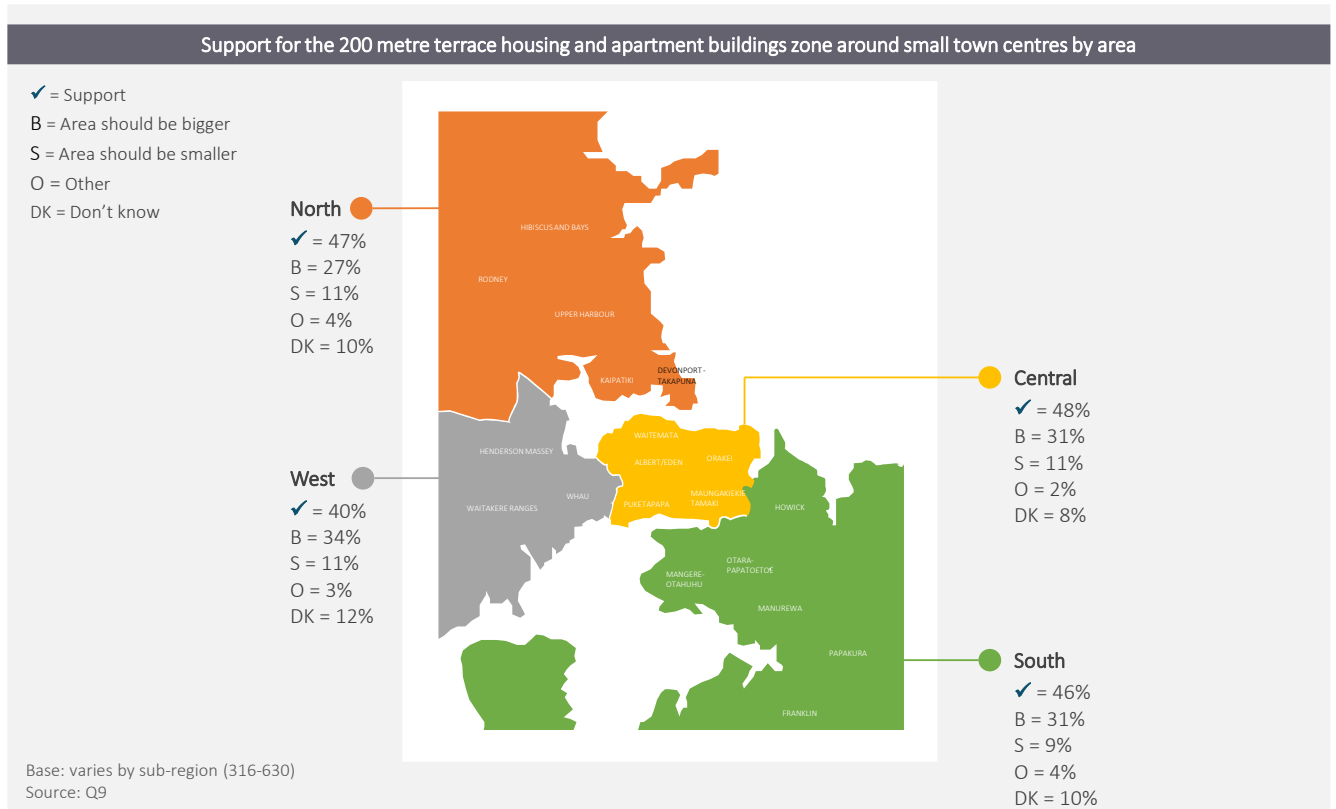


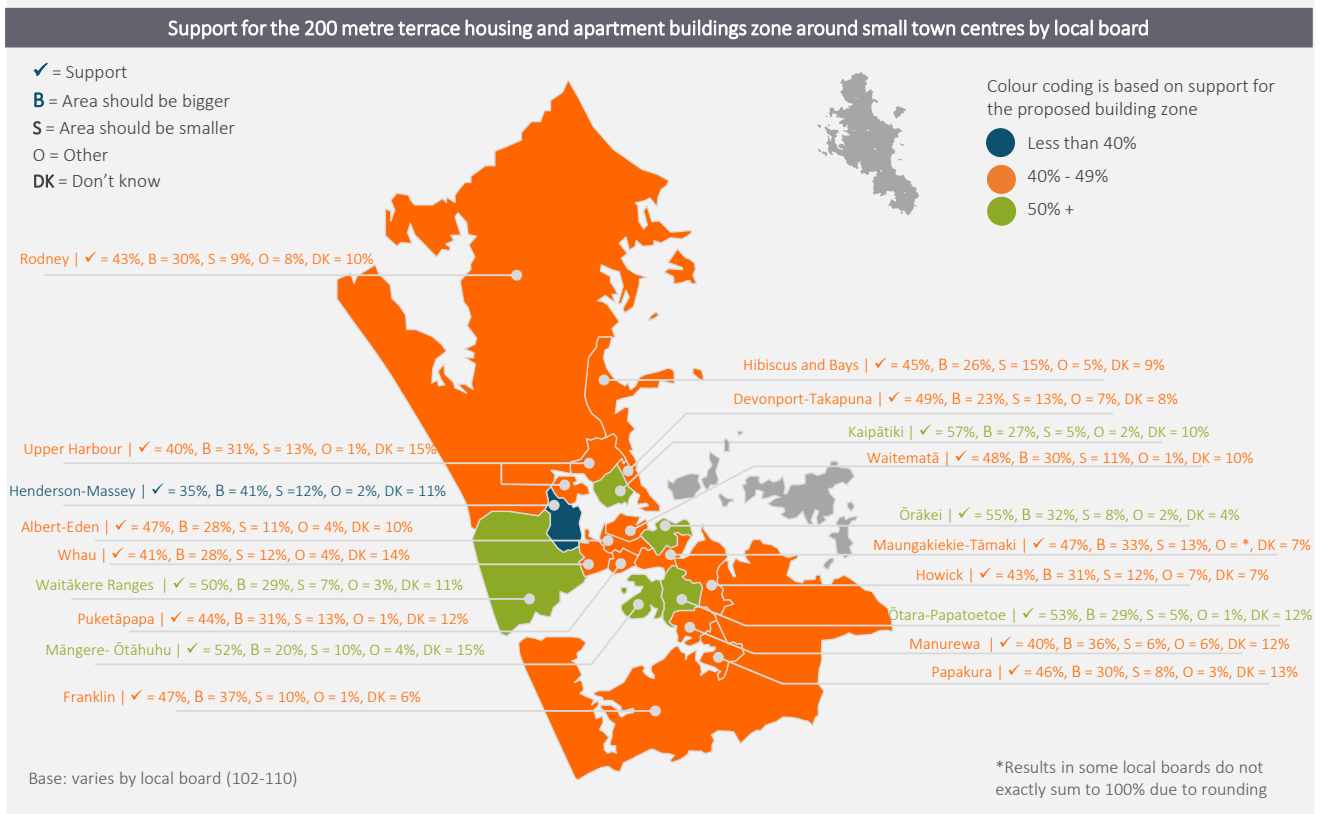
Just under half (46%) of Aucklanders support the 200 metre terrace housing and apartment buildings zone around small town centres, 30% think it should be bigger than 200 metres and 10% think it should be smaller.



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. Five local boards show small majorities of support. The remaining local boards have less than majority support, with one showing support lower than 40%. Those who do not support the proposal are more likely to think the area should be bigger, rather than smaller.





Demographic variations

Aucklanders living in Henderson-Massey have lower support (35%, compared to 46% overall) and are more likely to think the area should be bigger than 200 metres (41%, compared to 30% overall).

The following groups are also more likely to think the area should be bigger than 200 metres:

- Renters (35%, compared to 28% of homeowners)
- Younger Aucklanders (35% of those under 30, compared to 26% of those 60+).

Qualifying matters

This section examines Aucklanders' support for qualifying matters being considered by Auckland Council. Note the question wording did not specifically refer to 'qualifying matters' as the cognitive testing respondents better understood the concept using the word 'exemptions'. Specifically, respondents were shown the following information:

What exemptions are about

The Government's new rules on allowing taller building heights do not need to be followed if an area or property has certain features or characteristics. The Government has already decided what some of the exemptions should be, but Auckland Council can decide on others.

Types of exemptions being considered by Auckland Council

Special character areas

- *Auckland Council is proposing that 'special character areas' be an exemption.*
- *These are well-established parts of Auckland that have lots of older housing types such as villas or have a special architectural character. Often these areas are close to public transport, shops, and services.*
- *Only areas with enough suitable houses will be exempted. This means some of the current 'special character areas' will no longer be considered 'special character' under the new rules.*

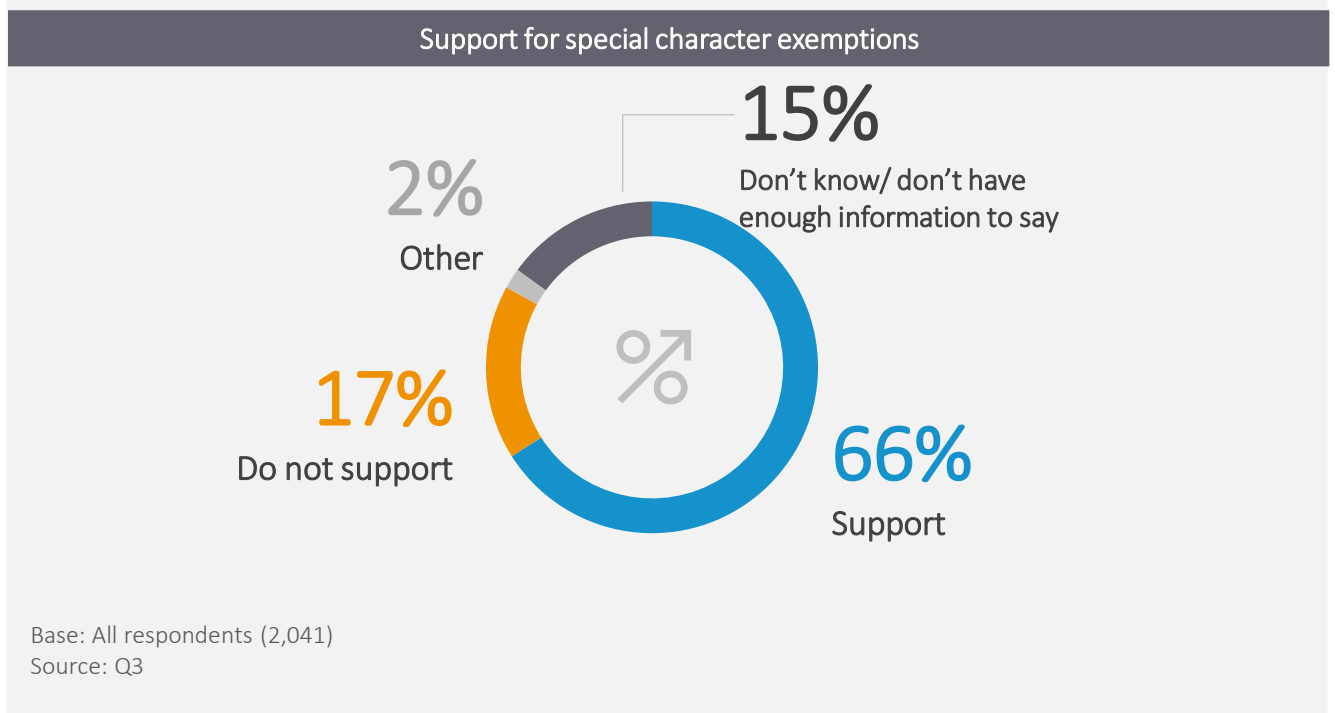
Areas with infrastructure that will NOT support population growth

- *These are areas that do not have adequate roads, walking and cycle paths, public transport, water supply, or wastewater to support additional terraced housing or apartment building zones.*
- *These areas may also be prone to flooding.*

Respondents were then asked about their level of support for the special character area qualifying matter, followed by their level of support for infrastructure qualifying matter.

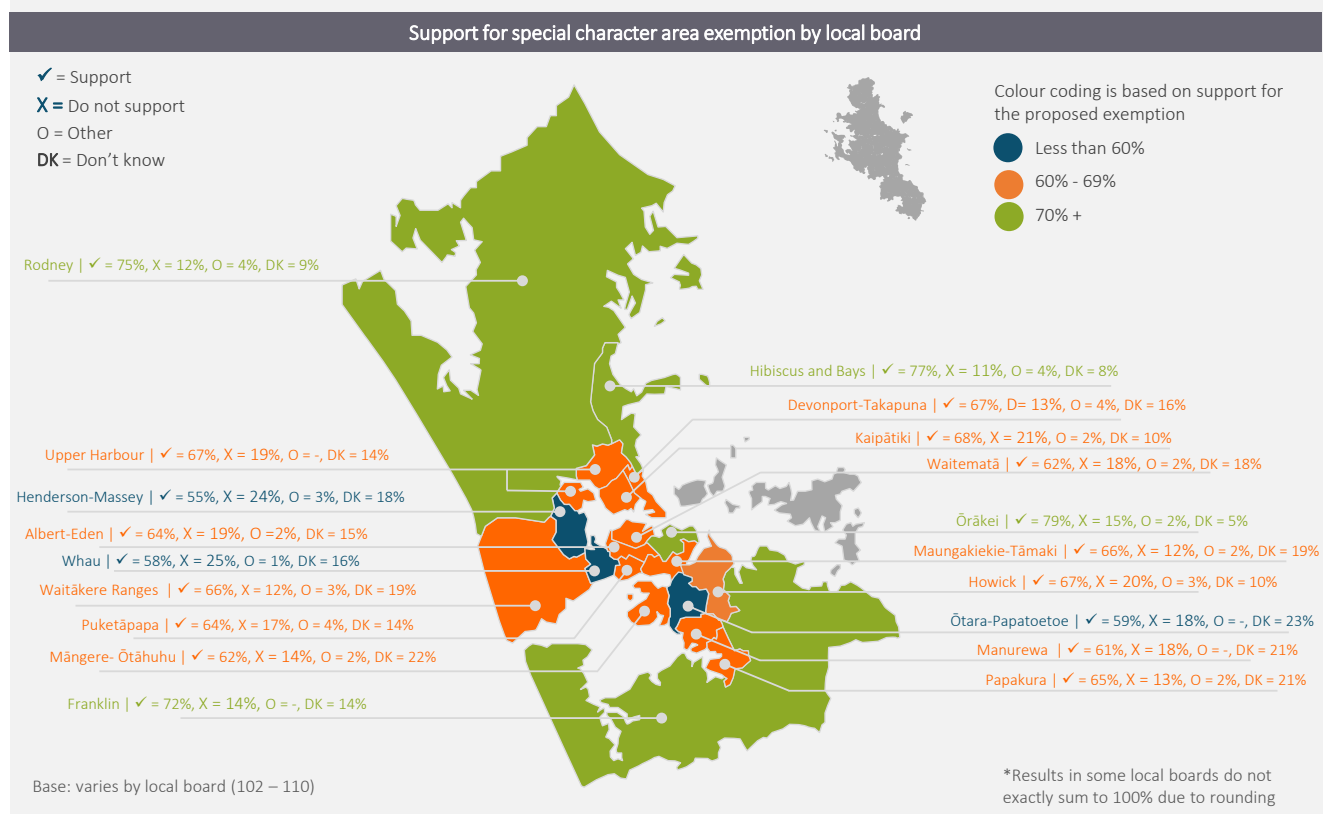
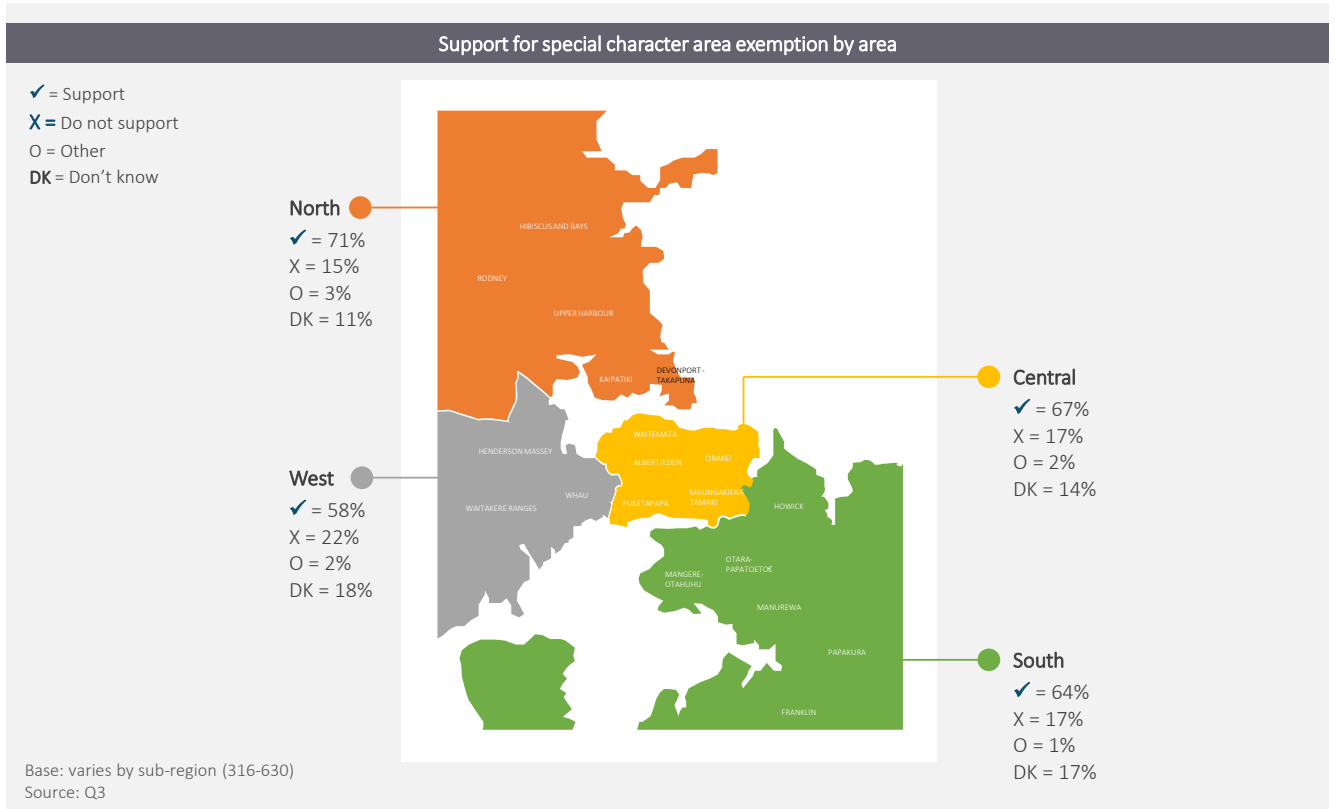
Qualifying matter – special character areas

Most (66%) Aucklanders support Council’s proposal for special character areas to be exempt from the Government’s new housing rules.



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. Majority support for Auckland Council’s proposal is evident across all local boards (50% or greater). Support exceeds 70% in four local boards.



Demographic variations

Support for the special character area exemption is higher among:

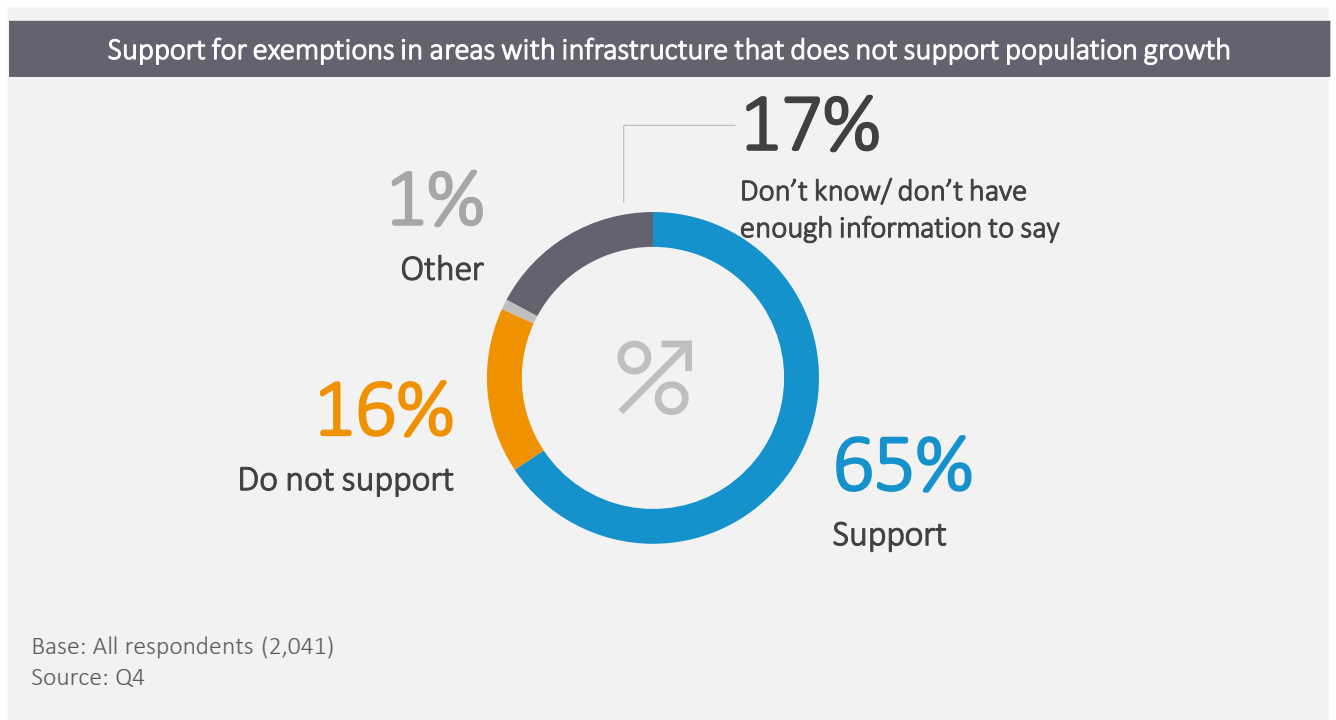
- Older Aucklanders (74% among those aged 60+)
- NZ Europeans (71%)
- Homeowners (71%)
- Those living in Hibiscus and Bays (77%), Orākei (79%)

Support for the special character area exemption is lower among:

- Younger Aucklanders (59% among those aged under 30)
- Asian Aucklanders (59%), Māori (57%), and Pacific Aucklanders (55%)
- Living with family / boarding (56%)
- Those living in Henderson-Massey (55%)

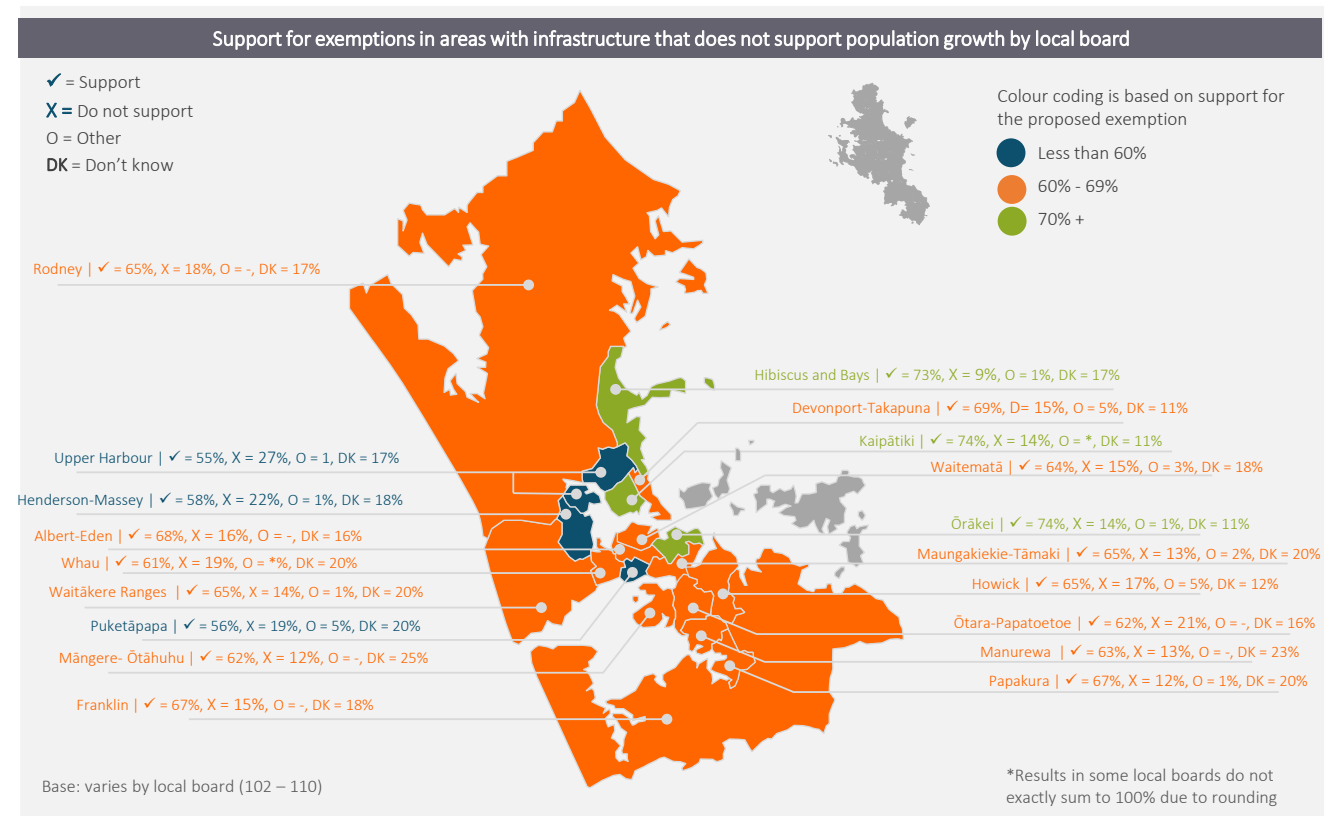
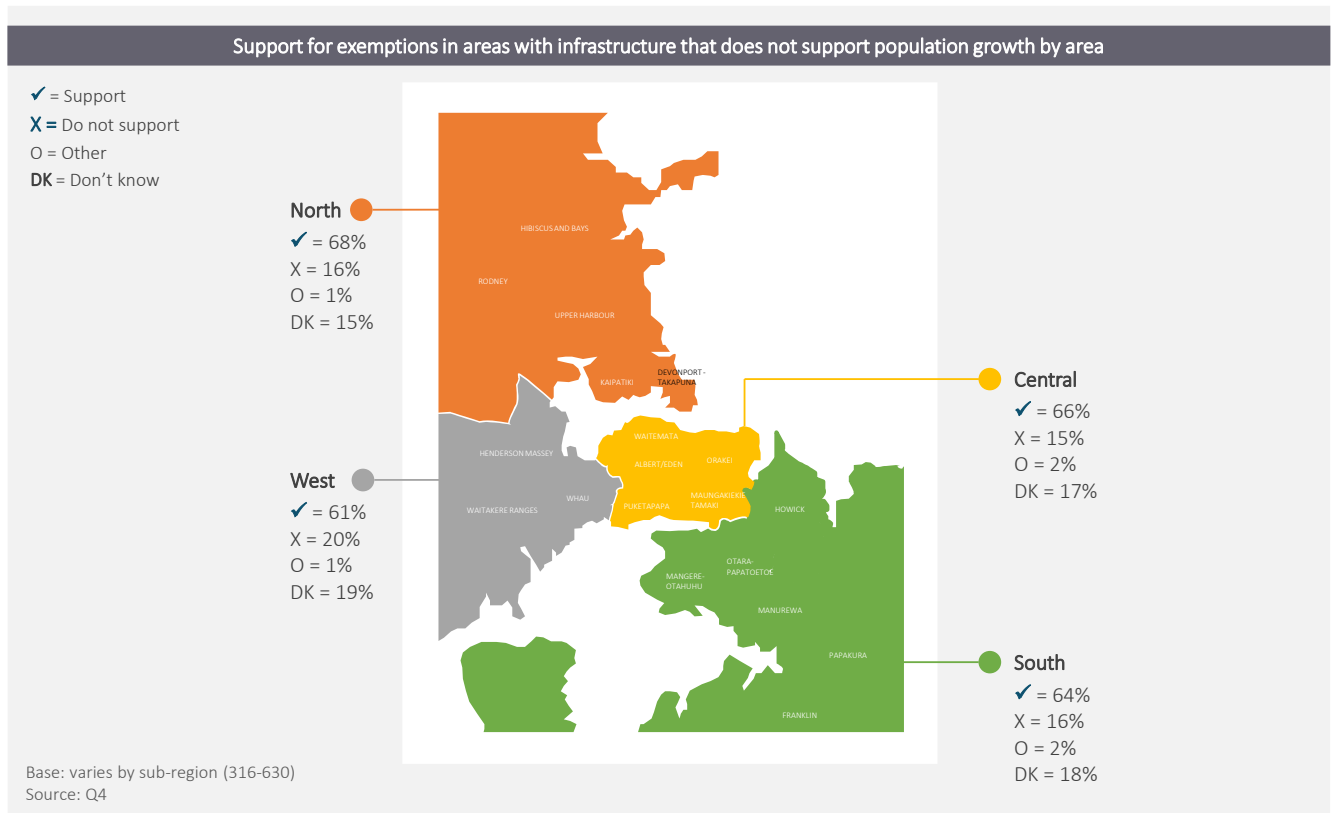
Qualifying matter – infrastructure constraints

Two thirds (65%) of Aucklanders support Auckland Council’s proposal for the qualifying matter relating to infrastructure constraints.



Level of support by region

The next two charts show support levels by Auckland sub-region and local board area respectively. All local boards have majority support (over 50%), while in three local boards support exceeds 70%.



Demographic variations

Support for infrastructure exemptions is higher among:

- Older Aucklanders (70% of those aged 60+)
- Those on higher incomes (68% of those with household incomes of more than \$70,000)
- Homeowners (68%)

Support for infrastructure exemptions is lower among:

- Those on lower incomes (60% of those with household income \$70,000 or less)
- Renters (60%)
- Those living in Upper Harbour (55%).

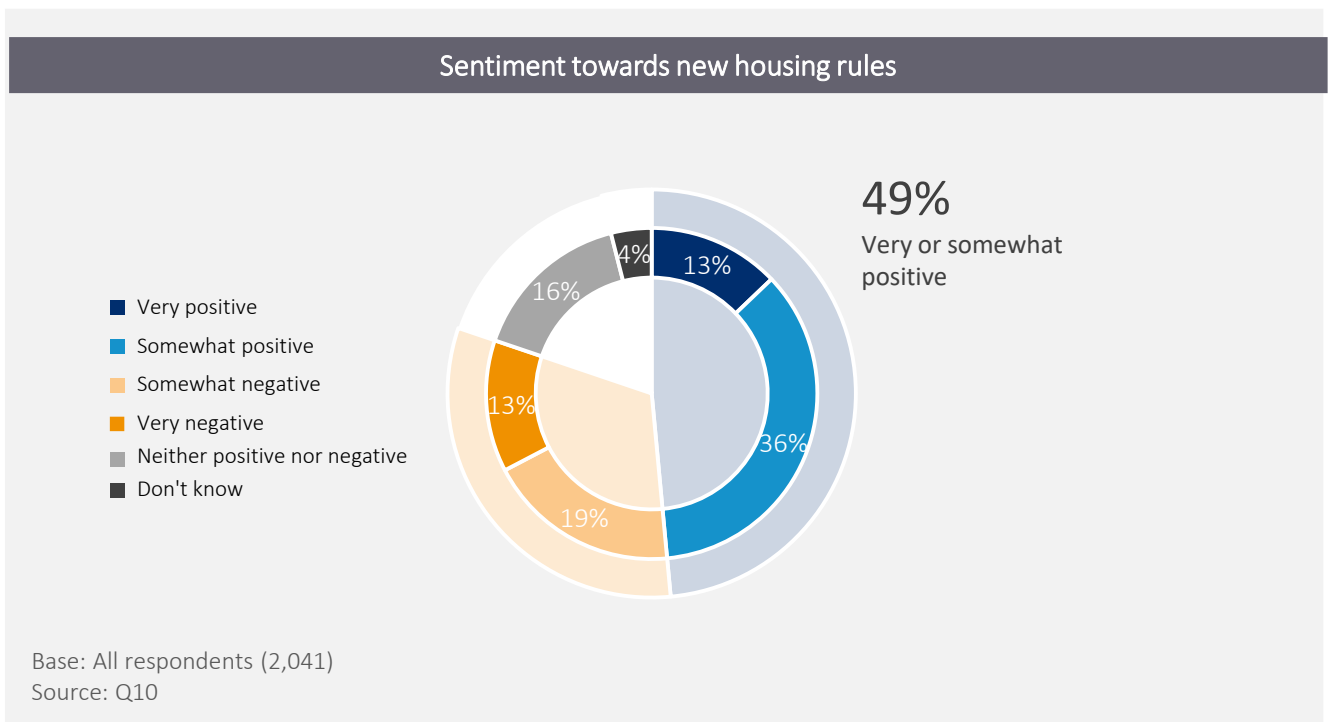
Sentiment towards new rules

This section examines how Aucklanders feel about the new rules and how Auckland Council propose to implement them. Specifically, respondents were shown the below:

Earlier in this survey we explained that the Government is introducing new rules aimed at increasing the supply of housing in New Zealand. This will mean taller and more dense housing across much of Auckland. As you will also have learnt in the last few questions, Auckland Council is able to make some decisions that will affect how the rules are applied.

So, overall, would you say the new rules and the proposals for how they will be applied are a positive or negative thing for Auckland?

Aucklanders are more likely to feel positively (49%) than negatively (32%) about the new rules. The remaining 20% are either neutral or unsure.



Demographic variations

Positivity (very or somewhat positive) is higher among:

- Men (55%)
- Those on higher incomes (56% of those with household income \$150,000+)
- Those living in Orākei (61%)

Positivity is lower among:

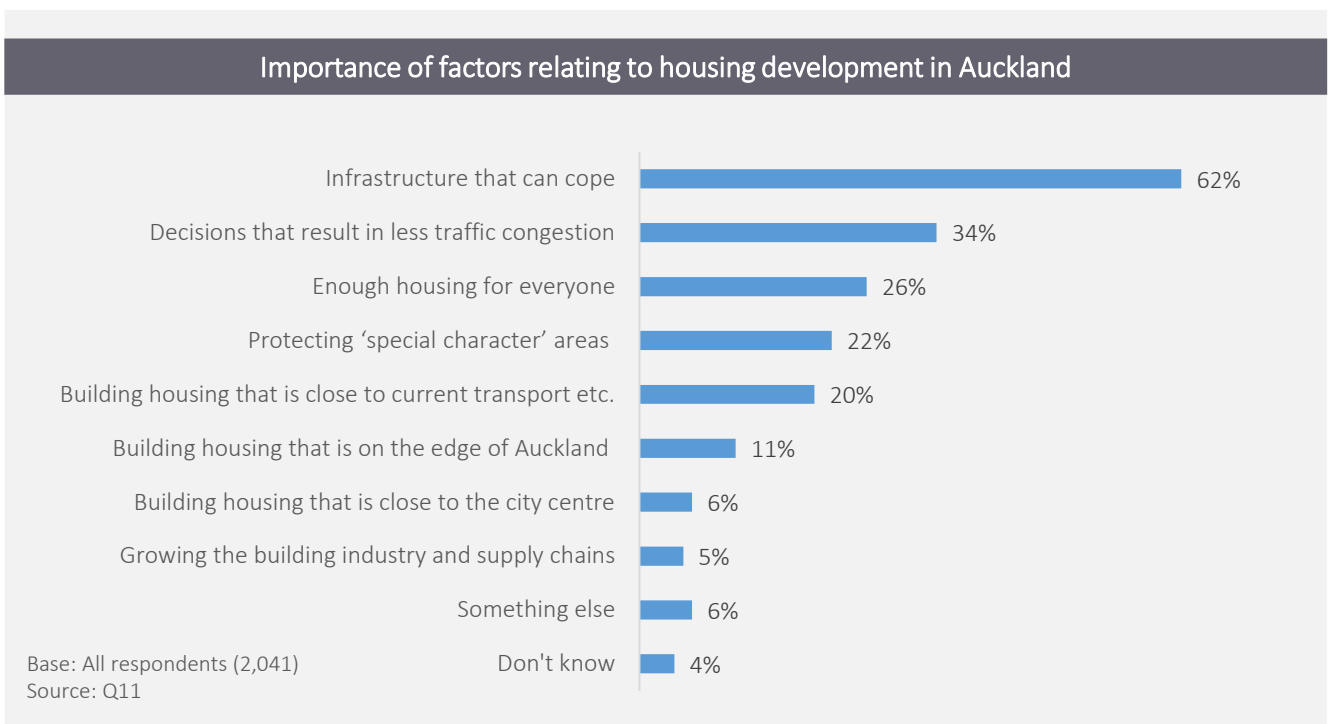
- Women (42%)
- Those on lower incomes (43% of those with household income \$70,000 or less)
- Those living in Manurewa (34%)

Importance of factors relating to housing development in Auckland

This section examines what is most important to Aucklanders when it comes to planning for more housing in Auckland. Respondents were asked to select two factors which were most important to them personally. The factors shown are listed below.

- Enough housing for everyone
- Decisions that result in less traffic congestion
- Growing the building industry and supply chains
- Infrastructure that can cope (e.g. water, wastewater, roads, public transport)
- Building housing that is close to current transport, shops, community services
- Building housing that is close to the city centre
- Building housing that is on the edge of Auckland (growing the geographic size of Auckland)
- Protecting 'special character' areas (e.g. heritage buildings and villas)
- Something else
- Don't know

Having infrastructure that can cope is the single most important factor for Aucklanders in relation to housing development in Auckland (62%). This is followed by decisions that result in less traffic congestion (34%) and having enough housing for everyone (26%).



Demographic variations

Having infrastructure that can cope is ranked higher than all other factors across all demographics. However, there are differences in the factor which is ranked second. While 'decisions that result in less traffic congestion' is ranked second overall, for some groups 'enough housing for everyone' is seen as more important.

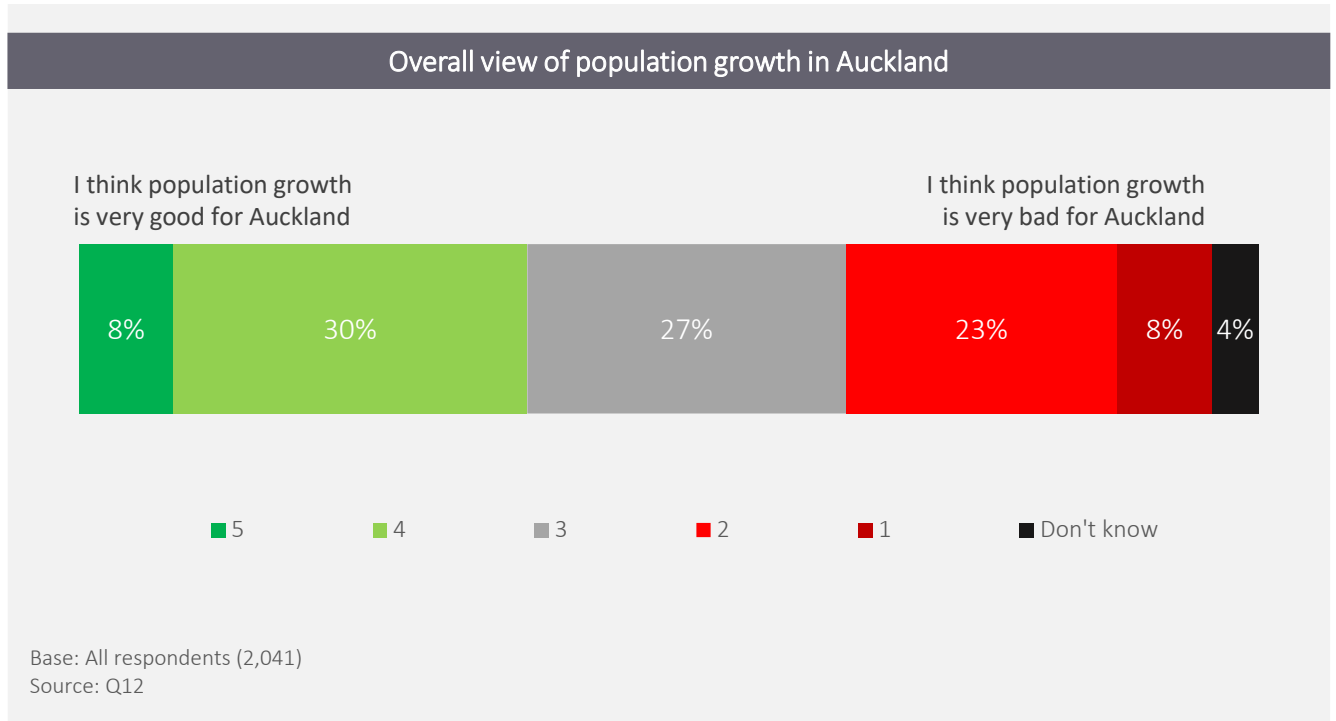
'Enough housing for everyone' is ranked the second most important factor among:

- Māori (34%) and Pacific Aucklanders (48%)
- Renters (40%)
- Those living with family or boarding (36%)
- Those living in Māngere Ōtāhuhu (34%), Maungakiekie Tāmaki (37%), Puketāpapa (32%), Whau (31%)

Aucklanders living in Waitemātā place more importance on building housing that is close to current transport, shops and community services (34%, compared to 20% overall). Rodney residents place greater emphasis on protecting 'special character' areas (33%, compared to 22% overall).

Overall views of population growth

This final section examines Aucklanders' overall view of population growth in Auckland. Respondents were asked to indicate how they felt about population growth in Auckland on a sliding 5 point scale. Results shown below.



Aucklanders are divided in their views of the city's population growth. Thirty-eight percent think population growth is good for Auckland (4-5 out of 5) while 31% think it is bad (1-2 out of 5)

Demographic variations

The opinion that population growth is good for Auckland is higher among:

- Men (47%)
- Asian Aucklanders (50%)
- Those living in Orākei (48%)

The opinion that population growth is good for Auckland is lower among:

- Women (29%)
- NZ Europeans (32%) and Māori (24%)
- Those living in Franklin (25%), Manurewa (27%), Rodney (25%).

Appendix A: Sample profile

Demographic profiles of the unweighted and weighted samples are provided below.

Demographic profile of sample

	Unweighted		Weighted	
	n	%	n	%
Gender				
Male	976	48%	997	49%
Female	1065	52%	1044	51%
Age				
18 - 24 years	274	13%	277	14%
25 - 29 years	185	9%	228	11%
30 - 34 years	131	6%	161	8%
35 - 39 years	180	9%	237	12%
40 - 44 years	162	8%	172	8%
45 - 49 years	173	8%	186	9%
50 - 54 years	171	8%	163	8%
55 - 59 years	184	9%	166	8%
60 - 64 years	145	7%	129	6%
65 - 74 years	277	14%	205	10%
75 - 84 years	142	7%	104	5%
85 years or over	17	1%	14	1%
Ethnicity				
NZ European / Pakeha	1301	64%	1183	58%
Māori	230	11%	194	10%
Chinese	198	10%	227	11%
Indian, Pakistani or Sri Lankan	185	9%	200	10%
Other Asian group	103	5%	109	5%
Samoan	57	3%	113	6%
Cook Island Māori	24	1%	42	2%
Tongan	19	1%	32	2%
Niuean	12	1%	22	1%
Other Pacific Island group	17	1%	37	2%
Other European group	76	4%	84	4%
Middle Eastern / Latin American / African	36	2%	41	2%
Another ethnic group	24	1%	23	1%
Household size				
One	243	12%	215	11%
Two	622	30%	563	28%
Three	464	23%	466	23%
Four	408	20%	429	21%
Five	187	9%	211	10%
Six or more	117	6%	157	8%

	Unweighted		Weighted	
	n	%	n	%
Household income				
\$20,000 or less	55	3%	87	4%
Over \$20,000 up to \$30,000	133	7%	156	8%
Over \$30,000 up to \$50,000	199	10%	232	11%
Over \$50,000 up to \$70,000	291	14%	250	12%
Over \$70,000 up to \$100,000	396	19%	331	16%
Over \$100,000 up to \$150,000	547	27%	520	25%
Over \$150,000	420	21%	464	23%
Sub-region				
Central Auckland	540	26%	547	27%
Gulf Islands	6	*	14	1%
North Auckland	549	27%	501	25%
South Auckland	630	31%	659	32%
West Auckland	316	15%	320	16%
Local Board				
Albert-Eden	110	5%	133	7%
Devonport-Takapuna	110	5%	77	4%
Franklin	102	5%	95	5%
Great Barrier	2	*	1	*
Henderson-Massey	104	5%	149	7%
Hibiscus and Bays	110	5%	137	7%
Howick	110	5%	183	9%
Kaipātiki	109	5%	118	6%
Māngere Ōtāhuhu	100	5%	91	4%
Manurewa	110	5%	114	6%
Maungakiekie Tāmaki	110	5%	100	5%
Ōrakei	108	5%	112	5%
Ōtara Papatoetoe	103	5%	104	5%
Papakura	105	5%	71	3%
Puketapapa	102	5%	77	4%
Rodney	110	5%	86	4%
Upper Harbour	110	5%	83	4%
Waiheke	4	*	13	1%
Waitākere Ranges	105	5%	66	3%
Waitematā	110	5%	125	6%
Whau	107	5%	105	5%

Base: All respondents (2,041)

Source: S1, S2, S4, S6, S7

* denotes a % between 0.0% and 0.5%

Appendix B: Support by local board

A breakdown of responses to Q3 (*Do you support the Council's proposal to include 'special character areas' as an exemption?*) by local board is given below.

Local Board	Responses			
	Support	Do not support	Other	Don't know/ don't have enough information to say
Albert-Eden	64%	19%	2%	15%
Devonport-Takapuna	67%	13%	4%	16%
Franklin	72%	14%	-	14%
Henderson-Massey	55%	24%	3%	18%
Hibiscus and Bays	77%	11%	4%	8%
Howick	67%	20%	3%	10%
Kaipātiki	68%	21%	2%	10%
Māngere- Ōtāhuhu	62%	14%	2%	22%
Manurewa	61%	18%	-	21%
Maungakiekie-Tāmaki	66%	12%	2%	19%
Ōrākei	79%	15%	2%	5%
Ōtara-Papatoetoe	59%	18%	-	23%
Papakura	65%	13%	2%	21%
Puketāpapa	64%	17%	4%	14%
Rodney	75%	12%	4%	9%
Upper Harbour	67%	19%	-	14%
Waitākere Ranges	66%	12%	3%	19%
Waitematā	62%	18%	2%	18%
Whau	58%	25%	1%	16%

* denotes a % between 0.0% and 0.5%

A breakdown of responses to Q4 (*Do you support the Council's proposal to include areas in urban Auckland with long-term significant infrastructure issues as an exemption?*) by local board is given below.

Local Board	Responses			
	Support	Do not support	Other	Don't know/ don't have enough information to say
Albert-Eden	68%	16%	-	16%
Devonport-Takapuna	69%	15%	5%	11%
Franklin	67%	15%	-	18%
Henderson-Massey	58%	22%	1%	18%
Hibiscus and Bays	73%	9%	1%	17%
Howick	65%	17%	5%	12%
Kaipātiki	74%	14%	*	11%
Māngere- Ōtāhuhu	62%	12%	-	25%
Manurewa	63%	13%	-	23%
Maungakiekie-Tāmaki	65%	13%	2%	20%
Ōrākei	74%	14%	1%	11%
Ōtara-Papatoetoe	62%	21%	-	16%
Papakura	67%	12%	1%	20%
Puketāpapa	56%	19%	5%	21%
Rodney	65%	18%	-	17%
Upper Harbour	55%	27%	1%	17%
Waitākere Ranges	65%	14%	1%	20%
Waitematā	64%	15%	3%	18%
Whau	61%	19%	*	20%

* denotes a % between 0.0% and 0.5%

A breakdown of responses to Q5 (*What do you think of the proposed distance of 1200 metres for a walkable area around the city centre that allows housing of at least six storeys to be built?*) by local board is given below.

Local Board	Responses				
	Support	Do not support – area should be bigger	Do not support – area should be smaller	Other	Don't know/ don't have enough information to say
Albert-Eden	55%	16%	16%	2%	12%
Devonport-Takapuna	45%	11%	32%	3%	10%
Franklin	50%	18%	25%	3%	4%
Henderson-Massey	43%	20%	19%	1%	17%
Hibiscus and Bays	60%	18%	18%	3%	1%
Howick	51%	15%	22%	5%	7%
Kaipātiki	56%	15%	18%	3%	8%
Māngere- Ōtāhuhu	53%	7%	17%	-	23%
Manurewa	41%	20%	16%	1%	21%
Maungakiekie-Tāmaki	48%	18%	23%	2%	8%
Ōrākei	50%	15%	28%	2%	4%
Ōtara-Papatoetoe	49%	16%	19%	2%	14%
Papakura	44%	14%	23%	2%	17%
Puketāpapa	60%	10%	21%	1%	8%
Rodney	53%	13%	25%	4%	5%
Upper Harbour	40%	22%	21%	3%	14%
Waitākere Ranges	53%	12%	17%	2%	16%
Waitematā	43%	18%	28%	2%	9%
Whau	47%	18%	16%	4%	15%

* denotes a % between 0.0% and 0.5%

A breakdown of responses to Q6 (*What do you think of the proposed distance of 800 metres for a walkable area around the metropolitan centres that allows housing of at least six storeys to be built?*) by local board is given below.

Local Board	Responses				
	Support	Do not support – area should be bigger	Do not support – area should be smaller	Other	Don't know/ don't have enough information to say
Albert-Eden	48%	24%	11%	1%	15%
Devonport-Takapuna	49%	17%	22%	3%	9%
Franklin	46%	29%	14%	4%	7%
Henderson-Massey	46%	31%	8%	1%	14%
Hibiscus and Bays	61%	21%	12%	3%	2%
Howick	46%	23%	22%	3%	6%
Kaipātiki	47%	26%	15%	3%	8%
Māngere- Ōtāhuhu	58%	10%	9%	2%	21%
Manurewa	45%	26%	12%	2%	15%
Maungakiekie-Tāmaki	47%	29%	16%	1%	8%
Ōrākei	59%	29%	5%	2%	5%
Ōtara-Papatoetoe	49%	27%	14%	-	10%
Papakura	47%	22%	18%	3%	10%
Puketāpapa	56%	24%	11%	1%	8%
Rodney	52%	19%	13%	4%	12%
Upper Harbour	45%	24%	19%	1%	11%
Waitākere Ranges	45%	27%	12%	2%	14%
Waitematā	38%	34%	16%	-	13%
Whau	47%	25%	14%	5%	9%

* denotes a % between 0.0% and 0.5%

A breakdown of responses to Q7 (*What do you think of the proposed distance of 800 metres for a walkable area around a train or busway station that allows housing of at least six storeys to be built?*) by local board is given below.

Local Board	Responses				
	Support	Do not support – area should be bigger	Do not support – area should be smaller	Other	Don't know/ don't have enough information to say
Albert-Eden	52%	18%	19%	1%	10%
Devonport-Takapuna	54%	16%	18%	3%	8%
Franklin	53%	24%	12%	2%	9%
Henderson-Massey	46%	31%	9%	2%	12%
Hibiscus and Bays	60%	19%	14%	2%	4%
Howick	54%	19%	14%	4%	10%
Kaipātiki	55%	18%	16%	2%	9%
Māngere- Ōtāhuhu	55%	11%	12%	2%	19%
Manurewa	46%	25%	13%	2%	13%
Maungakiekie-Tāmaki	50%	24%	17%	4%	6%
Ōrākei	57%	25%	10%	3%	5%
Ōtara-Papatoetoe	49%	22%	15%	3%	11%
Papakura	52%	17%	16%	3%	12%
Puketāpapa	60%	20%	11%	-	9%
Rodney	49%	18%	17%	5%	11%
Upper Harbour	48%	21%	21%	1%	9%
Waitākere Ranges	50%	22%	12%	3%	14%
Waitematā	44%	30%	12%	1%	13%
Whau	48%	21%	16%	3%	12%

* denotes a % between 0.0% and 0.5%

A breakdown of responses to Q8 (What do you think of the proposed distance of 400 metres around large town centres for this zone that allows higher density housing?) by local board is given below.⁴

Local Board	Responses				
	Support	Do not support – area should be bigger	Do not support – area should be smaller	Other	Don't know/ don't have enough information to say
Albert-Eden	51%	25%	11%	3%	9%
Devonport-Takapuna	48%	18%	18%	8%	8%
Franklin	48%	36%	10%	1%	5%
Henderson-Massey	38%	33%	11%	4%	13%
Hibiscus and Bays	44%	24%	21%	6%	5%
Howick	49%	24%	15%	6%	6%
Kaipātiki	56%	22%	11%	3%	8%
Māngere- Ōtāhuhu	52%	20%	12%	2%	14%
Manurewa	41%	30%	9%	6%	13%
Maungakiekie-Tāmaki	47%	29%	15%	2%	8%
Ōrākei	55%	28%	10%	3%	4%
Ōtara-Papatoetoe	58%	28%	7%	-	7%
Papakura	53%	20%	8%	4%	15%
Puketāpapa	41%	30%	15%	4%	10%
Rodney	49%	24%	8%	6%	12%
Upper Harbour	48%	25%	12%	1%	14%
Waitākere Ranges	52%	28%	7%	3%	11%
Waitematā	50%	27%	13%	1%	9%
Whau	54%	22%	11%	4%	9%

* denotes a % between 0.0% and 0.5%

⁴ Erratum: Please note, Auckland Council made an error in the survey questionnaire at questions 8 and 9: The number of building storeys allowed in the Terrace Housing and Apartment Buildings Zone is five storeys not four storeys. Consideration of the results arising from these questions should be tempered by this error.

A breakdown of responses to Q9 (*What do you think of the proposed distance of 200 metres around small town centres for this zone that allows higher density housing?*) by local board is given below.⁵

Local Board	Responses				
	Support	Do not support – area should be bigger	Do not support – area should be smaller	Other	Don't know/ don't have enough information to say
Albert-Eden	47%	28%	11%	4%	10%
Devonport-Takapuna	49%	23%	13%	7%	8%
Franklin	47%	37%	10%	1%	6%
Henderson-Massey	35%	41%	12%	2%	11%
Hibiscus and Bays	45%	26%	15%	5%	9%
Howick	43%	31%	12%	7%	7%
Kaipātiki	57%	27%	5%	2%	10%
Māngere- Ōtāhuhu	52%	20%	10%	4%	15%
Manurewa	40%	36%	6%	6%	12%
Maungakiekie-Tāmaki	47%	33%	13%	*	7%
Ōrākei	55%	32%	8%	2%	4%
Ōtara-Papatoetoe	53%	29%	5%	1%	12%
Papakura	46%	30%	8%	3%	13%
Puketāpapa	44%	31%	13%	1%	12%
Rodney	43%	30%	9%	8%	10%
Upper Harbour	40%	31%	13%	1%	15%
Waitākere Ranges	50%	29%	7%	3%	11%
Waitematā	48%	30%	11%	1%	10%
Whau	41%	28%	12%	4%	14%

* denotes a % between 0.0% and 0.5%

⁵ Erratum: Please note, Auckland Council made an error in the survey questionnaire at questions 8 and 9: The number of building storeys allowed in the Terrace Housing and Apartment Buildings Zone is five storeys not four storeys. Consideration of the results arising from these questions should be tempered by this error.

A breakdown of responses to Q10 (*So, overall, would you say the new rules and the proposals for how they will be applied are a positive or negative thing for Auckland?*) by local board is given below.

Local Board	Responses			
	Positive (very or somewhat)	Neither positive nor negative	Negative (very or somewhat)	Don't know
Albert-Eden	55%	10%	30%	4%
Devonport-Takapuna	40%	14%	43%	3%
Franklin	49%	15%	36%	*
Henderson-Massey	45%	16%	34%	5%
Hibiscus and Bays	51%	15%	31%	2%
Howick	39%	21%	39%	1%
Kaipātiki	54%	16%	27%	2%
Māngere- Ōtāhuhu	53%	13%	31%	2%
Manurewa	34%	17%	40%	9%
Maungakiekie-Tāmaki	54%	12%	30%	4%
Ōrākei	61%	15%	22%	2%
Ōtara-Papatoetoe	38%	16%	42%	4%
Papakura	40%	24%	34%	2%
Puketāpapa	51%	20%	26%	3%
Rodney	51%	9%	36%	5%
Upper Harbour	48%	15%	34%	2%
Waitākere Ranges	40%	18%	37%	6%
Waitematā	59%	13%	24%	4%
Whau	50%	19%	24%	7%

* denotes a % between 0.0% and 0.5%

A breakdown of responses to Q12 (*What is your overall view on population growth in Auckland?*) by local board is given below.

Local Board	Responses			
	Population growth is bad for Auckland (1 or 2 out of 5)	Neutral (3 out of 5)	Population growth is good for Auckland (4 or 5 out of 5)	Don't know
Albert-Eden	21%	28%	43%	7%
Devonport-Takapuna	40%	24%	33%	2%
Franklin	43%	29%	25%	3%
Henderson-Massey	27%	32%	35%	7%
Hibiscus and Bays	33%	32%	33%	2%
Howick	32%	22%	44%	2%
Kaipātiki	28%	31%	36%	6%
Māngere- Ōtāhuhu	28%	28%	40%	4%
Manurewa	39%	27%	27%	7%
Maungakiekie-Tāmaki	32%	24%	42%	3%
Ōrākei	18%	33%	48%	2%
Ōtara-Papatoetoe	39%	16%	38%	7%
Papakura	35%	30%	32%	3%
Puketāpapa	22%	32%	43%	3%
Rodney	38%	34%	25%	4%
Upper Harbour	31%	24%	44%	1%
Waitākere Ranges	29%	35%	32%	4%
Waitematā	25%	27%	42%	5%
Whau	33%	19%	43%	5%

Appendix C: Questionnaire

AUCKLAND COUNCIL 2022 NPS-UD SURVEY

First, we have some questions to ensure we survey a wide range of people.

S1. What is your gender?

Male	1
Female	2
Another gender (please tell us)	3

S2. What is your age?

Under 18 years	SCREEN OUT
18 – 24 years	1
25 – 29 years	2
30 – 34 years	3
35 – 39 years	4
40 – 44 years	5
45 – 49 years	6
50 – 54 years	7
55 – 59 years	8
60 – 64 years	9
65 – 74 years	10
75 – 84 years	11
85 years or over	12

S3. Are you a New Zealand citizen or permanent resident?

Yes	1	
No	2	SCREEN OUT

MR

S4. Which of the following ethnic groups do you belong to?

Please select all that apply.

NZ European / Pakeha	1
Māori	2
Samoan	3
Cook Island Māori	4
Tongan	5
Niuean	6
Another Pacific Island group (please tell us)	7

Chinese	8
Indian, Pakistani or Sri Lankan	9
Another Asian group (please tell us)	10
Middle Eastern / Latin American / African	11
Another European group (please tell us)	12
Another ethnic group (please tell us)	13

S5 Which **suburb** do you **live in**?

Please type in your suburb and select the option that best applies.

[PROGRAMMER NOTE – SHOW SUBURB LIST AS DROP DOWN BOX IN ALPHABETICAL ORDER. INCLUDE ‘I don’t live in the Auckland region’ and ‘I’d prefer not to say’ as single response codes outside of the drop down box]

<INSERT SUBURB LIST>	1	
None - I don't live in the Auckland Region	2	SCREEN OUT
I'd prefer not to say	3	SCREEN OUT

PROGRAMMER NOTE – THE FOLLOWING LOCAL BOARD AREAS ARE THE QUOTAS WHICH ARE THEN LINKED FROM SUBURB LIST

QUOTAS – MAX n=105 per area board below

Albert-Eden	1	Ōrākei	12
Aotea / Great Barrier	2	Ōtara-Papatoetoe	13
Devonport-Takapuna	3	Papakura	14
Franklin	4	Puketāpapa	15
Henderson-Massey	5	Rodney	16
Hibiscus and Bays	6	Upper Harbour	17
Howick	7	Waiheke	18
Kaipātiki	8	Waitākere Ranges	19
Māngere Ōtāhuhu	9	Waitemātā	20
Manuwera	10	Whau	21
Maungakiekie-Tāmaki	11		

PROGRAMMER NOTE – AUTO CODE LOCAL BOARD INTO THE FOLLOWING WIDER AUCKLAND AREAS

Central Auckland	1
East Auckland	2
Gulf Islands	3
North Auckland (Includes Rodney and North Shore)	4
South Auckland (Includes Manukau, Papakura and Franklin)	5
West Auckland	6

S6. This question just helps to ensure we survey a wide range of people. Which of the following best describes your **annual household income, before tax**?

Please consider all sources of income including any salary or wages, self-employed income, child support payments, money from the Government, and investments, etc.

If you're unsure, your best estimate is fine.

\$20,000 or less	1
\$20,001-\$30,000	2
\$30,001-\$50,000	3
\$50,001-\$70,000	4
\$70,001-\$100,000	5
\$100,001-\$150,000	6
Over \$150,000	7

S7. Including yourself, how many people usually live in your household?

One	1
Two	2
Three	3
Four	4
Five	5
Six or more	6

Q1. The Government has made new rules on higher density housing that Councils have to follow. These new rules are being put in place to allow more higher density and taller housing to boost the supply of housing in New Zealand.

Before today, had you heard of these **new rules** for higher density housing?

Yes	1
No	2
Don't know	3

Q2.

Please read the following information carefully before answering the question.

This is how the new rules will work:

- The plan is for taller and higher density housing in areas close to public transport stops, centres with shops, jobs, and community centres.
- Housing of at least six storeys (**high density housing**) will be allowed around the Auckland city centre and other large Auckland urban centres, and around train and bus stations.
- Housing of up to four storeys around many of our suburban town centres
- Housing of up to three storeys (**medium density housing**) will be allowed in most other residential areas across Auckland.
- The new rules also allow **exemptions** to the higher density rules if a property or area has certain special features or characteristics (these are called 'qualifying matters').

Before today, how much of the information on this screen were you aware of?

I had not heard of the new rules before today	1
I had heard of the new rules, but didn't know any of this information	2
I knew a little bit about this information	3
I knew a lot about this information	4

DS: SET UP TIME STAMP. IF LESS THAN 20 SECONDS SHOW: You read the information we just showed you very quickly. Please make sure you read all the information before continuing.

What exemptions are about

The Government's new rules on allowing taller building heights **do not** need to be followed if an area or property has certain features or characteristics. The Government has already decided what some of the exemptions should be, but Auckland Council can decide on others.

Types of exemptions being considered by Auckland Council

Special character areas

- Auckland Council is proposing that 'special character areas' be an exemption.
- These are well-established parts of Auckland that have lots of older housing types such as villas or have a special architectural character. Often these areas are close to public transport, shops, and services.
- Only areas with enough suitable houses will be exempted. This means some of the current 'special character areas' will no longer be considered 'special character' under the new rules.

Areas with infrastructure that will NOT support population growth

- These are areas that do not have adequate roads, walking and cycle paths, public transport, water supply, or wastewater to support additional terraced housing or apartment building zones.
- These areas may also be prone to flooding.

DS: SET UP TIME STAMP. IF LESS THAN 20 SECONDS SHOW: You read the information we just showed you very quickly. Please make sure you read all of the information before continuing.

Q3 If 'special character areas' are made an exemption, Auckland Council can limit the height and density of housing in these areas.

Do you support the Council's proposal to include 'special character areas' as an exemption?

Yes, support	1
Do not support	2
Other (please tell us)	3
Don't know / Don't have enough information to say	4

Q4 If long-term infrastructure issues are made an exemption, Auckland Council can limit the height and density of housing in affected areas.

Do you support the Council's proposal to include areas in urban Auckland with long-term significant infrastructure issues as an exemption?

Yes, support	1
Do not support	2
Other (please tell us)	3
Don't know / Don't have enough information to say	4

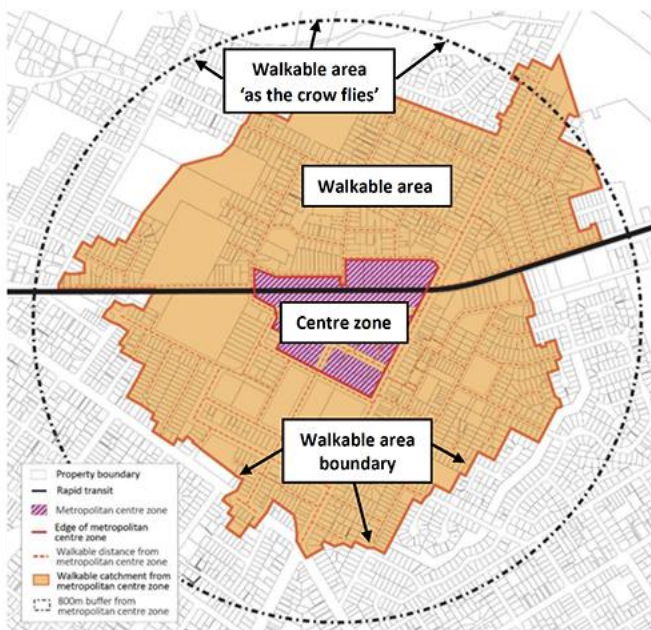
NEW SCREEN

Auckland Council must follow the Government’s new rules, but Auckland Council needs to decide on some factors that affect how the rules will be applied. The next few questions are about these decisions.

NEW SCREEN

Please read the following information carefully before moving to the next screen.

Auckland Council must make decisions about **walkable areas**. A walkable area is the **area around** a centre, train station or busway stop from which an average person could walk to get to that place. See the orange zone in the diagram.



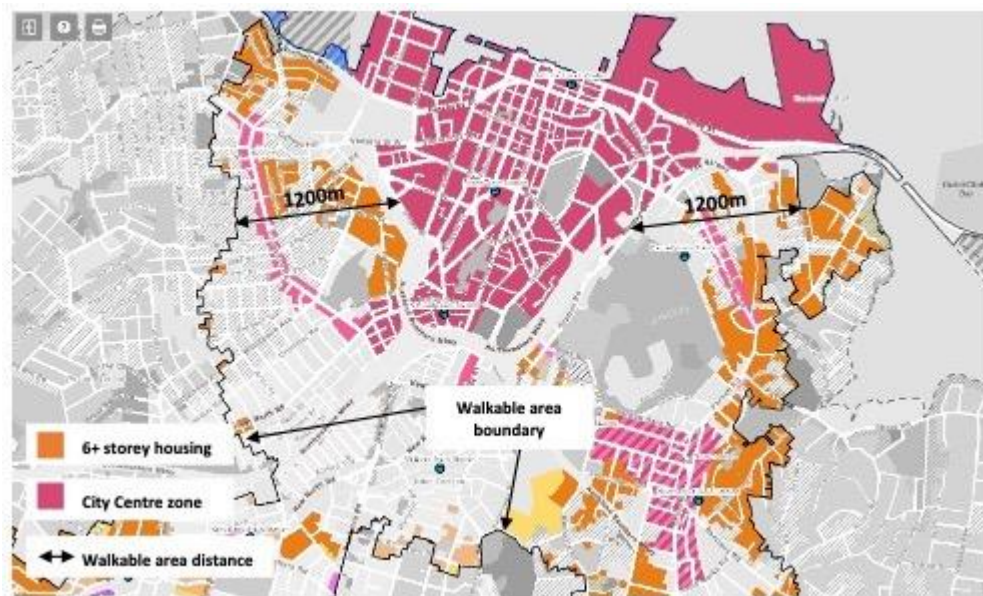
The new housing rules mean that buildings of **six storeys or more** can be built in the **walkable areas**. This will mean more people can live close to urban centres for things like shopping, entertainment, community services, meeting friends, and public transport.

This will also help to reduce congestion and greenhouse gas emissions, with people driving shorter distances to reach the places and services they need.

DS: SET UP TIME STAMP. IF LESS THAN 15 SECONDS SHOW: You looked at the information we just showed you very quickly. Please make sure you have read all the information before continuing.

Q5 The Government requires Auckland Council to decide on the size of the walkable area where housing with six or more storeys can be built.

The Council is proposing a walkable area of **1200 metres** (about a 15-minute walk) from the **city centre**, or the 'city fringe' (e.g. Ponsonby, Eden Terrace, Parnell, Grafton).

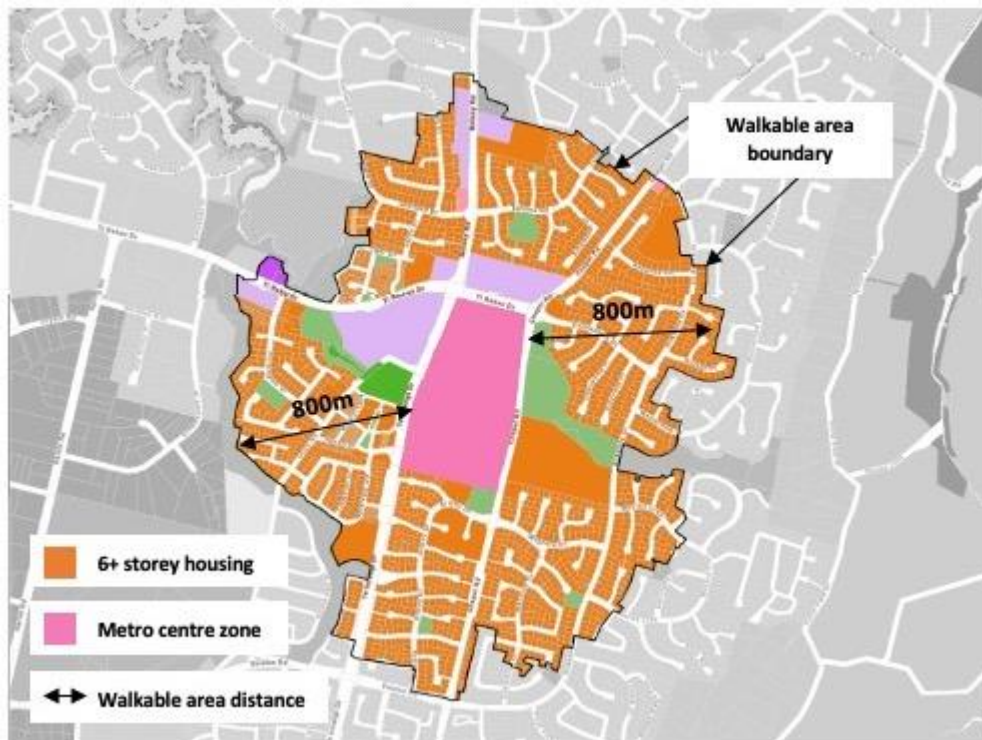


What do you think of the proposed distance of **1200 metres** for a walkable area around the **city centre** that allows housing of at least six storeys to be built?

Support – 1200m is appropriate	1
Do not support – I think the walkable area should be bigger	2
Do not support – I think the walkable area should be smaller	3
Other (please tell us)	4
Don't know / Don't have enough information to say	5

Q6 The Council is proposing a walkable area of **800 metres** (about a 10-minute walk) from the edge of the big **metropolitan centres**.

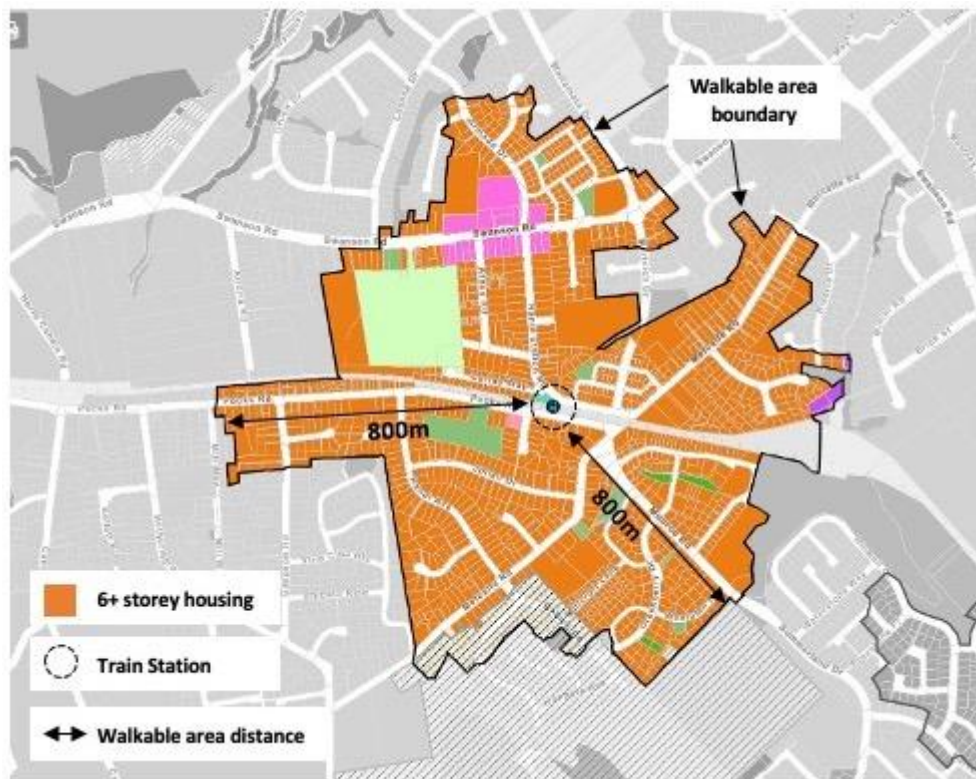
The metropolitan centres are Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Botany, Manukau, Papakura and Pukekohe.



What do you think of the proposed distance of **800 metres** for a walkable area around the **metropolitan centres** that allows housing of at least six storeys to be built?

Support – 800m is appropriate	1
Do not support – I think the walkable area should be bigger	2
Do not support – I think the walkable area should be smaller	3
Other (please tell us)	4
Don't know / Don't have enough information to say	5

Q7 The Council is proposing a walkable area of **800 metres** (about a 10-minute walk) around a **train station or a Northern Busway station**.



What do you think of the proposed distance of **800 metres** for a walkable area around a **train or busway station** that allows housing of at least six storeys to be built?

Support – 800m is appropriate	1
Do not support – I think the walkable area should be bigger	2
Do not support – I think the walkable area should be smaller	3
Other (please tell us)	4
Don't know / Don't have enough information to say	5

NEW SCREEN

These next questions are about allowing higher-density housing to be built in and around suburban **town centres** in Auckland.

The Government wants more people to live closer to these centres so that more people can walk to shops and services.

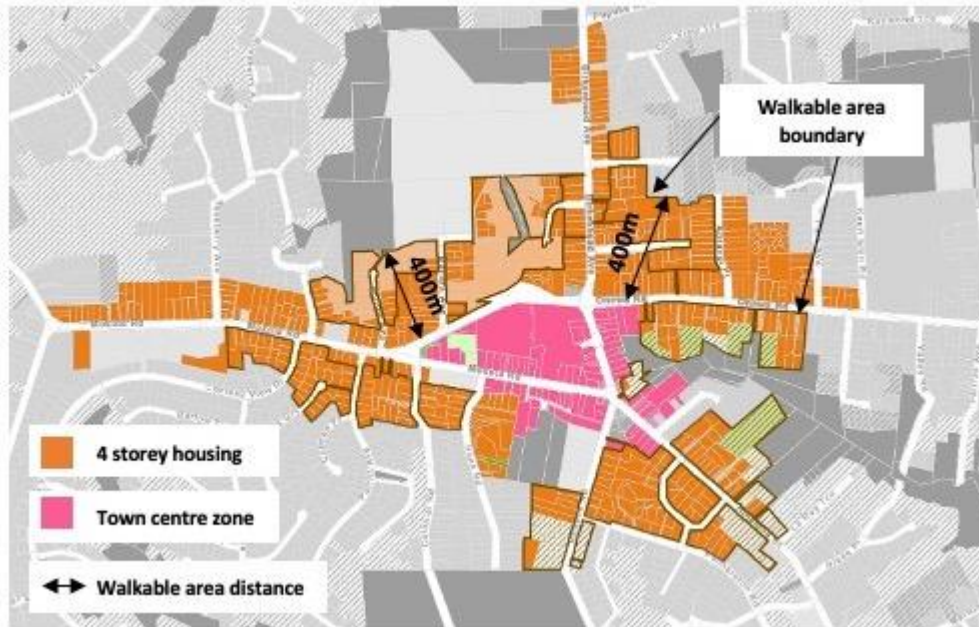
The residential area around a centre that allows for higher-density housing of up to four storeys to be built is called the Terrace Housing and Apartment Buildings zone.

By terrace housing, we mean rows of houses that share both side walls with neighbouring properties.

DS: SET UP TIME STAMP. IF LESS THAN 10 SECONDS SHOW: You looked at the information we just showed you very quickly. Please ensure you have read all the information before continuing.

Q8 The Council is proposing to put the Terrace Housing and Apartment Buildings zone in an area around **400 metres** (about a 5-minute walk) from **large town centres**.

Large town centres are larger suburban centres in Auckland, with a wide range of shops, services and activities. They are not as large as the metropolitan centres. Examples are (TAILOR TO RESPONDENT'S LOCAL BOARD).

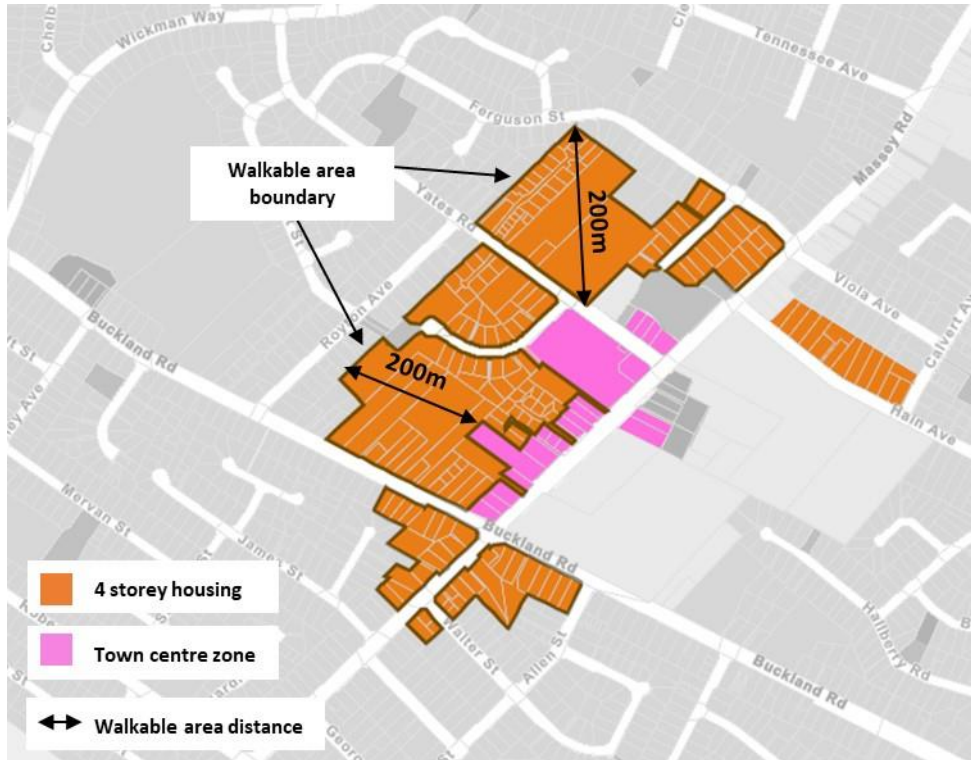


What do you think of the proposed distance of **400 metres** around **large town centres** for this zone that allows higher density housing?

Support – 400m is appropriate	1
Do not support – I think the zone should be bigger	2
Do not support – I think the zone should be smaller	3
Other (please tell us)	4
Don't know / Don't have enough information to say	5

Q9 Auckland Council is proposing to put a Terrace Housing and Apartment Buildings zone in an area around **200 metres** (about a 3-minute walk) from **small town centres**.

These are suburban centres in Auckland, with a smaller range of shops, services and activities. Examples are (TAILOR TO RESPONDENT'S LOCAL BOARD).



What do you think of the proposed distance of **200 metres** around **small town centres** for this zone that allows higher density housing?

Support – 200m is appropriate	1
Do not support – I think the zone should be bigger	2
Do not support – I think the zone should be smaller	3
Other (please tell us)	4
Don't know / Don't have enough information to say	5

Q10 Earlier in this survey we explained that the Government is introducing new rules aimed at increasing the supply of housing in New Zealand. This will mean taller and more dense housing across much of Auckland. As you will also have learnt in the last few questions, Auckland Council is able to make some decisions that will affect how the rules are applied.

So, overall, would you say the new rules and the proposals for how they will be applied are a positive or negative thing for Auckland?

REVERSE ORDER OF CODES 1 TO 5 FOR 50% OF SAMPLE.

Very positive	1
Somewhat positive	2
Neither positive nor negative	3
Somewhat negative	4
Very negative	5
Don't know	6

Q11 Thinking generally about how the Government and Auckland Council should plan for more housing in Auckland, **what's most important** to you personally?

Select the two most important.

DS: RANDOMISE ORDER OF LIST (EXCEPT OTHER AND DK)

Enough housing for everyone	
Decisions that result in less traffic congestion	
Growing the building industry and supply chains	
Infrastructure that can cope (e.g water, wastewater, roads, public transport)	
Building housing that is close to current transport, shops, community services	
Building housing that is close to the city centre	
Building housing that is on the edge of Auckland (growing the geographic size of Auckland)	
Protecting 'special character' areas (e.g. heritage buildings and villas)	
Something else (please tell us)	
Don't know	

Q12 What is your overall view on population growth in Auckland?

Move the slider to show us what you think.

DS: SET UP AS SLIDING SCALE USING 5 POINTS. ALLOW DON'T KNOW BOX.



Finally, we have a few questions so that we understand the different types of Aucklanders we've surveyed.

Q13. Do you currently...?

Own the property you live in with a mortgage	1
Own the property you live in with no mortgage	2
Rent the property you live in	3
Live with family / boarding	4
Other	5
Prefer not to say	6

Q14. Which of these best describes the property you live in?

Standalone house	1
Semi-detached or terrace house	2
Single flat/apartment/unit in a 1-3 storey building (including granny flats and house split into self-contained units)	3
Single flat/apartment/unit in a building with more than 3 storeys	4
Other (please tell us)	5
Don't know	6

Q15 What is your highest **completed** education qualification?

No qualification	1
School Certificate or NCEA level 1	2
Sixth Form Certificate or NCEA Level 2	3
Bursary, Scholarship, University Entrance or NCEA level 3 or 4	4
A trade qualification	5
A certificate or diploma that does not require a degree	6
A polytech degree	7
A university degree	8
A postgraduate qualification (e.g. Honours, Masters, Doctorate, Fellowship, Postgraduate Diploma)	9
Other (please tell us)	10
Unsure	11

Local board (19 not 21)	Large town centres	Small town centres
Albert-Eden	Pt Chevalier Mt Albert Green Lane Ellerslie St Lukes	Balmoral Eden Valley
Devonport-Takapuna	Devonport Milford Sunnynook	Belmont Hauraki Corner
Franklin		
Henderson-Massey	Te Atatu	Te Atatu South Ranui
Hibiscus and Bays	Browns Bay Whangaparaoa Orewa Silverdale	Mairangi Bay Greville
Howick	Highland Park Pakuranga	Botany Junction Meadowlands
Kaipātiki	Glenfield Northcote Birkenhead	
Māngere Ōtāhuhu	Mangere Otahuhu	Mangere East
Manurewa	Manurewa	
Maungakiekie-Tamaki	Glen Innes Onehunga Panmure	
Ōrākei	Parnell Remuera	Greenlane West Kepa Road / Eastridge Meadowbank
Ōtara-Papatoetoe	Otara Papatoetoe Hunters Corner	Dawsons Road
Papakura		
Puketāpapa	Three Kings Stoddard Rd Royal Oak	Lynfield
Rodney	Helensville	
Upper Harbour		Albany Village
Waitakere Ranges	Glen Eden	Swanson
Waitemata	Newton - Upper Symonds Street	Grey Lynn

	Ponsonby	
Whau	Avondale	



LOCAL BOARD FEEDBACK

Local board feedback on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

23 June 2022



Contents

Albert-Eden Local Board	X
Devonport-Takapuna Local Board.....	X
Franklin Local Board	X
Henderson-Massey Local Board	X
Hibiscus and Bays Local Board.....	X
Howick Local Board.....	X
Kaipātiki Local Board	X
Māngere-Ōtāhuhu Local Board	X
Manurewa Local Board	X
Maungakiekie-Tāmaki Local Board	X
Ōrākei Local Board	X
Ōtara-Papatoetoe Local Board	X
Papakura Local Board.....	X
Puketāpapa Local Board.....	X
Rodney Local Board	X
Upper Harbour Local Board.....	X
Waitākere Ranges Local Board	X
Waitematā Local Board	X
Whau Local Board	X

Albert-Eden Local Board

Meeting date: 21 June 2022

Resolution number AE/2022/1

That the Albert-Eden Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022.
- c) provide the following general comments:
 - i) note the following excerpts from Albert-Eden Local Board Plan 2020:
 - I) Infrastructure, planning and development: ... advocate for urban growth and regeneration that supports Auckland's climate goals.
 - II) Our heritage is broad and includes historic heritage, special character and amenity.
 - III) We will... advocate for protection of relevant sites through heritage provision through town planning and development activity.
 - IV) We aim for resilient, connected and empowered communities.
 - V) We note the challenges related to the high cost of housing, low quality homes, the high number of renters and increasing homelessness means people don't feel safe with stable places to live and our community is more transient than it used to be.
 - ii) note there is a significant area of Albert-Eden affected by the possible location of Auckland Light Rail stations, that a future plan change process will be required once those station locations are confirmed and that this area overlaps with proposed special character areas or high quality
 - iii) note there were 925 submissions through the Auckland Council engagement process from Albert-Eden and 113 through the Kantar survey.
- d) provide feedback outlined in points d) – o) on Auckland Council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- e) support the proposed walkable catchment of 1200 metres from the edge of the city centre.
- f) support the proposed walkable catchment of 800 metres from the edge of metropolitan centres.
- g) support the proposed walkable catchment of 800 metres around rapid transit stops.
- h) request that in addition providing the walkable catchment zones that Auckland Council and Auckland Transport also invest in making the areas more walkable, including; improving footpaths, increasing shade by planting street trees, improving and increasing pedestrian crossing points, installing drinking fountains, providing incentives to provide through-site links to allow for greater permeability and short-cuts.
- i) support the 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.

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- j) support the 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.
- k) support the proposal to include special character areas of high quality as a qualifying matter but retain reservations about the effect of including a large proportion of the land around rapid transit stations and town centres in Albert-Eden as Special Character Areas (SCAs), as this severely limits the potential for new dwellings with implications for emissions reductions and Auckland becoming a compact city.
- l) acknowledge the staff's identification and assessment of residential special character in accordance with the proposed definition.
- m) acknowledge the staff's identification and assessment of business special character in accordance with the proposed definition.
- n) support significant infrastructure constraints should be a qualifying matter with specific inclusion of sites with stormwater disposal issues as identified by staff in Mt Eden, Epsom and Balmoral.
- o) support the Regional Significant Viewshafts and Height Sensitive Areas Overlay being a qualifying matter, to provide continued protection of viewshafts to maunga.
- p) request Auckland Council provide information on the precinct areas under investigation and seek local board feedback prior to notification of any plan changes with provisions affecting those areas, noting the following are in the Albert-Eden area:
 - i) University of Auckland Campus, Epsom
 - ii) Wairaka Precinct (Unitec), Mt Albert
 - iii) Auckland Institute of Studies, Mt Albert
 - iv) St Lukes Mall, Mt Albert.
- q) support public notification of the plan change in August 2022 and encourage Aucklanders to have their say on the proposed plan change and use creative consultation processes in addition to standard processes.
- r) request that the Chair, or their delegate, present the local board's views to the Planning Committee.
- s) thank Bruce Young - Senior Policy Planner, Noel Reardon - Manager Heritage, Rebecca Freeman - Senior Specialist Historic Heritage, Megan Patrick - Team Leader Heritage Policy, Fiona Sprott - Team Leader, Planning, Ruth Andrews - Senior Policy Planner, and Teuila Young - Policy Planner, for their attendance via Microsoft Teams.

Devonport-Takapuna Local Board

Meeting date: 21 June 2022

Resolution number DT/2022/94

That the Devonport-Takapuna Local Board:

- a) thanks the 7,880 individuals and organisations from around Auckland, including those from the Devonport-Takapuna Local Board area, who provided feedback through the Have Your Say consultation, and the 2,000 individuals who participated in a Kantar research survey, in relation to Auckland Council's preliminary response to the National Policy Statement – Urban Development 2020 (NPS-UD) and Resource Management (Housing Supply and Other Matters) Amendment Act (the Act) Devonport-Takapuna Local Board 21 June 2022 Minutes Page 15
- b) provides the local board's views and comments in relation to the questions asked in the public consultation on the council's preliminary response in the document tabled at this meeting, to be **attached to the minutes of this meeting** subject to the following amendments:
 - i. Addition to question 9 clause iv: The board was particularly concerned by information shared with us by Watercare in a recent workshop, that they had significant concerns about their ability to accurately predict growth patterns and provide supporting infrastructure and that parts of the Devonport-Takapuna Local Board area were of particular concern to them.
- c) requests the opportunity to speak to this resolution and attached feedback at the relevant committee and Governing Body meetings
- d) appoints chairperson Ruth Jackson and member Trish Deans to speak on behalf of the board at the relevant committee and Governing Body, and authorises chair Ruth Jackson to appoint alternate/s if the nominated member/s are not able to attend. e) directs that this resolution and attached feedback be provided to the Mayor Phil Goff, Deputy Mayor Bill Cashmore, and all Auckland Councillors, and all local board members.

Feedback and views of the Devonport-Takapuna Local Board on the Auckland Council’s preliminary response to the National Policy Statement – Urban Development 2020 (NPS-UD) and Resource Management (Housing Supply and Other Matters) Amendment Act.

The Devonport-Takapuna Local Board provides the following views and comments in relation to the council’s preliminary response to the National Policy Statement – Urban Development 2020 (“NPS-UD”) and Resource Management (Housing Supply and Other Matters) Amendment Act (“the Act”), noting the wide range of views received from individuals and organisations from within its local board area and across Auckland:

SECTION 1: INTRODUCTION

The board provides the following general comments and views, and notes that the responses provided in Section 2 below should be considered in the context of these introductory remarks.

- a) Feedback from individuals and organisations across Auckland and from within the Devonport-Takapuna Local Board area revealed a range of views on each topic. The board has considered these views in developing this feedback.
- b) The board notes that its members have taken up the opportunity to participate in a number of workshops and meetings that the general public were not able to attend and that the in-depth information gained at these have further informed the views and responses provided here.
- c) The board is concerned that the NPS-UD and the Act, and the council’s preliminary response, rely on provisions which are standardised – or, in other words, “one size fits all” – and are not tailored to local needs and circumstances. This concern was a recurring theme in each of the 10 questions asked.
- d) The Auckland Unitary Plan (AUP) already provides for 900,000 new homes. The AUP is the result of years of development by specialists and due process including exhaustive consultation and hearings prior to its adoption. The AUP already focused the greatest intensification around town centres and transport nodes – following best practice and ‘liveable city’ aspirations.
- e) Town planning is a fundamental and core role of local government.
- f) The government’s imposition of the NPS-UD and the Act is unnecessary – as the AUP already met the goals they seek to achieve.
- g) The board expresses concern over the extremely tight timeframes required by the government – which have meant a rushed process placing undue pressure on council, and allowing insufficient time for proper and meaningful involvement of local boards in accordance with Auckland’s co-governance model, and insufficient time for community education and public consultation.
- h) The board expresses concern that the Minimum Density Residential Standards (MDRS) mandated by the NPS-UD and Act are too permissive – and focus on quantity at the expense of quality, with few, if any, protections for basics like sunlight and fresh air. The lack of minimum dwelling sizes, proximity to boundaries, increased heights, and smaller outdoor spaces are all causes for concern.
- i) The board supports the development and adoption of design standards, controls, and guidelines that would guide each typology of residential development

- j) The board proposes that all walkable catchments should be conditional on:
- i. whether adequate infrastructure can be provided (which is discussed in more detail in our feedback on Question 9)
 - ii. the retention of existing levels of public spaces, parks, and reserves; and the provision of additional public spaces, parks and reserves commensurate with the expected increase in population
 - iii. the adoption of a ‘sunlight admission control’ which protects sunlight and daylight in public spaces including parks, reserves, lakes, foreshore, and beaches, and height controls to ensure the same are not dominated by the surrounding built environment.

SECTION 2:

a) Question 1: What do you think of the proposed walkable catchment of 1200 metres from the edge of the city centre?

- i. The board supports this in principle, noting the reservations and comments already outlined in Section 1.
- ii. The boards does not support a walkable catchment of more than 1200 metres around the city centre.
- iii. The board notes the views received from our board area: Individuals – 31% support, 14% 1200m not far enough, 26% 1200m too far, 29% other/don’t know. Organisations – 25% support, 5% 1200m not far enough, 45% 1200m too far, 25% other/don’t know.

b) Question 2: What do you think of the proposed walkable catchment of 800 metres from the edge of the Metropolitan Centres?

- i. The board does not support a standardised 800m walkable catchment, and consider that Takapuna’s unique constraints emphasise the need for the walkable catchment around each Metropolitan Centre to be tailored to local needs and circumstances.
- ii. The board does not support a walkable catchment of more than 800 metres around Metropolitan Centres.
- iii. The board notes the views received from our board area: Individuals – 28% Support, 18% 800m not far enough, 24% 800m too far, 23% other/don’t know; Organisations – 29% support, 5% 800m not far enough, 33% 800m too far, 33% other and don’t know.

Takapuna Metropolitan Centre

- iv. The Local Board considers that the proposed walkable catchment of 800 metres from the edge of the Takapuna Metropolitan Centre should not include the section of Hurstmere Road between Killarney Street and Kitchener Road, or associated side streets (Earnoch Ave, Brett Ave, O’Neills Ave, and Minnehaha Ave)
- v. This section of Hurstmere Road and side streets is located on the narrowest part of the volcanic rim between Lake Pupuke (Auckland’s largest natural freshwater lake), and a coastline designated as a Sensitive Ecological Area. The area is subject to multiple management layers which seek to protect the natural environment, and where winter sunlight hours on the public beach open space along the coastal frontage should be protected, and many properties are protected by overlays that include Significant Ecological Area, Outstanding Natural Feature, Notable Trees and Coastal Erosion Zone. This is a unique

landscape, and the overlays seek to protect the area from up zoning. We do not support a walkable catchment that includes this area.

- vi. On the Lake Pupuke frontage, the protection of the Lake Pupuke management overlay should be extended to include properties between and inclusive of 2 The Promenade to 276 Hurstmere Road. The Lake Management Overlay exists for the protection of the natural environment, and the board notes that the environmental health of the lake has been in decline for some time and would be at particular risk from intensive development around its catchment.
- vii. The board considers that Takapuna's unique geography, which is severely constrained by Lake Pupuke, Shoal Bay, and the Waitemata Harbour, sets it apart from other Metropolitan Centre and therefore requires sensitive management and tailored solutions.
- viii. The board requests that the current Takapuna Metropolitan Centre zoning and height controls contained in the AUP (H9.6.1 Building Heights) be retained, and does not support exceeding these. These height controls manage the dominance of buildings and the effects of shadowing on Takapuna Beach and Takapuna Beach Reserve through a series of stepped building heights.
- ix. The board notes concerns expressed by the Milford Residents Association and Castor Bay Residents and Ratepayers Association about the difficulties that an 800-metre walkable catchment might create for vulnerable elderly and disabled residents and the effect of dominant heights on streetscapes and public open space
- x. The board expresses concern that the online Preliminary Response Map Viewer identifies the Takapuna Metropolitan Centre as being 'under investigation' – but the details and proposed changes have not been discussed with our Local Board and community.

c) Question 3: What do you think of the proposed walkable catchments of 800 metres around rapid transit stops?

- i. The board does not support a standardised 800m walking catchment around rapid transit stations and considers that catchments around each rapid transit station should be tailored to local needs and circumstances.
- ii. The board considers that a catchment of 400-600 metres around the Akoranga, Smales, and Sunnynook stations with our local board area would be more appropriate, while still achieving the desired outcome.
- xi. The board does not support a walkable catchment of more than 800 metres around rapid transit stops.
- xii. The board notes the views received from our board area: Individuals – 37% Support, 15% 800m not far enough, 22% 800m too far, 27% other/don't know. Organisations – 33% support, 5% 800m not far enough, 33% 800m too far, 25% other don't know.
- iii. The board expresses concern that NPS-UD Policy (3c), which allows 'building heights of at least six storeys' in a walkable catchment around rapid transit stops allows for a Terrace Housing and Apartment Building (THAB) zone to dominate and have poor planning and community outcomes
- iv. The board is concerned that the increased heights in a dominant THAB zone will create the unintended adverse effects of a visual uniformity and sameness, a decrease of the local character of a suburban area, and result in a poorly developed streetscape and urban area.

- v. The local walkable catchments areas around a transit stops include Akoranga, Smales Farm, and Sunnynook bus stations. These sites are situated on the edge of the Northern Motorway and intersect with arterial routes, and these physical barriers will create a division between residents that live in THAB apartments and those in residential streets. In the THAB zone in these areas there is limited access to open space areas for outdoor recreation
- vi. The proposed changes do not allow for the inclusion of the natural features and topography characteristics of suburban areas to be factored into planning outcomes
- vii. The board urges Auckland Council to develop and adopt design standards and guidelines to prevent the effects of undesired and unintended outcomes
- viii. The planning outcomes do not factor in the constraints and limitations imposed by the existing suburban street network for better access and connections to rapid transit stops.

d) Question 4: What do you think of the proposal to apply the Terrace Housing and Apartment Buildings (THAB) zone to residential areas up to 400 metres from large town centres with high accessibility?

- i. The board supports the proposal for a THAB zone of up to, but no more than, 400m from large town centres with high accessibility
- ii. We note that there are no areas defined as ‘large town centres with high accessibility’ in our local board area, and the nearest to our residents is the Albany town centre.
- iii. The board notes a range of views received from our board area: Individuals – 28% Support, 18% 400m not far enough, 20% 400m too far, 34% other/don’t know. Organisations – 29% support, 5% 400m not far enough, 24% 400m too far, 43% other and don’t know.

e) Question 5: What do you think of the proposal to apply the Terrace Housing and Apartment Buildings (THAB) zone to residential areas up to 200 metres from small town centres or large local centres?

- i. The board supports a THAB zone of up to, but no more than, 200 metres from small town centres or large local centres, but considers that the distance of the THAB zone should be individually tailored to local needs and circumstances rather than standardised
- ii. We note that this applies to the Devonport, Milford, and Sunnynook centres within the Devonport-Takapuna Local Board area – and may also include the Belmont and Hauraki centres.
- iii. The board notes the views received from our board area: Individuals – 23% Support, 20% 200m not far enough, 17% 200m too far, 40% other/don’t know. Organisations, 20% support, 15% 200m not far enough, 30% 200m too far, 35% other/don’t know.
- iv. The board notes that the Sunnynook shopping centre already falls within the proposed walkable catchment of the Sunnynook bus station, and refers to our comments related to Question 3 on walkable catchments around rapid transport stations.
- v. The board is concerned that the Belmont and Hauraki centres are already under pressure, as they are located along the already hugely congested Lake Road – the sole road in and out of the Devonport Peninsula – and that intensification on the peninsula must be constrained because of that currently insurmountable infrastructure limitation.

Devonport Town Centre

- vi. The local board believes that the heritage overlays that protect the surrounding Devonport town centre must remain and be adopted as ‘qualifying matters’.
- vii. The board supports retaining the Auckland Unitary Plan Regional Significant Volcanic Viewshafts and Height Sensitive Overlay, Special Character Overlay, Historic Extent of Place Overlay and Height Variation Control for the Devonport Business and Residential Areas and for these management layers to be recognised as Qualifying Matters in the NPS-UD.
- viii. All of these management layers have cumulatively protected Devonport’s business and residential areas from inappropriate subdivision and development, and over time, led to the suburb being recognised as a distinctive historic seaside village with high architectural integrity, sensitive scale and special character.
- ix. The Local Board requests that the preliminary upzoning overlay around Devonport Town Centre, in response to NPS-UD Policy 3d, be removed from the draft planning maps.
- x. The Local Board believes that Policy 3(d) will be redundant, firstly as a consequence of the continued protection provided by all of the above management layers; and secondly, by Council’s confirmation that the majority of properties within the proposed upzoning area have achieved a character rating of 5 or 6 by Council’s heritage experts.
- xi. These qualifying matters that apply to Devonport’s town centre area, that are identified in the NPS-UD and MDRS maps, contradict and negate the application of the proposed THAB zone.
- xii. The Local Board supports Auckland Council’s proposed residential zoning around the Devonport Business Area as a ‘Two-Storey Single Dwelling Residential Area’.

Milford Town Centre

- xiii. The Local Board partially supports the proposal to apply the THAB zone of up to, but no more than, 200 metres around the Milford small town centre.
- xiv. The Local Board’s does not support THAB zoning adjacent to the Wairau Creek or Estuary, which are an ecologically sensitive area which is already under pressure and affected by pollution. We note that this waterway and estuary are named recipients of funding from the Environmental Targeted Rate, and over-intensification would appear to be contrary to the key aspirations of the council, local board, and community to return it to full environmental health.

f) Question 6: What do you think of the proposal to include special character areas of high quality as a qualifying matter?

- i. The local board strongly supports this proposal, and notes overwhelming public support for the retention of Special Character Areas (SCAs) as a qualifying matter.
- ii. The local board notes that respondents who selected the option “Do not support – all existing special character areas should be a qualifying matter” are in fact indicating support not only for the somewhat reduced SCAs proposed in the council’s preliminary response, but support increasing them back to the existing SCA boundaries.
- iii. The public feedback was clear-cut, with 74% of submitters explicitly supporting SCAs as a qualifying matter.
- iv. The board notes the views received from our board area: Individuals – 38% support, 40% do not support as all existing SCA’s should be a qualifying matter, 13% do not support SCAs as

a qualifying matter, 9% other/don't know. Organisations – 20% support, 45% do not support as all existing SCA's should be a qualifying matter, 5% do not support SCAs as a qualifying matter, 30% other/don't know.

g) Question 7: What do you think of the proposed residential special character area (SCA) of high quality that have been identified?

- i. The board strongly supports the proposed residential SCAs of high quality that have been identified
- ii. The board also strongly advocates that the areas recognised as SCAs in the current AUP Chapter D18 Special Character Overlay continue to be recognised
- iii. Note that respondents who chose 'Do not support – there are areas of high quality not identified that should be' in fact support the residential SCAs identified in the preliminary response and wish to see them increased.
- iv. The board asks council to accept residential and business properties with a Special Character Assessment score of 4 as being of high quality and include those in Special Character Area assessments.
- v. The board notes the views received from our board area: Individuals – 17% support, 57% do not support as there are more areas that should be identified as a qualifying matter, 6% do not support as there are areas that should not be identified as a qualifying matter, 6% do not support special character areas as a qualifying matter, 15% other/don't know. Organisations – 17% support, 35% do not support as there are more areas that should be identified as a qualifying matter, 13% do not support as there are areas that should not be identified as a qualifying matter, 13% do not support special character areas as a qualifying matter, 22% other/don't know.
- vi. The SCA residential areas of Devonport are uniquely intact and form a comprehensive built landscape where the majority of villas and bungalows remain unscathed from either neglect or modernisation.
- vii. It is the Local Board's belief that the proposed removal of a small number of houses from inclusion in the SCA will have an adverse effect on its heritage streetscapes. Devonport's heritage character stretches across the entire suburb, and there are an overwhelming number of buildings that retain their architectural integrity and historic value. Council's preliminary response to the NPS-UD and MDRS identifies that the vast residential area of Devonport meets the threshold of the SCA qualifying matter.
- viii. Council's mapping exercise identifies small pockets of housing that are modern and fall outside of the classification of a heritage building. The proposed Medium Density Residential Standards regulation will remove the current SCA protection from these homes and introduce zoning that will allow subdivision and three storey development on these sites. The effect of greater heights and density in these pocket-sized areas will have adverse impacts on their surrounding area.
- ix. This approach will create a 'pepper potting' effect in Devonport's streets and result in a streetscape that disrupts and undermines the integrity of Devonport's SCA.
- x. We believe the benefits from the small number of potential dwellings to be re-zoned are limited, and counterproductive in comparison to the heritage values affected.

xi. These sites should be zoned ‘Two Storey Single Dwelling Residential.’ Applying a two-storey single dwelling zone will prevent a conflict of higher density housing dominating the next door SCA sites.

xii. The board provides the following comment on particular locations:

A. **The Local Board opposes the deletion of parts of Vauxhall Road and Grove Road from the SCA**

This area contains the nationally significant site of Fort Takapuna/ O Peretu (Historic place category 1 No 2909) and many surrounding high-quality houses. The effect of this pepper-pot approach will undermine the quality of amenity of the special character heritage area and impact negatively. This would result in an inconsistent set of building heights and designs.

B. **Grove Road – proposed removal of 10 houses from the SCA**

It is proposed to remove No’s 2 – 20 Grove Road from SCA. In this group are two restored villas at 16 and 20 Grove Road which are of high quality and we believe should retain their current SCA protection. The houses proposed to be removed from the SCA are located on the elevated side of the narrow street, and the resulting dominance would be significant. The proposal to remove 10 houses on a section of Grove Road will not result in a high-quality outcome.

C. **Vauxhall Road – proposed removal of 6 houses from the SCA**

The removal of No. 103-115 Vauxhall Road from the SCA will also have a negative impact on the heritage values of this location. Both No’s 111 Vauxhall Road, a restored bungalow, and 115 Vauxhall Road, a restored villa, are important to the streetscape. The villa at No 111 was relocated from Onehunga recently and fits with the tradition of the 1890’s relocated houses from Thames.

The three sites on the seaward side of Vauxhall Road identified for removal from the SCA are also an example of a ‘pepper potting’ approach. These three sites are located amongst high quality heritage houses. The other houses on the seaward side remain two story single dwellings due to the application of a Significant Ecological Area, coastal erosion and general coastal marine zone. The overwhelming majority of homes on the seaward side of Vauxhall Road will remain as two storey single dwellings as their properties act as a barrier to identified natural coastal forces.

D. **Morrison Ave and Wairoa Road – proposed removal of 5 houses from the SCA**

Morrison Ave is a street in a high value heritage area. The removal of five houses from the SCA overlay will effectively alter the heritage landscape of this street. No 7 Morrison is a well-maintained bungalow which adds to the heritage qualities of the Avenue. One house which is identified as 60 Wairoa Road is the only house on that road to be taken off the SCA.

E. **North Avenue, Turnbull Road and no’s 177-183 Vauxhall Road**

Two houses on North Avenue, No’s 23 and 27, have been identified as having the SCA protection overlay removed. Both houses are situated on elevated sections that overlook Woodhall Park. All other houses in North Avenue remain as two-storey single dwellings. This is an example of a ‘pepper pot’ approach and needless intensification for limited dwelling gains.

F. **Turnbull Road No's 6-10, Vauxhall Road No's 177- 183 – proposed removal from the SCA**

The suggested changes to the SCA protection for the following houses are confusing.

One side of Turnbull Road remains as part of the SCA and three high quality villas on the opposite side are no longer identified as having SCA qualities. The three significant villas no. 4,8,10, which we believe have high heritage values, have been overlooked

The area that links a corner block of houses inclusive of 2-4 Turnbull Road and 177-183 Vauxhall Road are identified as being removed from the SCA. Yet No's 177, 181, 183 Vauxhall are also identified as being overlaid with a “regionally significant volcanic viewshaft”, a proposed qualifying matter. 177 and 181 Vauxhall Road sites are also identified as a Historic Heritage Extent of Place.

The ‘regionally significant volcanic viewshaft’ also identifies no 82, 84 Wairoa Road and 22 North Ave. Removing the SCA layer from these sites will be confusing and disjointed, as there are varying qualifying matters being applied within this subset of sites.

G. **Stanley Point Road – removal of 8 heritage homes from SCA**

The proposal to delete No's 47, 49, 51, 53, 57, 59, 61A and 65 Stanley Point Road from the SCA will deplete this area of the predominant heritage values for which Stanley Point is recognised and well-known. This ‘pepper pot’ planning approach to delete some houses from the SCA and retain others is sporadic and undermines Stanley Bay's coherence and distinct character. We believe there has been an error in the assessment of these properties:

No 61A and 65 are intact transitional villas of high heritage quality.

No 55 retains its SCA and is a Coastal Erosion qualifying matter despite being grouped in the area for deletion of the SCA

No 74 located opposite these properties is the home built by Cyril Bassett. Cyril Bassett was the only NZ recipient of the Victoria Cross at Gallipoli WW1, and became first Manager of Auckland's Queen Street ASB. This house has outstanding social and historic value.

h) **Question 8: What do you think of the proposed business special character areas of high quality that have been identified?**

- i. The board strongly supports this proposal.
- ii. The board notes that respondents who chose ‘Do not support – there are areas of high quality not identified that should be’ in fact support the business SCAs identified in the preliminary response and wish to see them increased.
- iii. The board notes the views received from our board area: Individuals – 24% support, 26% do not support as there are more areas that should be identified as a qualifying matter, 5% do not support as there are areas that should not be identified as a qualifying matter, 5% do not support special character areas as a qualifying matter, 41% other/don't know. Organisations – 15% support, 30% do not support as there are more areas that should be identified as a qualifying matter, 0% do not support as there are areas that should not be identified as a qualifying matter, 0% do not support special character areas as a qualifying matter, 55% other/don't know.

- iv. The Local Board reiterates its support of retaining the Auckland Unitary Plan Regional Significant Volcanic Viewshafts and Height Sensitive Overlay, Special Character Overlay, Historic Extent of Place Overlay and Height Variation Control for the Devonport Business and Residential Areas and for these management layers to be recognised as Qualifying Matters in the NPS-UD.
- v. The local board supports the proposal by Devonport Heritage Inc for Devonport's Victoria Road Business Area to be recognised as a Historic Heritage Area.

The plan change provides an opportunity for Auckland Council to add new Historic Heritage Areas to the list of existing historic areas. The proposed Devonport Historic Heritage Area focuses on the Town Centre.

The Auckland Unitary Plan Chapter D17 Overlay provides a definition of a Historic Heritage Area (HHA):

Historic Heritage Areas: groupings of interrelated, but not necessarily contiguous, places or features that collectively meet the Category A or B criteria. Historic Heritage Areas may include both contributing and non-contributing sites or features, places individually scheduled as Category A or B places, and notable trees.

The Auckland Unitary Plan Chapter B5.4 explains the principal reasons for recognition of historic heritage places or areas:

Historic heritage helps people to understand and appreciate their history, culture and identity. Historic heritage places contribute to Auckland's distinctiveness as a visitor destination and to its economic vitality. The recognition, protection, conservation and appropriate management of historic heritage places will help future generations appreciate what these places mean to the development of the region. Historic heritage places are a finite resource that cannot be duplicated or replaced.

Auckland has a total of 16 HHA's which are identified in Schedule 14.2 of the Unitary Plan. These sites include Princes Street Historic Precinct and Karangahape Road, Point Chevalier Shops and Upland Village Business Areas.

Devonport Town Centre stands out as an exemplary historic area that is renowned and comparable to the southern townships of Arrowtown, Akaroa and Oamaru. Its landscape setting, as well as the percentage and concentration of scheduled historic heritage buildings along Victoria Road, are unparalleled locally and regionally. This is an area of high historic architectural integrity and coherence, whose value should be recognised as an HHA.

i) **Question 9: What do you think of the proposal to include areas in urban Auckland with long-term significant infrastructure constraints as a qualifying matter?**

- i. The board strongly supports this proposal.
- ii. The board notes the views received from our board area: Individuals – 75% support, 14% do not support, 11% other/don't know. Organisations, 58% support, 11% do not support, 31% other/don't know.
- iii. Adequate infrastructure must be provided to support the projected population growth. The board notes that infrastructure limitations were among concerns raised by council in respect of an application under the government's Fast Track legislation for an extensive hotel and apartment development in central Takapuna (which was subsequently declined and referred back to normal council consenting processes).

- iv. The board expresses concern about the ability of either council or central government to predict and provide increased infrastructure to support the additional growth provided for under the NPS-UD and the Act – including electricity, water, wastewater, stormwater, public transport, parking, roading, parks and open spaces, hospitals, schools and tertiary. The board was particularly concerned by information shared with us by Watercare in a recent workshop, that they had significant concerns about their ability to accurately predict growth patterns and provide supporting infrastructure and that parts of the Devonport-Takapuna Local Board area were of particular concern to them.
- v. Without these and other key infrastructures in place we cannot provide a liveable city or quality of life to our residents, or adequately support economic activity and prosperity.
- vi. In reality, there is insufficient infrastructure to support Auckland’s growth in terms of providing for increased open space, reducing congested roads and upgrading storm water and sewerage outlets.
- vii. There is also no ability to finance and fund the infrastructure required to support the predicted population growth across Auckland.
- viii. These matters have serious implication for both the built and natural environment, and the UPS-UD zoning and intensification demands don’t address these concerns. Where are the robust provisions to ensure the resources needed to plan and provide increased infrastructure capacity are available?
- ix. Auckland Council must ensure that with the intensification of the built environment there will be an upgrade of infrastructure. As yet, the areas across Auckland that are already constrained by limited infrastructure have not been identified, and Local Boards have not been informed or involved in the process of identification.
- x. The proposed changes fail to incorporate an assessment of infrastructure capacity. The city cannot be effectively managed without a city-wide analysis and prioritisation of infrastructure investments and planned maintenance programmes. The Local Board’s concern is that the result will be ad-hoc, developer driven, developments that risk imposing unplanned additional demands on infrastructure where investment is not currently planned or prioritised.

Open space as a constraint on infrastructure

- xi. The provision for further open space reserves and the increase in area of some of the existing reserves must be incorporated and built into the objectives and policies for the proposed significant changes to Auckland’s zoning regulations. Auckland Council has a duty of care to provide for Auckland’s communities’ well-being and meet their recreational needs. In these new proposals the drive to deliver intensification outcomes is not commensurate with Auckland Council’s need to provide for future open space demands.
- xii. The Devonport-Takapuna Open Space Network Plan 2013 reported that there was significant pressure placed on the existing open space network and there were competing demands for land in growth areas (pp2).
- xiii. The Devonport-Takapuna Open space Network Plan focused on how to use the existing network to meet the demand for open space land and indoor activities. The Plan signaled the need for additional sports grounds and identified the pressure on existing facilities and the impact on the current space. The Plan did not address the challenge of how open space needs can be met to support a growth in population and the resulting increased density of intensification.

- xiv. The Local Board considers that the UPS-UD intensification will place undue demand on already limited accessible public open space for parks, pedestrian and cycle activity pathways, community amenities and community facilities

Road Congestion as a constraint on infrastructure

- xv. The population increase on the Devonport Peninsula will increase significantly and without a clear commitment to fund the Lake Road project the congestion on this arterial route will markedly increase. The ‘Mayoral Proposal’ Annual Budget 2022/23 discusses the deferment of the Lake Road project. A possible deferment would not address the need for a dedicated rapid transit lane and result in the continuation of private vehicles and a limited public bus service. Deferring infrastructure is a recipe for disaster.
 - xvi. The residents of living in the areas and dependent on the arterial routes of Beach Road, East Coast Road and Forrest Hill Road are already experiencing daily congestion, and the commitment to improved public transport services have not been realised.
 - xvii. Auckland Council’s commitment to climate change policies as a constraint on infrastructure
 - xviii. Residents from our town centres and walkable catchments have raised the following concerns that they identify as environment concerns related to climate change which will place increasing constraints on infrastructure.
 - xix. intensification policies which increase site coverage to 50% and reduce permeable surfaces will further burden the storm water network
 - xx. there should be an objective to minimise future flooding risks and over capacity of the system.
 - xxi. any Plan Change must require adequate stormwater retention tanks, with capacity to accommodate future peak rainfall projections resulting from climate change.
 - xxii. there is a recognised increased risk of flooding and sea level rises which will further exacerbate an inadequate storm water system
 - xxiii. the loss of mature trees from local areas as developer’s clear sites exacerbates the loss of vegetation across local areas. Diminished front yards and increased site coverage on multi-unit sites do not support Council’s Climate Change objectives.
- j) **Question 10: Do you have any feedback on other qualifying matters?**
- i. The Devonport-Takapuna Local Board supports the inclusion of the listed qualifying matters:
 - A. Regional Significant Volcanic Viewshafts and Height Sensitive Overlay
 - B. Special Character Overlay
 - C. Historic Extent of Place
 - D. Height Variation Control
 - E. Ridgeline Protection Overlay
 - F. Local Public Views Overlay
 - G. Auckland War Memorial Museum Viewshaft
 - H. Stockade Hill Viewshaft
 - I. Character buildings in City Centre zone and Queen Street Valley Precinct
 - J. Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

- ii. The board recommends that an additional qualifying matter be adopted to allow sunlight and daylight to be maintained in the Takapuna Metro Centre, Takapuna Beach Reserve and the shoreline of Lake Pupuke.

The Local Board recommends 'sunlight controls into public spaces' become a qualifying matter and that this be adopted to protect Takapuna's Metropolitan Centre, Takapuna Beach Reserve, public space along the coastline from Takapuna Beach to Thorne Bay and the shoreline of Lake Pupuke. These significant public areas must be protected by 'a sunlight admission control.

These significant public areas must be protected by a sunlight admission control. These sunlight controls already apply to Aotea Square which is further protected by an "Aotea Square Height Control'. The relevant sunlight controls H8.6.3 Admission of sunlight to public places and H8.6.4 Aotea height control plane set out the specific details. It is important to 'avoid adverse dominance, shading and/or visual amenity effects of building heights on streets and public open spaces' (AUP H8.6.2 point 17). The Auckland Council Planning Committee, on the 31 March CP2022/02945 in its response to NPS-UD Policy 3(a) approved the recommendation to retain sunlight and daylight to open spaces for Auckland's Aotea centre. The Devonport Takapuna Local Board recommend the adoption of these sunlight controls for the Takapuna Metropolitan Centre and Takapuna Beach Reserve, public space along the coastline from Takapuna Beach to Thorne Bay and the shoreline of Lake Pupuke.

Franklin Local Board

Meeting date: 21 June 2022

Resolution number FR/2022/87

That the Franklin Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) provide feedback on the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022 as outlined in the **attachment** - *Franklin Local Board feedback on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021*.

Minutes Attachment A: Franklin Local Board feedback:

Auckland Council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

A. Requirements for intensification

Intensification inside walkable catchments

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

Support

Tell us why

City centres are best placed to accommodate high density living as these areas have existing transport infrastructure and options including footpaths and cycleways. The City centres has established social infrastructure that can accommodate large car-free populations. It makes sense that the city centre accommodates high density housing.

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

Support

Tell us why

After the city centre, Metropolitan centres are next best placed to accommodate high density living and car-free living within the 800m catchment. These centres, including Papakura as the closest Metropolitan Centre for most of Franklin Local Board are, will benefit from increased housing density around transport nodes. Papakura has excellent existing footpath networks and operates as an important transport hub for Franklin communities, particularly to communities in the south-east. Intensification within 800m will benefit the Papakura Town Centre if housing design and quality is appropriate to the environment.

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

Support

Tell us why

Housing supply 800m from most rapid transport stops supports Auckland Council's climate change aspirations and enables the greatest number of Aucklanders to access public transport networks from their homes without having additional transport emissions.

Intensification around town and local centres

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

Support

Tell us why

Support enabling higher density housing around 400 metres from large town centres with high accessibility as these centres are able to accommodate larger population numbers and support economic, social and transport needs to some degree.

5. What do you think of the 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 -it should be further

Tell us why

Support enabling higher density housing around 400 metres from large town centres, not 200m. Although town centres are able to accommodate larger population numbers to some degree, intensification should be limited to reflect the availability of social and physical infrastructure.

B. Council-identified qualifying matters

Special Character Areas

6. What do you think of the proposal to include special character areas of high quality as a qualifying matter?

Support

Tell us why

Support the inclusion of special character as an overlay however suggest this could be more targeted i.e. specific character properties identified. In Pukekohe for example, properties to the east of the Pukekohe train station ("Dr's Hill") offer rare examples of built heritage in the area and should be protected. Likewise, the forest on this Hill also has environmental heritage value that should be recognised. The board acknowledges that this priority may need to shift in more central areas where the housing need and housing amenity is greater due to proximity

E mahi ana mātou i te mahi mō Tāmaki Makaurau

of these centres to existing employment centres, social amenity and transport options (the wider transport network).

What do you think of the proposed residential special character areas of high quality that have been identified?

Do not support – there are areas of high quality not identified that should be

Tell us why

proposed residential special character areas do not consider the local context. Assessment of these areas are not considered on balance with housing need and housing amenity is greater due to proximity of these centres to existing employment centres, social amenity and transport options (the wider transport network), nor the proximity of similar character examples in the area.

7. What do you think of the proposed business special character areas of high quality that have been identified?

Do not support – more areas or parts of areas should be identified

Tell us why

proposed business special character areas do not consider the local context. Assessment of these areas are not considered on balance with housing need and housing amenity is greater due to proximity of these centres to existing employment centres, social amenity and transport options (the wider transport network), nor the proximity of similar character examples in the area.

Infrastructure constraints

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

Do not support

Tell us why

The Franklin Local Board considers that additional areas should be included as having long-term significant infrastructure constraints as a qualifying matter including;

- i. Beachlands-Maraetai, noting that this area does not have access to potable water, is poorly serviced by public transport network, cycling and walking paths network, has inadequate roading infrastructure, does not have important social infrastructure e.g. high school, medical services, community centre (including public library or arts centre) and does not have significant source of local employment.
-

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- ii. Waiuku, noting that Waiuku is poorly serviced by public transport network, does not feature as part of Auckland's planned cycling and walking paths (active transport) network and has constraints on potable and waste-water systems due to its distance from centrally based infrastructure.
-

Other qualifying matters

9. Do you have feedback on any other qualifying matters? (please be clear which proposal you are referring to)

The Franklin Local Board supports the additional qualifying matters discussed in the proposal and recommends the following additions;

- i. Pukekohe Hill viewshaft
 - ii. Cape Hill viewshaft (also in Pukekohe)
 - iii. built form controls in Pukekohe Town Centre (e.g. allowing sunlight into public places).
 - iv. 'Doctors Hill' heritage area, Pukekohe
-

Henderson-Massey Local Board

Meeting date: 21 June 2022

Resolution number HM/2022/85

That the Henderson-Massey Local Board:

- a) note the Council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- b) note the feedback received from Aucklanders on the Council's preliminary response during the three-week public consultation in April and May 2022.
- c) provide the following feedback on the Council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:
 - a) well-functioning urban environments:
 - A) support prioritising access and walkable catchments
 - B) note that walkability is not only a function of distance but is also affected by other aspects of the street environment, such as lighting, safety, shade/shelter and footpath quality
 - C) request a focus on the wider aspects of healthy streets within the walkable catchments as defined by distance.
 - ii) request an increased focus on spatial planning with population/development triggers to ensure sufficient open space is provided for the growing population in denser neighbourhoods
 - iii) note that the removal of minimum parking requirements negatively affects large parts of West Auckland with limited access to public transport and where employment is difficult to access by public transport, so Auckland Transport must consider transport planning to alleviate these concerns
 - iv) request Council act to mitigate the resulting transport inequities and expand access to public transport
 - v) strongly support the aim of a well-functioning urban environment, particularly as it relates to affordable housing, improved access to transport, jobs, services and amenities, and lower carbon emissions
 - vi) note that although existing special character housing is valued by some Auckland residents, increasing housing availability in the areas closest to rapid transit and infrastructure is crucial to affordability, access, and climate mitigation so any housing intensification must be distributed across the region in areas that have better access to these
 - vii) advocate for qualifying matters to ensure adequate environmental and freshwater management protection, and to acknowledge long-term infrastructure constraints (such as transport, wastewater, stormwater)
 - viii) advocate for a stronger focus on protecting productive rural land

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- ix) advocate for planning incentives for developments to protect existing trees (e.g. Christchurch’s proposal for financial contributions which could be remitted or discounted for developments which retain existing trees)
- x) request that the Council revise mobility parking rules to ensure sufficient mobility parking is provided
- xi) request that planning in response to the National Policy Statement on Urban Development (NPS-UD) and Medium Density Residential Standards (MDRS) focus on ways to support and encourage good urban design, mixed use, papakāinga, and extended family housing models, social housing (including community providers) and accessibility/universal design
- xii) support retention of current provisions for ridgeline protection overlay areas of protection relating to treasured maunga including the museum view shaft protection
- xiii) support proposal to include phased transitioning of areas in Auckland with long-term infrastructure constraints.

Hibiscus and Bays Local Board

Meeting date: 16 June 2022

Resolution number HB/2022/75

That the Hibiscus and Bays Local Board:

- a) note the council’s preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 as set out in attachment A to the agenda report
- b) note the feedback received from Aucklanders on the council’s preliminary response during the three-week public consultation in April and May 2022 as set out in attachment B to the agenda report
- c) provide the following local board views to the Auckland Council’s preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022
 - i) note that there was limited support for this proposal in the Hibiscus and Bays Local Board area
 - ii) request that tools and education to inform the community of what is a “permitted activity” are provided with some urgency upon adoption of this plan change
- d) express concern that the removal of requirements for open space or minimum parking under the National Policy Statement – Urban Development, and request options for developers to apply best practice for open space, and pedestrian access that meets universal design guidelines should be strongly encouraged
- e) express concern that the pressures of increased and unplanned development places on infrastructure are of serious concern to communities and are likely to result in future frustration without adequate consideration from central government of new sources of funding for Auckland Council and its Council Controlled Organisations to meet demand from new housing
- f) request the consideration of the principles of access to sunlight and shading on neighbouring properties in respect of any development application provisions.

Howick Local Board

Meeting date: 20 June 2022

Resolution number HW/2022/81

That the Howick Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) endorse the following feedback as the local board's response to the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:
 - i) do not support the proposed walkable catchment of 1200 metres from the edge of the city centre, noting the following:
 - A) a 1200 metre walk is a considerable distance for a great many people to cope with. Taking into account the demographic and topographic elements of a good deal of Auckland, the board considers that a 1000 metre walkable catchment should be the maximum.
 - ii) do not support the proposed walkable catchment of 800 metres from the edge of the metropolitan centres, noting the following:
 - A) for newer modern well designed and sited town centres this distance should be acceptable however for older centres we feel 500 metres may be more appropriate.
 - iii) do not support the proposed walkable catchment of 800 metres around rapid transit stops, noting the following:
 - A) this distance may be too far for many considering the demographic make-up of many parts of Auckland coupled with the region's topography.
 - iv) support the 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, noting the following
 - A) the board supports the 400 metres around LARGE TOWN CENTRES terrace housing but note that 6 storey apartment blocks may not be desirable.
 - B) the two housing types covered here are very disparate and the board doesn't agree the same rules should apply to both as of right.
 - C) 6 storey should be considered as a discretionary activity rather than as 'as of right' and should also be of a limited notification for resource consent.
 - v) support the 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

- vi) support the proposal to include special character areas of high quality as a qualifying matter, noting the following:
 - A) the history of Auckland and its associated architecture, plus areas of environmental significance, are important to the vast majority of Aucklanders so there should be enduring protection for these special character areas.
 - B) conditionally supports the proposed residential special character areas of high quality that have been identified. The board believes that there may be other areas that have not been considered so feel that this needs further investigation and consultation with Aucklanders, particularly those with wide knowledge of Auckland's rich history and built heritage.
- vii) conditionally supports the proposed business special character areas of high quality that have been identified, noting the following.
 - A) that Howick Town Centre is identified in the Auckland Unitary Plan as a Business Special Character area, but the board would like more information on other proposed areas outside the Howick Local Board area.
- viii) support the proposal to include areas in urban Auckland with long-term significant infrastructure constraints as a qualifying matter, noting the following:
 - A) the board is aware of serious infrastructure deficiencies in the Howick local board area, notably storm and wastewater issues, which are causing hardship to some residents and making it difficult for further development. The board understands that this is symptomatic of many parts of Auckland and these shortcomings need to be addressed before intensification occurs in these places.
- ix) with regards to other qualifying matters, notes the following points for input:
 - A) the reference to the Stockade Hill viewshaft, which is in the local board area, and applaud the earlier decision to establish and gazette this viewshaft. The board consider this to be 'untouchable' and trust that this protection is now cemented in place for posterity.
 - B) the board also believes that the areas of Howick's northern slopes that previously enjoyed protection under the former RH7 and HH7 zoning should be considered 'qualifying matters' and if these zones are not currently protected by an overlay, then this should be put in place, or the same outcome effected by whatever are now considered the appropriate mechanisms.
- x) endorse the views that were provided by Howick local board residents.

Kaipātiki Local Board

Meeting date: 22 June 2022

Resolution number KT/2022/131

That the Kaipātiki Local Board:

- a) note the council’s preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- b) note the feedback received from Aucklanders on the council’s preliminary response during the three-week public consultation in April and May 2022.
- c) note that this pre-consultation period was immediately following Easter and contained Anzac Day and Mother’s Day, being a total of thirteen working days and not an appropriate amount of time for such significant feedback to be provide by the community.
- d) express concern over the significant distress that this rushed process has caused the community, particularly for the residents of Northcote Point and Birkenhead Point.
- e) express concern regarding confusion created in the community on the phrasing of some questions and selectable answers, and request that future feedback forms adhere to the principles of Plain English.
- f) thank the 660 submitters from the Kaipātiki Local Board area, being 8% of the 7,886 submissions received.
- g) acknowledge the receipt of the petition of 1102 signatories (resolution number KT/2022/69) opposing the removal of the Special Character Areas from Northcote Point and Birkenhead Point that will allow for greater allowances in development, noting that the petition is ongoing and that numbers in support of the petition have risen to 1231 signatures.
- h) provide the following feedback as the local board’s response to the council’s preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:
 - i) we support warm, dry, affordable homes for our community with high standards of design, especially in areas of frequent public transport, appropriate infrastructure, access to adequate outdoor recreation space, and developed in a planned way rather than an ad hoc basis, however;
 - ii) we do not support the changes to the AUP foisted upon Auckland Council by the National Policy Statement on Urban Development 2020 (NPS-UD) and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, without being subject to the same public, democratic scrutiny and process as per the AUP.
 - iii) we request that where possible, the Governing Body seriously consider judicial challenge as a valid response to the NPS-UD and other National Policy Statements instead of accepting them as “mandatory”, as they are not parliamentary legislation and open to judicial review.
 - iv) we are extremely concerned about the radical impact that the new density and height-to-boundary rules will have on our community, which will allow far more intense and higher developments throughout Kaipātiki Local Board area, and overrides the considerable public consultation that was done to shape the AUP.
 - v) we note changes to most of the Kaipātiki Local Board area will likely include:

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- A) the effective removal of the single-house zone,
 - B) the effective conversion of all Mixed Housing Suburban zoning to Mixed Housing Urban zoning,
 - C) allowance of three dwellings allowed per site without a resource consent, preventing Council from mitigating impacts on the surrounding area, including infrastructure, traffic, etc,
 - D) reduction of the minimum site for a dwelling from 400-600m² to 300-400m².
 - E) reduction of distance to boundary to 1m,
 - F) removal of minimum on-site parking requirements,
 - G) removal of overlays, including the Special Character Areas and Significant Ecological Areas, and removal of notable trees.
 - H) introduction of “walkable catchments” around rapid transit stops (and the city centre and metropolitan centres not in Kaipātiki) where building heights are required to be six or more storeys.
- vi) we request the retention of the existing Special Character Areas and boundaries, as identified in the Auckland Unitary Plan Chapter D18 Special Character Areas Overlay (including Birkenhead Point and Northcote Point).
 - vii) we request that Council accepts that Special Character Area properties assessed at a score of 4 in the Special Character Area threshold assessment are of sufficiently high enough quality, and that they be added to properties that scored 5 and 6.
 - viii) we request that the Special Character assessment threshold is lowered to 60% in order to accurately reflect and preserve continuous areas of high quality special character and the amenity to the area that it provides.
 - ix) we request the retention of the existing Significant Ecological Areas and boundaries, as identified in the Auckland Unitary Plan Chapter D9 Significant Ecological Areas Overlay, with particular priority given to the private land around Le Roys Bush Reserve. Should medium density progress in this area, the Little Shoal Bay catchment will be significantly impacted by deforestation, sediment and erosion.
 - x) we request that long-term significant infrastructure constraints are included as a qualifying matter, noting that 75% of respondents in the Kaipātiki Local Board area supported this.
 - xi) we request that all walkable catchments should be conditional on:
 - A) whether adequate infrastructure can be provided,
 - B) the retention of existing levels of public spaces, parks, and reserves, and the provision of additional public spaces, parks and reserves commensurate with the expected increase in population,
 - C) the adoption of a ‘sunlight admission control’ which protects sunlight and daylight in public spaces including parks, reserves, lakes, foreshore, and beaches, and height controls to ensure the same are not dominated by the surrounding built environment.
 - D) including pedestrian infrastructure, such as seating and mature trees.
 - E) include minimum parking spaces and appropriate spread of disabled parking and loading zones.
 - xii) provide the following responses to the questions asked during public consultation:

- A) Q1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?
The Kaipātiki Local Board does not support the proposal and believes the walkable catchment should be closer, noting that 40% of Kaipātiki respondents supported the proposal and 32% did not support the proposal - wanting it closer.
- B) Q2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?
The Kaipātiki Local Board does not support the proposal and believes the walkable catchment should be closer, noting that 37% of Kaipātiki respondents supported the proposal and 30% did not support the proposal - wanting it closer.
- C) Q3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?
The Kaipātiki Local Board does not support the proposal and believes the walkable catchment should be closer, noting that 39% of Kaipātiki respondents supported the proposal and 32% did not support the proposal - wanting it closer.
- D) Q4. 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?
The Kaipātiki Local Board does not support the proposal and believes the Terrace Housing and Apartment Buildings Zone should be closer, noting that 26% of Kaipātiki respondents supported the proposal and 35% did not support the proposal - wanting it closer.
- E) Q5. 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?
The Kaipātiki Local Board does not support the proposal and believes the Terrace Housing and Apartment Buildings Zone should be closer, noting that 30% of Kaipātiki respondents supported the proposal, 23% did not support the proposal – wanting it further, and 29% did not support the proposal - wanting it closer.
- F) Q6. What do you think of our proposal to include identified special character areas as a qualifying matter?
The Kaipātiki Local Board does not support the proposal and believes all existing special character areas should be a qualifying matter, noting that 38% of Kaipātiki respondents supported the proposal, and 42% did not support the proposal – wanting all existing special character areas to be a qualifying matter.
- G) Q7: What do you think of the proposed residential special character areas that we have identified?
The Kaipātiki Local Board does not support the proposal and believes there are more areas that should be identified as a qualifying matter, noting that 13% of Kaipātiki respondents supported the proposal, and 63% did not support the proposal – there are more areas that should be identified as a qualifying matter.
- H) Q8. What do you think of the proposed business special character areas that we have identified?
The Kaipātiki Local Board does not support the proposal and believes there are more areas or parts of areas that should be identified as a qualifying matter, noting that 20% of Kaipātiki respondents supported the proposal, and 40% did not support the proposal – there are more areas or parts of areas that should be identified as a qualifying matter.

- l) Q9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?
The Kaipātiki Local Board supports the proposal, noting that 75% of Kaipātiki respondents supported the proposal, and 13% did not support the proposal.
- xiii) note that the Auckland Unitary Plan (AUP) already delivers sufficient supply of housing for short, medium, and long term, including provisions for housing in centre and fringe areas, as noted in the GM Auckland Plan Strategy & Research presentation to Planning Committee, 26 May, and 2 June 2021 as follows:
 - A) Plan-enabled housing capacity – (supply under current AUP settings) - clearly meets the forecast demand of approximately 320,000 over the next 30 years, and could meet higher demand:
 - 1) At least 909k net redevelopment opportunities exist now,
 - 2) 840k ~ 1.4m redevelopments are considered commercially feasible,
 - 3) 300k ~ 320k are expected to be realised over the next 30 years.
 - 4) Projections allow for 15-20% greater demand possibilities: Projected short-term demand (2020-2023) 45,000 / projected medium demand (2024-2031) 98,000 / projected long-term demand (2032-2051) 239,000.
- xiv) note the following excerpts from Parliamentary Hansard that confirm that the understanding of members of parliament was that under the NPS-UD, Auckland Council would have the discretion to retain Special Character Areas:
 - A) Nicola Willis (National Party): We also listened intently to local authorities who said that they needed to maintain some discretion so that they could exclude areas from intense housing development that were not properly suited to it—areas, for example, that were subject to natural hazards, areas that had historic heritage, areas which would not be able to support the level of housing that this bill implies. So, we tidied up the qualifying matters section of this bill to ensure that local authorities were able to carry over assessments formed during previous planning processes.
 - B) Eugenie Sage (Green Party): But it is on those matters that there were changes to the bill to provide a little bit more flexibility for councils to ensure that medium density happens in more suitable—well, doesn't happen in unsuitable areas.
 - C) Simon Watts (National Party): An issue that was raised a lot in my electorate was around the exclusions around particularly heritage zoning. If any of you have been to the beautiful Devonport Peninsula on the North Shore, it is a stunning location. I'm slightly biased, but it is a lovely part of our city, and I'm glad to see that a number of the considerations around special character zones—that the council will be able to ensure that those protections remain. And that's really important, not only for heritage but also for environmental aspects and other risk considerations.
- xv) endorse the following feedback provided by the Birkenhead Village Association in regards to retaining Special Character in Birkenhead:
 - A) Birkenhead has played a key part in Auckland Council's Heritage Festival for a number of years. Our Village Centre reflects that with a number of restored heritage buildings. A Heritage Walk is offered, paved footpaths and heritage globe lights all add to the very special character of Birkenhead.
In conjunction with Auckland Council, Birkenhead Village has invested hundreds of thousands of dollars in the Auckland Heritage Festival with key events to drive

economic activity in the area, these events have been hosted for the last decade since 2010 and have included vintage car shows, Clydesdale horses, music of the art deco period, heritage walks and talks, and showcasing of entrepreneurs and leading professional personalities of Auckland City ie Henry Haywood - Luna Park producer, WF Hammond - North Shore Map Surveyor and Creator, William Thompson - president of Fruit Growers Association and entrepreneur of Thompson and Hills brand which went on to become nationally sold Oak Jam , and Edward Leroy - visionary of Auckland's only inner-city rainforest. Written about in The Story of Birkenhead by Margaret McClure.

- B) It might have been helpful if the Council had bothered to send their inspectors out to Birkenhead and Northcote, to see the very dwellings they are condemning should this mad proposal go through. There are irreplaceable dwellings en masse in these suburbs that need to be retained and protected. These are some of the oldest suburbs on the North Shore – still part of Auckland – and are part of Auckland's heritage. Many owners of these homes have lovingly restored them and retained their heritage features. To walk down Hinemoa Street in Birkenhead, is to feast upon special homes that have a place in Auckland's history. To allow a developer to bowl a house and then erect 3x3 rectangular monstrosity in a heritage area is an outrage. It would destroy the unique special character of these suburbs.
- xvi) endorse the following feedback provided by individual members of the public from the Kaipātiki Local Board area:
- A) This legislation has been rushed through with insufficient analysis and planning.
- B) Infrastructure constraints are already of major concern in Birkenhead Pt. Morning and evening traffic is already an issue, as is parking due to the ferry terminal at one end of the Point and the shopping centre at the other. Public transport is inadequate as are pedestrian crossings; there are no cycleways. Rubbish trucks have difficulty manoeuvring. Old wastewater and storm water pipes are problematic, run off is already an issue and drainage doesn't cope in heavy rain.
- C) Council's scoring system [Special Character Area threshold assessment] is too restrictive. The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its "special character area" status. The 66% threshold should be lower, (e.g. 50% – still a majority of character houses). Also, properties scoring 4/6 (which Council accepts are still "character supporting") should be counted towards the percentage test as well, not just 5/6 or 6/6. Many other suburbs that are keeping their "special character area" status were surveyed in person by Council representatives doing site visits. Northcote and Birkenhead Points were just assessed using Google Street View, which means Council's scoring for those areas does not properly show their true character status.
- D) Infrastructure is a fundamental requirement to support any intensification. It is simply negligent to not include it as a qualifying matter. Much of the water, stormwater and wastewater infrastructure in Birkenhead is already under stress and there are significant issues, e.g. with stormwater overflow and wastewater leaking in the bush. Birkenhead Point has a rich history (as does Northcote Point and other special character areas, hence the zoning!), it tells the story of pre-bridge Auckland when people would travel across from the city on the car ferry, land at the Wharf and drive up Hinemoa to go north (through the strawberry fields and orchards). People would stop at the top of Hinemoa near Maritime Tce to shop at the dairy and bakery (I think the former is corner Bridgeview and Hinemoa and the latter corner Hinemoa and

Maritime), get petrol, go to the post office, butchers etc.

There are a lot of houses in Hinemoa St, Maritime Terrace and the surrounding areas (Bridgeview, Wakanui) that are worthy of protection and still retain their unique and distinctive architecture.

Examples: Wakanui St (west side) there are historic homes whose character has been retained. In addition, on the opposite side of the road on the corners of Maritime and Hinemoa there are Historic Heritage homes, so it would make sense to retain a small area or cluster of homes which are protected. Likewise, in the same triangle 'block' (Wakanui, Maritime, Hinemoa) the house at the corner of Maritime and Hinemoa (81 Hinemoa St), referenced above.

There are other houses in both Hinemoa St and Maritime Terrace that have special and unique character that should be protected, eg 30 Maritime (the maps are not clear if it is the one with Historic Heritage protection), 42 & 46 Maritime, as well as the villas across the road from them at #29 and 35.

In Hinemoa St, the houses which I think should be considered further are # 9 -1 3 and 19 (one of which I think is Historic Heritage but not clear which).

I support the retention of Special Character protections on the properties identify further along Hinemoa St opposite Glade Place and le Roy Terrace, thank you.

I also support the retention of the Special Character overlay in Awanui St.

As an added point - most of the special character homes on the Point are NOT close to any form of rapid transport, and the transport options are limited in frequency. There is the ferry - but it's a steep hill to walk down/up for many people.

- E) Google street was used for 100% of the Birkenhead Point & Northcote Point survey. There are issues with Google Street - for example a property down a slip road might show a neighbouring property. The Queen Street, Northcote Point properties from Bartley Street to Duke Street should not be classed as Medium Density. They should retain the Unitary Plan zoning. Most have well cared for villa houses, dating from the 1890s to around 1910. It is unlikely that the waste and water infrastructure would cope with 3 X 3 homes being built on the proposed Queen Street rezoned medium density property. There is almost no public transport infrastructure in Northcote Point. The ferry has been closed and / or not operated reliably for the past four years
- F) We support careful and considered development and intensification of our historic Highbury Precinct (Heart of commercial development of what is now Birkenhead Village) in line with council overseas expert Donovan Rypkema commissioned to speak by Auckland Council March 10, 2015 for the following reasons:
- 1) Heritage is a public good,
 - 2) Heritage delivers economic benefits, we have created a tourism drawcard through our Highbury Heritage Walks,
 - 3) Heritage is good urbanism,
 - 4) Heritage provides environmental benefits in line with the green economy the cost to develop existing buildings is less than the cost to develop new buildings.
- i) request the opportunity for the Chairperson or delegate to address the Planning Committee and Independent Hearing Panel on our feedback.

Māngere-Ōtāhuhu Local Board

Meeting date: 15 June 2022

Resolution number MO/2022/92

That the Māngere-Ōtāhuhu Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provided as Attachment A of the agenda report
 - b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022 provided as Attachment B of the agenda report
 - c) adopt the Board feedback tabled at the meeting as **Attachment A**
 - d) generally support intensification to improve housing choice and affordability, but is concerned that intensification is occurring in communities that are under-provided for in terms of public open spaces, facilities and amenities and further investment is needed to address this situation so access to quality public services is enhanced rather than reduced as a result of intensification.
-

Minutes Attachment A: Māngere-Ōtāhuhu Local Board feedback:

National Policy Statement on Urban Development 2020 and RMA amendments 2021

Council's preliminary response April 2022 Local board feedback template June 2022

Introduction

A. Requirements for intensification

Intensification inside walkable catchments

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

Support

Tell us why

It encourages walking, cycling and active lifestyles.

It allows for easier access to amenities and major transport hubs, reducing the dependency on vehicles; as a result, reducing traffic congestion and contribute to other key obligations and aspirations in relation to climate change actions and reducing transport emissions.

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

Support

Further comment: The Local Board requests further clarification on whether the light rail infrastructure, e.g., pedestrian walkways, planting and bus stops will be considered as part of the investment as this area will definitely have to be considered as a metropolitan area.

Tell us why

This proposal will reduce the pressure on the city centres as the higher density housing will be spread across all metro centres and this could activate the areas closer to the metropolitan centres.

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

Support

Tell us why

It allows easier access to transport hubs, reducing the need for private vehicle use and promoting the use of public transport especially for students and city workers.

Intensification around town and local centres

3. What do you think of the 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

Further comments: Some of the big future projects coming to the Local Board area, e.g., Auckland Light Rail, will require high accessibility. Currently, e.g., the Māngere Town Centre might not be a large town centre compared to some other town centres across the region, however, the impact of the light rail project on that area will be significant and it will support higher density Terrace Housing and apartment buildings in the surrounding area with high accessibility to retail and commercial centres and community facilities.

4. What do you think of the 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

Building terrace houses and apartment buildings will increase the density of the people in the areas around the small-town centres and will support the local economy and the businesses across the immediate area and across a wider zone.

Higher density of people in different areas means that more infrastructure investments around the area are needed.

B. Council-identified qualifying matters

Special Character Areas

5. What do you think of the proposal to include special character areas of high quality as a qualifying matter?

Support

Preserving appropriate elements of high-quality special character areas retains aspects of our heritage, allows our built environments to continue telling our stories, adds variety, interest and even beauty within our city.

6. What do you think of the proposed residential special character areas of high quality that have been identified?

Support

7. What do you think of the proposed business special character areas of high quality that have been identified?

Support

Infrastructure constraints

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

Support

Further comments: Adequate infrastructure investigation and studies are needed before intensification takes place

Further comments: the Local Board requests that any consideration of development and increasing density must include analysis of other current housing projects in the area prior to permissions and new builds. Areas such as Māngere already are absorbing massive new housing development and it will be important to avoid over-exhausting or lowering wellbeing of the residents with the various builds and infrastructure development taking place plus it will be vital to ensure soft infrastructure, green spaces, and services available in each area are sufficient for the wellbeing of communities and neighbourhoods. The rush to build more housing cannot be allowed to take priority over developing sustainable, healthy, and well-equipped communities for the future.

Other qualifying matters

9. Do you have feedback on any other qualifying matters? (please be clear which proposal you are referring to)

The Local Board requests including the Maunga on the qualifying matters.

E mahi ana mātou i te mahi mō Tāmaki Makaurau

Manurewa Local Board

Meeting date: 16 June 2022

Resolution number MR/2022/89

That the Manurewa Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) provide the following feedback as the local board's response to the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:
 - i) the board remains opposed to the increased intensification rules imposed by the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. We do not agree with requiring intensive development across the city regardless of infrastructure provision, and without due consideration of the views of local communities. These changes will increase housing intensification in areas that were never planned for such high density, and which lack the infrastructure to cope with it. While we accept that Auckland Council is required to apply these new rules, our feedback below on how council proposes to apply these rules should not be taken as an endorsement of the rules themselves

Requirements for intensification

- ii) the board supports in principle the council's proposed walkable catchment definitions. Development of areas where zoning is to be increased due to this process should ideally follow a staged approach. This would mean that properties closest to the city / metropolitan / town centre or rapid transit stop are developed first, then as higher density is achieved, development is progressed further out within the walkable catchment
- iii) the board requests that Auckland Council considers rezoning the area of Light Industrial Zoning on Great South Road adjacent to Te Mahia train station to Mixed Use Zoning as part of this plan change. We believe that this would allow for developments that would be more compatible with the residential zoning in that area, particularly as the residential zoning will be becoming more intensive as part of this plan change

Council-identified qualifying matters

- iv) the board supports the proposal to include special character areas of high quality as a qualifying matter. Special character area rules will need to be written in a way that preserves the current Auckland Unitary Plan zoning rules for these areas. Otherwise, the special character of these areas will be eroded over time, and would also result in the removal of large numbers of non-protected trees from private property due to development
- v) the board supports the proposed residential special character areas of high quality that have been identified. The Hillpark Special Character Area was included in the Auckland Unitary Plan through a process that included consultation with the local community, and we are pleased to

see it is proposed to be retained

- vi) the board supports the proposed business special character areas of high quality that have been identified, noting that there are no business special character areas in Manurewa
- vii) reverse sensitivity effects at the interface of special character areas with more intensive zones will require careful management in the zone rules if the preservation of special character is to be meaningful. Proximity to a special character area should be included as a qualify matter to ensure there is a gradual increase in the height of developments as distance from the special character area increases
- viii) the board supports the proposal to include areas in urban Auckland with long-term infrastructure constraints as a qualifying matter
- ix) provision of public open space will become increasingly important as intensification takes effect in our suburban areas. The board requests that this is reflected by including 'lack of public open space provision' as a qualifying matter
- x) the board requests that Significant Ecological Areas are included as a qualifying matter, as protection of our Urban Ngahere and bush remnants should be prioritised even as intensification increases.

Maungakiekie-Tāmaki Local Board

Meeting date: 21 June 2022

Resolution number MT/2022/69

That the Maungakiekie-Tāmaki Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021;
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022;
- c) provide the following feedback on the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:
 - i) support the proposed walkable catchment of 1200 metres from the edge of the city centre;
 - ii) support the proposed walkable catchment of 800 metres from the edge of the metropolitan centres;
 - iii) support the proposed walkable catchment of 800 metres around train or bus stations;
 - iv) support prioritising accessible and walkable catchments, noting that walkability is not only a function of distance but is also affected by other aspects of the street environment, such as lighting, safety, shade/shelter and footpath quality;
 - v) request a focus on the wider aspects of healthy streets within the walkable catchments as defined by distance;
 - vi) support the proposed 400 metre Terrace Housing and Apartment Buildings zones around large town centres;
 - vii) support the proposed 200 metre Terrace Housing and Apartment Buildings zones around small town centres or large local centres with high accessibility;
 - viii) note that proposed plan changes for large parts of Onehunga were not publicly consulted on due to Light Rail Corridor investigations and that communities in Onehunga may now be disengaged from this engagement process, not aware of potential impacts of this plan change on their neighbourhoods;
 - ix) note that Onehunga West and Onehunga East residential Special Character Areas are of high-quality special character value with 77% and 86% of individual properties scoring either 5 or 6 respectively, and anticipate that these special character areas will be included as qualifying matters in the proposed plan change regardless of where future rapid-transit stops will be located;
 - x) note that Onehunga business Special Character Area has been identified as a qualifying matter and anticipate this Special Character Area being retained to a full extent in the proposed plan change;
 - xi) note that Eke Panuku's urban regeneration work in Onehunga intends to honour and highlight local heritage alongside regeneration and development of higher-intensity housing;
 - xii) request that additional resource be allocated to plan change consultation in Onehunga and areas under the Light Rail Corridor once proposed plan changes are finalised;

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- xiii) request that public consultation feedback from the notification period is presented to local boards with an additional opportunity for local board feedback;
 - xiv) support the proposal to include areas in urban Auckland with long-term significant infrastructure constraints as a qualifying matter.
- d) delegate authority to Chair M Meredith or Deputy Chair C Makoare as an alternate to speak at the 30 June planning committee meeting.

Ōrākei Local Board

Meeting date: 23 June 2022

Resolution number OR/2022/83

That the Ōrākei Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) provide the **tabled feedback** on the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022
- d) delegate authority to Member T Churton and/or Chair S Milne to present the board's views at the Planning Committee meeting scheduled for 30 June 2022

Ōtara-Papatoetoe Local Board

Meeting date: 21 June 2022

Resolution number OP/2022/97

That the Ōtara-Papatoetoe Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provided as Attachment A of the agenda report
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022 provided as Attachment B of the agenda report
- c) endorse the **feedback** on the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022, **tabled at the meeting**.

Minutes Attachment: Ōtara-Papatoetoe Local Board feedback:

National Policy Statement on Urban Development 2020 and RMA amendments 2021

Council's preliminary response April 2022

Ōtara-Papatoetoe Local Board feedback, June 2022

E mahi ana mātou i te mahi mō Tāmaki Makaurau

A. Requirements for intensification

Intensification inside walkable catchments

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

Support

Tell us why

- Generally supportive of the proposed walkable catchment. However, a 1200m radius is a simplistic tool to use as land is not linear, and some land use can be barriers and cause delay for pedestrians, such as severance by road crossings over major routes. Therefore, corresponding planning and investment must be made for these catchments, to make them more walkable or safer for pedestrians.
- We continue to be concerned that many of our communities are left out of the conversation, and normal public consultations do not reach into our communities with any significant penetration. We constantly hear our residents complaining about a multilevel structure being built next door and are unaware of the Unitary Plan enabling such a build. We are afraid the same is happening again. We urge the Auckland Council to thoroughly engage and inform our communities of the ramifications of these proposed changes.
- Specifically for the Metropolitan Centre of Manukau there are large areas which are currently zoned General Business and Mixed Use. There should be a removal of the General Business zone and change to Mixed Use and Metropolitan. By extending the Metropolitan Centre into the proposed Mixed Use zone will make it consistent with surrounding area.
- Strongly support the aim of a well-functioning urban environment, particularly as it relates to affordable housing, improved access to transport, jobs, services and amenities, and lower carbon emissions
- Propose including reliable, frequent bus routes within the definition of 'rapid transit'

E mahi ana mātou i te mahi mō Tāmaki Makaurau

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

Support

Tell us why

- As with the above, we are generally supportive, but also note the same concerns also mentioned above

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

Support

Tell us why

- As with the above, we are generally supportive, but also note the same concerns also mentioned above.
- Specifically for Puhinui, there is an area of Single House off Puhinui Road, around Ranfurly Road, and Clendon and Plunket Avenues. To be consistent with other parts of the Local Board and city, this should be up zoned to Mixed Housing Suburban. It is in a great location next to employment, main route to airport (more employment), Puhinui Train Station, schools, parks and potential greenways, and very close to the Manukau Metropolitan area.
- Note that walkability is not only a function of distance but is also affected by other aspects of the street environment, such as lighting, safety, shade/shelter and footpath quality, and request a focus on the wider aspects of healthy streets within the walkable catchments as defined by distance.

Intensification around town and local centres

4. What do you think of the 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:

- As with the above, we are generally supportive, but also note the same concerns also mentioned above.
- The board support prioritising access and walkable catchments.

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

Support

Tell us why

- As with the above, we are generally supportive, but also note the same concerns also mentioned above.
- Liveability, easy access to transport connections and work is of priority for the local board. “Connected area and easy to get around” is one of the six outcomes of the Ōtara-Papatoetoe Local Board Plan 2020 and terrace housing and apartment buildings close to small town centres / local centres enables accessibility for families and business.
- Specifically, the area around Dawson Road could be considered for further up-zoning.
- The board support prioritising access and walkable catchments.

Council-identified qualifying matters

Special Character Areas

6. What do you think of the proposal to include special character areas of high quality as a qualifying matter?

Support

Tell us why

- The rapid, intensive growth taking place in Auckland has been further accelerated with the NPS-UD. The board support including “special character areas” as a qualifying matter to help retain character and features in the built environment of Auckland. These reflect both history and journey of the city and the Ōtara-Papatoetoe Local Board value built heritage.
- However, in instances where we must weigh way up the value of build heritage, and the need for up zoning around public transport hubs and town centres, then the board agrees with the latter, otherwise we create a donut shaped developed city and increase inequalities
- Note concern that SCA’s seem to cover walkable catchments around public transport hubs on the isthmus. This will perpetuate inequalities across the cities as intensification around public transport hubs will occur in outer suburbs but not in affluent central suburbs

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

Support

Tell us why

- The Ōtara-Papatoetoe Local Board also notes serious concern of the adverse effect within its local area boundaries, with no areas zoned as SCA, it is attractive for developers and builders and consequent congestion and associated challenges, little regard to good, high-quality urban design and poor built environment and added pressure on the land.
- The Board is also concerned that large parts of the SCA are kept intact around public transport hubs such as train stations, particularly on the isthmus. While SCAs are important, the board believes it should not trump the need for intensification around our Town Centres and public

transport hubs. By protecting large swathes of SCAs in the central isthmus, this will be pushing development and intensification out to the outer suburbs such as Otara-Papatoetoe, creating a donut city and worsening inequalities. It is unfair that Local Boards with less SCAs and are further away from the city centre with employment opportunities have to bear the brunt of intensification around our Town Centres and public transport hubs, yet some isthmus area are protected by SCAs.

- The Board is also concerned that the methodology used by Council to arbitrarily assign SCAs as worthy of protection, is flawed. By not including the condition of rear properties, the percentage of special character buildings in an area can go up. A gerrymandering of sub SCAs can also push up the percentage of special character buildings

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

Support

Tell us why

- As above, we are generally supportive of SCAs, including in business areas, but also agree those near public transport hubs should be up-zoned.

Infrastructure constraints

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

Support

- The Board generally supports the sentiments behind this possible qualifying matter, however, this needs to be applied consistently across the city, and not applied to areas where residents are most vocal with their advocacy

Other qualifying matters

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

The Ōtara-Papatoetoe Local Board

- advocate a stronger focus on environmental hazards and environmental protection in Auckland Council's qualifying matters
- advocate for a stronger focus on protecting productive rural land
- note that existing special character housing is valued by many Auckland residents, but that increasing housing availability in the areas closest to rapid transit is crucial to affordability, access and climate mitigation
- advocate for planning incentives for developments to protect existing trees (e.g. Christchurch's proposal for financial contributions which could be remitted or discounted for developments which retain existing trees).

11. Additional feedback points for consideration, that the Ōtara-Papatoetoe Local Board:

- request that the removal of minimum parking requirements negatively affects areas of Auckland with limited access to public transport (such as rural areas) and where employment is difficult to access by public transport
- request Council advocate to central government to review the issue of minimum parking requirements and consider a phased approach based on differing levels of public transport access
- request Council act to mitigate the resulting transport inequities and expand access to public transport
- request Council revise mobility parking rules to ensure sufficient mobility parking is provided

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- request an increased focus on spatial planning with population/development triggers to ensure sufficient open space is provided for the growing population in denser neighbourhoods
- request that planning in response to the NPRS-UD and MDRS focus on ways to support and encourage good urban design, mixed use, papakāinga and extended family housing models, social housing (including community providers) and accessibility/universal design.

Papakura Local Board

Meeting date: 22 June 2022

Resolution number PPK/2022/99

That the Papakura Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) provide the following feedback on the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:

a) Question	b) Papakura Local Board feedback
A. Requirements for intensification	
c) Intensification inside walkable catchments	
1. What do you think of the proposed walkable catchment of 1200 metres from the edge of the city centre?	d) Support
2. What do you think of the proposed walkable catchment of 800 metres from the edge of the metropolitan centres?	e) Support
3. What do you think of the proposed walkable catchment of 800 metres around rapid transit stops?	f) Support
g) Intensification around town and local centres	
4. What do you think of the 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?	h) Do not support – should be closer i) The board felt it should be 200 – 300 metres because the town centres and local centres don't always have good connectivity for public transport, therefore it has to be closer to encourage people to walk. j) The board also felt that the ambiance of the town centres could become prime locations for areas of deprivation.
5. What do you think of the proposal to apply the Terrace Housing and	k) Support

<p>Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?</p>	<p>As long as parking is provided at the centres and onsite parking provided for residential dwellings otherwise side streets become blocked by vehicles parking on the roads.</p> <p>The effect on the town centres is people won't come into shop as there won't be enough carparking available.</p> <p>l) Adequate public transport options are a must.</p>
<p>B. Council-identified qualifying matters</p>	
<p>m) Special Character Areas</p>	
<p>6. What do you think of the proposal to include special character areas of high quality as a qualifying matter?</p>	<p>n) Support</p> <p>o) The board is concerned that there is no provision for any special character overlay in the Papakura Local Board area. There are historic buildings that are not listed as such in the Auckland Unitary Plan, e.g: the Papakura Old Central School and the Papakura Farmers building.</p>
<p>7. What do you think of the proposed residential special character areas of high quality that have been identified?</p>	<p>p) Do not support – there are areas of high quality not identified that should be</p> <p>q) The Papakura Local Board supports in principle, however, whilst these areas have been identified in the central city, they have not been identified in the outer suburbs.</p>
<p>8. What do you think of the proposed business special character areas of high quality that have been identified?</p>	<p>r) Do not support – more areas or parts of areas should be identified.</p> <p>s) The Papakura Local Board supports in principle, however, whilst these areas have been identified in the central city, they have not been identified in the outer suburbs.</p>
<p>t) Infrastructure constraints</p>	
<p>9. What do you think of the proposal to include areas in urban Auckland with long-term significant infrastructure constraints as a qualifying matter?</p>	<p>v) Support</p> <p>w) It is crucial that local issues are taken into account.</p>
<p>x) Other qualifying matters</p>	
<p>10. Do you have feedback on any other qualifying matters?</p>	<p>The Papakura Local Board felt the above qualifying matters should be included. In particular, the board felt it was important to allow the sunlight into public areas.</p>

E mahi ana mātou i te mahi mō Tāmaki Makaurau

These qualifying matters need to be continually monitored as changes occur to viewshafts with new or unrecognised developments.

Puketāpapa Local Board

Meeting date: 16 June 2022

Resolution number PKTPP/2022/92

That the Puketāpapa Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) support the proposed walkable catchment of 1200 metres from the edge of the city centre, noting this proposal had had widespread public support
 - support the proposed walkable catchment of 800 metres from the edge of the metropolitan centres, noting this proposal had had widespread public support
 - support the proposed walkable catchment of 800 metres around rapid transit stops, noting this proposal had had widespread public support.
 - request further investigation into the inclusion of the Frequent Transport Network of buses into this proposal.
 - support the proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high transport accessibility, noting this proposal had had widespread public support.
 - support the proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 200 metres from small town centres with high transport accessibility, noting this proposal had had widespread public support.
 - support the principle of inclusion of Special Character Areas as a qualifying matter, noting the general support for this from Local Board residents.
 - request further investigation into the Special Character Area overlay on Donald Crescent and Fearon Ave, noting its proximity to the town centre and public transport.
 - recommend that Special Character Areas within walkable distance of Rapid Transport Network and Frequent Transport Network stations be disestablished, noting the importance of intensifying these areas when building a compact city, providing housing equitably and taking climate action. Noting that ability to protect heritage buildings and sites using other planning and legal mechanisms is not impacted by disestablishing Special Character Areas.
 - support the principle of including long-term significant infrastructure constraints as a qualifying matter, with the caveat that these need to be focused on natural barriers to infrastructure rather than potential costs to the Council, noting the ability to charge Developer Contributions to address these.
 - support the proposal to include a number of other overlays and controls, especially the maunga view shafts.

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- request a reassessment of the effects of intensification on Special Ecological Areas that currently do not have a restrictive overlay, such as surrounding the Wairaki Stream Catchment. These areas are of high value and should be protected, including from the impact of an increase in impermeable surfaces nearby.
- thank Marc Dendale, Ross Moffatt and David Wong for their attendance via Microsoft Teams.

Rodney Local Board

Meeting date: 22 June 2022

Resolution number RD/2022/88

That the Rodney Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022
- c) provide the following feedback on the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022:
 - i) request that infrastructure (such as roads, public transport, water and wastewater) be included by the council as an additional Qualifying Matter in those areas affected by growth and further intensification
 - ii) note Milldale is under five thousand people and should be exempt from the Medium Density Residential Standards at this time
 - iii) seek that any Special Character Area not within areas impacted by Policy 3 of the National Policy Statement – Urban Development or the application of the Medium Density Residential Standards are not changed through this plan change.

Upper Harbour Local Board

Meeting date: 16 June 2022

Resolution number UH/2022/65

That the Upper Harbour Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 as set out in Attachment A.
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022 as set out in Attachment B.
- c) support areas with significant infrastructure constraints be included as a qualifying matter including but not limited to areas prone to flooding, sediment mitigation measures, water supply and wastewater network capacity and integrated transport network constraints. We believe these constraints apply to Whenuapai, Herald Island, Paremoremo, Albany Heights, and the large lot zone of Greenhithe along Upper Harbour Drive.
- d) support the intent of council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 as set out in Attachment A, considering the context of the limited funding currently identified in the Long Term Plan 2021 - 2031 and the likely deferrals to the capital programme, we note particular concerns as a consequence of intensification regarding:
 - i) enablement of widespread intensification in areas that are not suitable due to distance from jobs and services, infrequent if any public transport and the lack of infrastructure readiness
 - ii) the provision of open space,
 - iii) the potential dilution of amenity levels for all residents,
 - iv) the impact of intensification on the transport network, particularly the removal of parking, and
 - v) the current inadequate level of development contributions being collected to provide satisfactory mitigation for the impacts of development particularly reserve contributions
 - vi) the increased potential for poor environmental planning and design outcomes.

Waitākere Ranges Local Board

Meeting date: 23 June 2022

That the Waitakere Ranges Local Board provides the following feedback on council's preliminary response to the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA amendments):

General comments

- a) The Auckland Unitary Plan already provides sufficient capacity for housing intensification that has not yet been realised.
- b) The quality of new housing development in Auckland is a significant issue that needs to be addressed in the plan change. As a voluntary design guide, the Auckland Design Manual has not been effective and a new approach is needed to produce quality urban environments across Auckland.
- c) There is a lack of cohesion in the scale of development making it appear incongruent with the existing character of areas.
- d) There is a need for reform beyond housing to deliver the urban development change Auckland needs. Continuing with a development model that allows shopping malls and big-box stores at the end of the motorway is exacerbating Auckland's car dependency at a time when there is an urgent need to reduce transport emissions.
- e) We have concern that in our area urban development is being left to market forces alone.
- f) A significant shift is needed for the Unitary Plan to achieve the NPS's minimum expectations for a well-functioning urban environment that includes:
 - i. good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
 - ii. and supports reductions in greenhouse gas emissions;
 - iii. and is resilient to the likely current and future effects of climate change.
- g) The preliminary urban development proposal is overly focused on enabling intensified housing development alone rather than integrated planning to ensure areas grow in a planned way.
- h) There need to be requirements for open space provision alongside intensification. We are otherwise condemning future generations to re-live past mistakes^[1].
- i) The current practice of clear-felling development sites of mature trees and vegetation is removing ecological corridors across urban Auckland. This is counter to our Climate Plan and the Urban Ngahere Strategy.

Rapid Transit Network (RTN)

- j) Support intensified transit-oriented development around train services on the Western Line, subject to any qualifications made below.
- k) Note that the Western Train Line is the Waitakere Ranges' only designated Rapid Transit Network connecting west Auckland suburbs from the outer semi-rural village of Swanson through to Avondale and, paralleling New North Road into the city centre.
- l) We have concern that in our area development is being left to market forces alone without adequate planning and investment from Auckland Council and the wider council family.

^[1] In Victorian England the public parks movement arose out of a desire to improve health in overcrowded conditions of rapidly growing industrial towns.

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- m) Council needs to plan for ‘additional infrastructure matters’ along the Western Line train stops to enable the proposed housing development capacity of six-storeys or more.
- n) This should include addressing open space provision, community infrastructure, walking and cycling networks and street upgrades.

Walkable catchments

- o) Support 10-minute walkable catchments around rapid transit stops.
- p) Recommend strengthening the objectives, policies and rules in the Unitary Plan relating to cycling and walking provision in the Terrace Housing and Apartment Zone around the Rapid Transit Network.
- q) Developments should be directed to actively consider opportunities for walking and cycling connections indicated in greenways and paths plans, including the Waitakere Ranges Greenways Plan.
- r) Consideration should be given to designating an indicative walking and cycling network within area’s zoned for intensification to future proof connections to public transport, open space and centres.

Town and Local Centres

- s) Note that the Western Line connects our town and local centres from Glen Eden to Swanson so the proposed planning changes are influenced by proximity to train stations rather than classification as centres. In places, this creates a mismatch with a risk of creating an intensified dormitory suburb with few shops and services, and poor access to jobs.

Glen Eden

- t) Glen Eden has the potential to be an exemplar compact urban centre with intensification around the town centre and train station.
- u) We support the walkable catchment being clearly defined in the plan change and is appropriate for the area.
- v) Our concern relates to the quality of development, open space provision, and the need for council investment and coordinated planning to accompany the development enabled in the Unitary Plan.
- w) The lack of walking and cycling infrastructure is a significant constraint to encouraging active modes, with roads often not safe for cycling.
- x) Development around the rapid transit stops, centres and open space should promote walking and cycling connections to create liveable, walkable and connected neighbourhoods.
- y) Completion of the Avondale to New Lynn shared path, leaves New Lynn to Sunnyvale as the missing link to connect intensifying areas along the Western Line. We would like to see a designated route.
- z) An action from Auckland’s Climate Plan is to “develop masterplans that demonstrate and promote the opportunity for zero carbon, transit-oriented developments that build climate resilience.” We would like to see a Precinct Plan developed for Glen Eden and incorporated into the Unitary Plan.

Infrastructure-constraints / additional infrastructure

- aa) As the decision-maker for parks and open space, we have concern that in areas zoned for housing intensification:
 - i. constraints on stormwater infrastructure combined with topography becomes a pressure on local parks and natural streams to provide for stormwater infrastructure and outflows, as an

- ‘easy’ option. There should be a strengthened requirement for water sensitive design and protection of open space from the impact of adjoining development.
- ii. the Unitary Plan does not adequately address the need for walking and cycling connections between open space, centers and rapid transit stops in areas zoned for housing intensification of six storeys or more.

Sunnyvale

- bb) Sunnyvale Train Station serves the surrounding area as a Rapid Transit stop, and council provides significant community services with Parrs Park and its facilities, however it is not a centre and there are few shops, services or jobs in the immediate area.
- cc) A walking-cycling connection from Sunnyvale to Glen Eden following the rail corridor would promote access to jobs and services, and complete a connection to Henderson.
- dd) The proposal includes THAB zone immediate alongside council sports fields that are used at night so it increases the risk of reverse sensitivity issues. However we recognize the benefit of intensifying around parks with open space providing a positive aspect and amenity in a more built-up environment.

Swanson

- ee) In Swanson village:
 - i. we recommend an intensity below six storeys, with a graduated step down in height to create a buffer as it nears the Rural Urban Boundary and Waitakere Ranges Heritage Area, which should be considered as qualifying matters and refer the planning committee to the Swanson Heritage Plan.

Qualifying matters

- ff) Support the Waitakere Ranges Heritage Area being a qualified matter.
- gg) Support Significant Ecological Areas being considered as a qualifying matter.
- hh) Protecting and restoring the North West wildlife link between the Hauraki Gulf Islands such as Titiri Matangi and the Waitakere Ranges forest, Te Wao Nui o Tiriwa, should be a qualifying matter.

Special Character Areas

- ii) We have an interest in the question of special character areas in the Auckland isthmus, however we defer to the local boards in those areas on that question. We note that:
 - i. The character inner city suburbs were built with kauri from the Waitakere Ranges so there is a strong historical association between the timber milling and de-forestation that took place in the ranges and the growth of Auckland that is worth preserving. Letting such valuable resource go to waste would be a further indignity.
 - ii. Protecting lower density housing in one part of the city likely increases development pressures in other parts.

Light rail is predicated on intensification to get the most benefit from the investment.

Waitematā Local Board

Meeting date: 21 June 2022

Resolution number WTM/2022/2

That the Waitematā Local Board:

- a) note the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- b) note the feedback received from Aucklanders on the council's preliminary response during the three-week public consultation in April and May 2022, and particularly that more submissions came from the Waitemata Local Board area than any other Board
- c) note the National Policy Statement on Urban Development's stated objectives are to improve wellbeing, address the climate crisis and the housing affordability crisis and its interpretation of a response based on meeting all these goals realistically and strategically
- d) note that Auckland has many rich, mature trees, quality homes and beautiful older and newer suburbs, the latter of which have often been masterplanned. In the future there is a need to provide more decent and affordable homes close to the city, town centres, and rapid transit while retaining green space, plantings, community, good design, architectural interest, a sense of place and diversity of living options
- e) note that focusing development where it can best be supported whether the city experiences growth or degrowth would reduce economic risk, cost less and improve environmental, social and cultural wellbeing, and economic outcomes
- f) note that low density sprawl into greenfield is highly problematic regarding food security, reducing emissions, and ensuring access to the city's amenities for youth and seniors, and while the NPS-UD enables the city to go out as well as up, there is an opportunity to meet the quality compact form desired in the Auckland Unitary Plan
- g) provide the following feedback as the local board's response to the council's preliminary response, to be considered by the Planning Committee in preparation of the proposed intensification plan change for notification in August 2022
- h) support with some qualifications the proposed walkable catchment of 1200 metres from the edge of the city centre (question one of the local board feedback template), with the following feedback:
 - i) note that:
 - A) 1200m is a far distance for some to walk (most walk around 800m)
 - B) there is some confusion over which point the 1200m is drawn from the city centre
 - C) adding more homes could mean more cars and this could negatively affect wellbeing, congestion, and safety and therefore parking maximums need to be part of the solution
 - D) it is likely that more people will mode shift if doing so is easy, enjoyable and convenient
 - E) research by Jeff Speck suggests a neighbourhood is 'walkable' when walking routes are safe, comfortable, enjoyable and useful
 - ii) recommend that:
 - A) the port is considered its own zone and not as the edge of the city

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- B) development is focused closer to the city and around transport stations
 - C) council enable more development where it is easy to mode shift
 - D) council enable more apartments in an easy walk to transit stations for those without cars
 - E) low-traffic 'walkable' neighbourhoods are created limiting through-routes and ensuring safe street crossings
 - F) space is maintained for loading/unloading, deliveries, drop-offs and pickups (ideally kerbside)
 - G) a holistic, human, and place-based approach to refining the rules is supported, based on what people are actually likely to do keeping in mind topography and safety
 - H) considering parking maximums on private developments in walkable catchments where an RPZ is in place
 - I) there is provision for consolidated parking on the edge of centres or walkable catchments
 - J) reconsider walkable catchments based on topography and safety
- i) support the proposed walkable catchment of 800 metres from the edge of the metropolitan centres (question two), with the following feedback:
- i) note that:
 - A) 800m is a distance that people walk regularly and aligns with best practice planning
 - B) there are concerns over increasing congestion in an already overly congested setting
 - ii) recommend maintaining low traffic neighbourhoods that restrict through traffic, enable micro-mobility use on the road, and free up pavements for pedestrians
- j) support the proposed walkable catchment of 800 metres around rapid transit stops (question three), with the following feedback:
- i) note that:
 - A) 800m is a walkable distance that evidence suggests people will walk
 - B) there is an opportunity to create more streets like Ponsonby Rd, Karangahape Rd, O'Connell St and High St that are attractive and function well
 - ii) recommend that:
 - A) Plans enable six-storey mixed use streets within an easy five-minute walk of bus stops on fast, frequent bus routes with bus lanes/clearways at peak times with journey times of up to 30 minutes from city or metropolitan centres (peak and off peak)
 - B) Planning rules enable the transition on these routes towards an unbroken urban fabric of mixed-use streets with activated ground floors which will in time realise the "15-minute" neighbourhood in which shops, services, cafes, medical centres, schools and transport are with a 15-minute walk. This is likely to turn arterial routes into great places in themselves
 - C) Enable these streets to be sustained at similar density along entire major bus routes, for example all the way along Great North Road, College Hill, and New North Road
 - D) Enabling perimeter blocks (with central garden area) on/behind arterial routes close to bus stops
 - E) Requirements for new developments to create lanes through cul-de-sacs as porous neighbourhoods increase walkability
 - F) Considering parking maximums on private developments in walkable catchments where a RPZ is in place and provision is made for consolidated parking on the edge of centres or walkable catchments

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- k) support the 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 (question four), with the following feedback:
 - i) recommend also extending this zone along all arterial routes with frequent, fast bus services
- l) support the 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 (question five), with the following feedback:
 - i) note that:
 - A) 200m is a reasonable distance to walk
 - B) enabling higher storey and perimeter blocks down frequent bus routes would enable more housing in areas with high accessibility and over times create vibrant streets
 - C) such areas are readily accessible for travel for work, education, and recreation
 - ii) recommend:
 - A) extending this zone along all arterial routes with frequent, fast bus services
 - B) zoning these centres to have shops, amenities, and cafes to create a vibrant area
 - C) prohibiting/restricting or disincentivising and further significant urban development that is not in walkable catchments to centres or rapid, frequent transport (including bus routes)

Resolution number WTM/2022/3

That the Waitematā Local Board:

- m) support with qualifications the proposal to include special character areas as a qualifying matter (question 6), with the following feedback:
 - i) note that:
 - A) this is a topic that has very much drawn mixed views from residents
 - B) loss of character housing is distressing to many Aucklanders who make the point that once their history is lost it can never be replaced
 - C) the views of future residents could not be expressed in this consultation, but they will be even more affected by climate change if urban sprawl continues, and therefore intensification is required
 - D) there is a need to enable housing close to transport, the city centre and metropolitan centres
 - E) the amount of special character areas currently identified effectively reduces the housing supply the area can create, which is a negative outcome given the proximity to the city
 - F) it is not likely in itself the NPS-UD will lead to the production of well-designed, quality housing suitable and affordable for New Zealand families with two working parents on average incomes in Waitematā. The market has not delivered on this in the last three decades and is unlikely to now without intervention from central government
 - G) Auckland's collection of wooden housing is unique in the world
 - H) by chance or design, the historic areas of St Mary's Bay, Freeman's Bay, Ponsonby, Grafton and Parnell all share many of the characteristics of Charles Montgomery's "happy cities". It is worth considering how to translate these biophilic and community-building qualities into new-developments
 - ii) recommend that:
 - A) there is a strong focus on well-designed quality housing that is suitable for living in permanently and working from home if necessary
 - B) green space and biodiversity corridors are protected and enhanced

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- C) residential areas in Waitematā transition to become low-traffic neighbourhoods to avoid congestion, and reduce emissions and air pollution
 - D) economic levers are adjusted to incentivise more new builds, and encourage more co-housing, non-profit community providers and papakāinga housing in which future residents have a say in what they want from their future homes
- n) support with qualifications the proposed residential special character areas of high quality that have been identified (question 7), with the following feedback:
- i) note that:
 - A) a huge amount of evidence and work went into establishing the current special character overlay
 - B) the Waitematā Local Board received appreciably more submissions on this subject because many people care deeply about holding on to what is left of Auckland’s historic areas, and we thank the submitters for this work and this care
 - C) many submissions contain strong and passionate views both for extending the proposed special character areas and also for reducing them
 - ii) recommend:
 - A) retaining exemplars of our highest-quality heritage areas that tell the story of Auckland’s history through its earliest suburbs – Parnell, Grafton, Freeman’s Bay, St Mary’s Bay, Ponsonby, and Grey Lynn – for the benefit of present and future generations
 - B) enabling some areas closest to transport and centres to evolve over time but with a focus on creating positive urban design outcomes
 - C) including areas of mana whenua pre-colonial sites of significance with suitable signage
 - D) including areas of settler housing/industry (of different classes) and other migrant stories, including French/Irish Catholics, Chinese and Pasifika stories in Parnell, St Mary’s Bay, Freeman’s Bay, Ponsonby, Arch Hill, Grafton, and Grey Lynn
 - E) enabling more intensification on all fast frequent bus routes and considering some of the boundaries to ensure that there is more development in areas closer to transport and centres
 - F) current special character areas should be low traffic neighbourhoods whether intensified or not
 - G) considering parking maximums within 400m of fast, frequent transit stations and parking controls on arterial roads that are fast, frequent bus routes
 - H) consolidating parking on the edge of city centres, metropolitan centres, and town centres
 - I) ensuring green space and trees are not lost and that tall buildings incorporate trees into their designs
 - J) a masterplan approach opposed to a pepper potting approach
 - K) incentivising development of brownfield sites, including the City Works area and Great North Road area
 - L) supporting precinct form codes to enable perimeter blocks and other environment and age-friendly developments with density done well
 - M) balancing vibrancy, noise, and pollution with areas of calm and rest
 - N) considering the proposals of the residents’ associations of the heritage suburbs to work out the areas of high value
 - O) reviewing the Unitary Plan to better ensure the wellbeing of residents in the city centre and mixed-use areas through planning rules, noise limits, walkability, ensuring a quality public realm etc.

Resolution number WTM/2022/4

That the Waitematā Local Board:

- o) support the proposed business special character areas of high quality that have been identified (question eight) and believe all appropriate business special character areas have been identified in the report
- p) support the proposal to include areas in urban Auckland with long term significant infrastructure constraints as a qualifying matter (question nine), with the following feedback:
 - i) note that:
 - A) Auckland does not have sufficient water in the region to meet the needs of the current population
 - B) out of sequence infrastructure renewal is either done on top of existing plans which may be economically unsustainable or means existing areas that need infrastructure upgrades is deferred
 - C) water and water quality is important to mana whenua and all New Zealanders
 - D) resources and supplies of other materials required for construction and infrastructure is finite and should be used as strategically as possible
 - ii) recommend:
 - A) restricting development to within the existing city boundaries to allow pace of infrastructure to catch up with the outer limits from the city centre
 - B) within these existing urban boundaries, the application of infrastructure constraints as a qualifying matter should only be applied if it would be impracticable or prohibitively costly to overcome the constraint
 - C) avoiding damage to the water network or allowing sewage into the harbour or damage to streams
 - D) considering having a qualifying matter retaining sufficient horticultural and farmland and wilderness as part of planning
 - E) protecting the blue network and biodiversity corridors as qualifying matters
- q) support the below being qualifying matters (question 10):
 - i) the Auckland War Memorial Museum viewshaft
 - ii) most of the existing Maunga viewshafts
 - iii) quality character buildings in the City Centre zone and Queen Street valley precinct
 - iv) many of the existing built form controls including ensuring sunlight into public spaces and height controls in Aotea Square and elsewhere
- r) request the addition now, or in the next review of the Auckland Unitary Plan, of additional requirements over issues like the proportion of public open space and limits on the level of noise, light and air and other pollution
- s) support controls to ensure sunlight in public spaces
- t) support for sunlight and air movements in new developments
- u) recommend the following:
 - i) creating liveable, attractive developments to encourage more people to stay and invest in the city
 - ii) enabling green roofs and walls, and shade trees
 - iii) planning green corridors with trees and raingardens that service wildlife and residents
- v) thank the submitters for their proposals and their care and passion for the future of Auckland.

Whau Local Board

Meeting date: 22 June 2022

Resolution number WH/2022/71

That the Whau Local Board:

- a) note the Council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- b) note the feedback received from Aucklanders on the Council's preliminary response during the three-week public consultation in April and May 2022.
- a) welcome the opportunity to give feedback on Auckland Council's preliminary response to the National Policy Statement on Urban Development.
- a) reiterate its previous feedback advocating for a dense, high-quality urban form, preparedness for climate change, the need to reduce carbon emissions particularly in the construction sector, the importance of access to green open space in the context of brownfields development and the critical importance of restoring the urban ngahere (canopy cover) across the region.
- b) express its concern that this conversation and decision-making process is severed from what should be closely related discussions around climate change, emissions reduction, urban ngahere and provision of green/open space, and request urgent advice from Community and Social Policy on these matters, noting the local board's particular focus is on brownfields development rather than open space acquisition in greenfields areas.
- c) note that the Whau local board area is relatively diverse and relatively deprived when compared to the region as a whole and, given the under-representation of Māori and Asian communities in the overall public feedback, it is important for the Governing Body to consider these matters through equity and diversity lenses.
- d) support the proposed provisions for intensification around the city centre, metropolitan, town and local centres, and transport hubs, noting:
 - i) that intensive development is already happening in the Whau, yet the majority of feedback supported further intensification, suggesting that communities can see the benefits of intensification once it is underway
 - ii) that the local board has long advocated for a decisive shift away from greenfields development in favour of high-quality, high-density brownfields development and welcomes this shift towards intensification in existing urban areas
 - iii) that intensification presents an opportunity to provide affordable housing for members of the community who would otherwise be unable to buy, or even rent, a home in many parts of the region.
- e) support the proposals around Special Character Areas (SCAs) noting:
 - i) its support for the one SCA proposed for the Whau Local Board area
 - ii) that it does not wish to propose any additional SCAs beyond what has been proposed regionwide noting that, on balance, the need for increased affordable housing to serve the region's growing population outweighs the value of protecting large swathes of low-density housing, except where there is a strong justification

E mahi ana mātou i te mahi mō Tāmaki Makaurau

- iii) that, while noting that SCAs and historic heritage are technically separate matters, they are in practice closely related and the Whau Local Board area has very little historic built heritage left, and that any loss of built heritage is painfully evident to the community
 - iv) that the local board would appreciate advice on whether any additional mechanisms could be considered to protect the few remaining sites in the Whau with significant heritage values, and would urge Council staff to consider this question as part of future consideration of resource management reform, noting this is a high priority for a significant part of the community.
- f) support the proposal to include significant infrastructure constraints as a qualifying matter noting:
- i) that a strong majority of submitters indicated support for this proposal
 - ii) that residents of the Whau Local Board area have, in successive consultations, indicated their high level of concern about the health of the Whau River and the risk (compounded by the increasing impacts of climate change) associated with aging stormwater and wastewater pipes
 - iii) that the local board supports the inclusion of pressure on and protection of stormwater and wastewater infrastructure as a qualifying matter to protect the awa and maintain resilience against extreme weather events
 - iv) that the local board has previously advocated for Auckland Transport to take a proactive approach to the provision of public transport services in brownfields growth areas (in particular consideration of proactively increasing frequency or route extension for bus services serving rapidly intensifying urban areas to anticipate population growth rather than respond to it reactively)
 - v) that the local board would urge the governing body and/or central government to consider any mechanisms that would compel Auckland Transport to take a more proactive approach to future growth regionwide, rather confining its future growth activities exclusively to greenfields areas in the rural south, north and northwest of the region.

National Policy Statement on Urban Development - Policy Directions

File No.: CP2022/08401

Te take mō te pūrongo Purpose of the report

1. The purpose of this report is to finalise the policy directions that inform the development of the council's Intensification Planning Instrument (IPI). The IPI is required to give effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 and incorporate medium density residential standards into relevant residential zones within the Auckland Unitary Plan. The IPI must be notified for submissions by 20 August 2022.

Whakarāpopototanga matua Executive summary

2. The National Policy Statement on Urban Development 2020 (NPS-UD) identifies Auckland as a tier 1 urban environment and Auckland Council as a tier 1 local authority. As a tier 1 local authority, the NPS-UD requires the council to make significant changes to the Auckland Unitary Plan (AUP) by August 2022 to give effect to Policies 3 and 4 of the NPS-UD. The council was making good progress towards giving effect to the NPS-UD within the required timeframe when fundamental changes were made to the Resource Management Act 1991 (RMA) at the end of last year.
3. Those changes require the council to notify what is referred to as an Intensification Planning Instrument (IPI) – also by 20 August 2022. The IPI must apply Policies 3 and 4 of the NPS-UD **and** incorporate detailed standards (referred to as medium density residential standards or MDRS) into the AUP. The IPI has significant implications for almost every residential and many business-zoned properties in urban Auckland. Preparing the IPI is a very complex and resource-intensive exercise.
4. The Planning Committee has considered numerous reports on the NPS-UD since August 2020. Committee members and local board chairs (or nominees) have attended multiple workshops and the Planning Committee set preliminary policy directions during 2021 and 2022 to guide how the council will give effect to Policies 3 and 4 of the NPS-UD and apply MDRS (see Attachment A). Since October 2021, local boards and Mana Whenua have also been involved in developing the IPI.
5. The council made its preliminary response to the NPS-UD and the amended RMA available to the public on the Auckland Have Your Say website in April 2022. The preliminary response contained a series of maps that illustrated a possible zoning pattern to reflect the changes to the RMA and the committee's direction-setting resolutions in July and August 2021 and March 2022. The maps also illustrated locations where various qualifying matters (QMs) under NPS-UD Policy 4 may limit the height and/or density requirements under NPS-UD Policy 3. A total of 7,860 items of feedback were received.
6. As a result of the feedback and further analysis undertaken, this report seeks to finalise the council's policy directions by:

- confirming previous policy directions
- amending previous policy directions
- agreeing to some new policy directions.

This will enable staff to complete the IPI for the Planning Committee to consider at its meeting on 4 August 2022.

7. Due to the highly compressed timeframe set for the IPI, council staff have been unable to review all of the very recent input from local boards (by way of resolutions passed in June 2022 and included as Attachment D) and Mana Whenua by the time this report was completed. However, staff will review that input and advise the committee at the meeting whether the input changes any of the recommendations in this report.

Ngā tūdohunga Recommendation/s

That the Planning Committee:

City Centre zone

- a) **confirm** the principles for the application of Policy 3(a) of the National Policy Statement on Urban Development 2020 set out in resolution PLA/2022/29 (see Attachment A to the agenda report), subject to:
- i) applying special height controls that reduce the general unlimited height controls in the City Centre zone; and
 - ii) elsewhere in the City Centre zone applying a 72.5 metre height control (other than in the Special Height Control areas and Precincts).

Walkable catchments of the City Centre zone, Metropolitan Centre zones and stops on Auckland's Rapid Transit Network

- b) **confirm** the walkable catchments referred to in Policy 3(c) of the National Policy Statement on Urban Development as defined in resolution PLA/2021/80 (see Attachment A to the agenda report), subject to clarifying that the walkable catchment is from the edge of the City Centre zone and the edge of the Metropolitan Centre zone.

Intensification within and adjacent to Town Centre zones, Local Centre zones and Neighbourhood Centre zones

- c) **confirm** the principles for the application of Policy 3(d) of the National Policy Statement on Urban Development set out in resolution PLA/2022/11 (see Attachment A to the agenda report).
- d) **agree** to the application of a Height Variation Control to increase the heights of the following Local Centres to six storeys (21 metres) where they are surrounded by the Terrace Housing and Apartment Buildings zone (five storeys) following the application of Policy 3(d):
- i) Albany Village
 - ii) Balmoral
 - iii) Botany Junction
 - iv) Dawsons Road
 - v) Eden Valley
 - vi) Greenlane West

- vii) Greville
 - viii) Grey Lynn
 - ix) Kepa Road / Eastridge
 - x) Lynfield
 - xi) Mangere East
 - xii) Meadowbank
 - xiii) Meadowlands
 - xiv) Ranui.
- e) **agree** to the application of a Height Variation Control to enable heights in Neighbourhood Centres of 16m (five storeys) where they are within the area of Terrace Housing and Apartment Buildings zone (five storeys) following the application of Policy 3(d).
- f) **note** that the Height Variation Control height for Local and Neighbourhood Centres may be amended in some places by the application of qualifying matters.

Qualifying Matters

- g) **confirm** the qualifying matters under sections 77I and 77O of the Resource Management Act 1991 (including council-identified matters under section 77I(j) and section 77O(j)) as set out in Attachment A to the agenda report.
- h) **note** that staff are reviewing whether changes are required to the provisions relating to the council-identified local public views qualifying matter and that any proposed changes will be presented to the Planning Committee for endorsement on 4 August 2022.
- i) **note** that additional qualifying matters relating to locations with significant water supply and wastewater capacity constraints, and areas with significant stormwater disposal constraints, will be presented to the Planning Committee for endorsement on 4 August 2022.
- j) **note** that ongoing discussions with Mana Whenua may result in additional qualifying matters relating to sites of cultural significance being presented to the Planning Committee for endorsement on 4 August 2022.
- k) **confirm** the approach for the Special Character Areas Overlay – Residential and Business as a qualifying matter as follows:
- i) that the qualifying matter be described as the Special Character Areas Overlay
 - ii) that outside walkable catchments, Special Character Areas Overlay – Residential and Special Character Areas Overlay – General is identified as a qualifying matter where special character values are present, being where 66% or more of individual properties score a 5 or 6
 - iii) that within walkable catchments under Policy 3(c) of the National Policy Statement on Urban Development 2020, Special Character Areas Overlay – Residential and Special Character Areas Overlay – General is identified as a qualifying matter where special character values are of high quality, being where 75% or more of individual properties score a 5 or 6
 - iv) that Special Character Areas Overlay – Business is a qualifying matter where it was identified in the council's preliminary response for the Intensification Planning Instrument.

- l) **amend** the extent of the Special Character Areas Overlay – Residential and Special Character Areas Overlay – General by increasing or decreasing the application of the Overlays (while not adding new areas) to respond to:
 - i) feedback on council's preliminary response for the Intensification Planning Instrument
 - ii) walkable catchments where Special Character Areas – Residential and General have a significant effect on development capacity.
- m) **agree** to retain the height variation control within the business zones underlying the Special Character Areas Overlay – Business areas
- n) **agree** to amend the provisions of the Special Character Areas Overlay to accommodate greater levels of development while retaining the special character values:
 - i) enable up to three dwellings per site (via the conversion of a principal dwelling into a maximum of two dwellings and one minor dwelling), and add new objectives, policies and standards to support this;
 - ii) amend the provisions to provide for a limited range of non-residential activities (such as home occupations, boarding houses, dairies and restaurants), and add a new objective and policy and assessment criteria to support this;
 - iii) retain existing standards to maintain and enhance special character values, but amend standards for yards and fences to be more enabling, while maintaining and enhancing special character values;
 - iv) amend the application of the demolition, removal and relocation rule to individual properties based on the contribution they make to the special character values of an area as identified in the site-specific survey of the Special Character Areas Overlay.

Other matters

- o) **agree** to delay the implementation of the National Policy Statement Urban Development and the Medium Density Residential Standards in the Auckland Light Rail Corridor until the route and stations are announced by Government on the basis that more intensive development in the Auckland Light Rail Corridor is anticipated than is envisaged currently under the National Policy Statement Urban Development and the Medium Density Residential Standards.
- p) **note** that the council is required to notify variations to the following plan changes to incorporate the Medium Density Residential Standards: Private Plan Changes 49 (Drury East Precinct), 50 (Waihoehoe Precinct), 51 (Drury 2 Precinct), 59 (Albany 10 Precinct), 66 (Schnapper Rock Road), 67 (Hingaia Precinct) and the council's Plan Change 60 (Open Space), and that the variations must be notified at the same time the council's Intensification Planning Instrument is notified.
- q) **note** that finalising the text and maps for the Intensification Plan Instrument required under the Resource Management Act 1991 and completing the required section 32 analysis is a complex, resource-intensive exercise and that work on capacity modelling, economic and planning analysis is continuing and will be reported to the Planning Committee on 4 August 2022.
- r) **note** that companion plan changes relating to the Regional Policy Statement chapter of the Auckland Unitary Plan, various transport matters and historic heritage places and will also be reported to the Planning Committee on 4 August 2022.

Horopaki Context

8. The National Policy Statement on Urban Development 2020 (NPS-UD) identifies Auckland as a tier 1 urban environment and Auckland Council as a tier 1 local authority. As a tier 1 local authority, the NPS-UD requires the council to make significant changes to the Auckland Unitary Plan (AUP) by August 2022 to give effect to Policies 3 and 4 of the NPS-UD. The council was making good progress towards giving effect to the NPS-UD within the required timeframe when fundamental changes were made to the Resource Management Act 1991 (RMA) at the end of last year. Those changes require the council to notify what is referred to as an Intensification Planning Instrument (IPI) by 20 August 2022. The IPI must apply Policies 3 and 4 of the NPS-UD **and** incorporate detailed standards (referred to as medium density residential standards or MDRS) into the AUP. The IPI has significant implications for almost every residential and many business-zoned properties in urban Auckland. Preparing the IPI is a very complex and resource-intensive exercise.
9. The Planning Committee has considered numerous reports from August 2020 onwards on the NPS-UD. Committee members and local board chairs (or nominees) have attended multiple workshops and the Planning Committee has set preliminary policy directions during 2021 and 2022 to guide how the council will give effect to Policies 3 and 4 of the NPS-UD and apply the MDRS (see Attachment A). Since October 2021, local boards and Mana Whenua have been involved in developing the IPI.
10. The council made its preliminary response to the NPS-UD and the amended RMA available to the public on the Auckland Have Your Say website in April 2022. The preliminary response contained a series of maps that illustrated a possible zoning pattern to reflect changes to the RMA. The zoning pattern also reflected the committee's direction-setting resolutions from July and August 2021 and March 2022 relating to the intensification required under Policy 3 of the NPS-UD. Additionally, the maps illustrated locations where various qualifying matters (QMs) under Policy 4 of the NPS-UD may limit the height and/or density requirements.
11. Feedback was received from the public from 19 April to 9 May 2022, via the AKHaveYourSay website and via an independent survey. The council sought feedback on those matters where it has discretion to make decisions. The council did not seek feedback on the aspects of the IPI that have been decided by the government. The council received 7,860 items of feedback, and 2,041 people participated in the independent survey. The matters where feedback was sought fell into three main areas:
 - a) The preliminary approach to identifying walkable catchments from the edge of the city centre, from the edge of metropolitan centres and from planned and existing rapid transit stops (as required under NPS-UD Policy 3(c))
 - b) The preliminary approach to identifying areas of intensification adjacent to town, local and neighbourhood centres (as required under NPS-UD Policy 3(d))
 - c) The selection of, and preliminary approach to "any other matter" QMs under section 77I(i) or section 77O(j) of the RMA that would be accommodated to make the MDRS and the relevant building height or density requirements under Policy 3 of the NPS-UD less enabling of development.

12. This feedback, along with the ongoing involvement of local boards and Mana Whenua, has greatly assisted the council in preparing the IPI for notification by 20 August 2022.

Tātaritanga me ngā tohutohu

Analysis and advice

13. There are a number of matters that require decisions to be made by the Planning Committee so that staff can complete the IPI for notification by 20 August 2022. As set out in the recommendations, these decisions are identified in three ways: confirmation of existing committee resolutions, amendments to existing committee resolutions, and new policy decisions. The matters relate to the following:
 - a) City Centre zone
 - b) Walkable Catchments
 - c) Intensification within and adjacent to Town, Local and Neighbourhood Centres
 - d) Qualifying Matters

City Centre zone

Background

14. On 31 March 2022 the Planning Committee approved a policy direction for the city centre, including the principle of removing the general building height and floor area ratio standards in the City Centre zone, and the application of alternative built form standards (resolution PLA/2022/29 – see Attachment A). Having carried out further analysis and received feedback from the Auckland Design Panel, staff now seek that the committee modifies its previous direction by retaining an unlimited height control (which is partly reduced in some places by the Special Height Area provisions) only where it currently applies in the AUP. The proposed height controls are set out in Attachment B.
15. Elsewhere sites with various building height standards are recommended to be increased up to 72.5 metres. The 72.5 metre height aligns with the heights provided for in the Metropolitan Centre zone. That height has been working well since the AUP was made operative in part. The floor area ratio standards are still proposed to be removed. QMs in the City Centre zone will continue to include sunlight and daylight access to open space, building scale amenity values, views within the zone, the relationship of the zone to the Waitematā Harbour, climate change resilience and protection of character buildings.
16. The removal of the general height area control provisions everywhere in the City Centre zone was extensively modelled. The modelling indicates that the heights enabled would result in a potential built form that is inappropriate, when considered in the context of the anticipated city centre landscape. Inappropriate in this context means groups of disproportionate tall enclaves between the volcanic viewshafts, and walls of very high towers along Stanley Street and Symonds Street. These have the potential to reduce legibility, create distorted transitions and cause shading and dominance on neighbouring spaces.

Recommended approach

17. It is therefore recommended that the committee **confirms** the previously approved policy direction for the City Centre zone (as set out in resolution PLA/2022/29 – see Attachment A), subject to ensuring that unlimited heights for buildings are retained only where this currently applies (unless they are reduced by the Special Height Area

provisions or Precincts). Elsewhere height is recommended to be increased to a maximum building height of 72.5m. This will ensure that new buildings (not otherwise controlled by Special Height Area and Precinct height controls) would sit more comfortably in the landscape while still providing additional development capacity to maximise the benefits of intensification as required by the NPS-UD.

18. The 72.5 metre height control will not be applied to the Special Height Area provisions. These areas currently allow additional height up to the limits set by individual standards (such as the daylight controls to Albert Park and Aotea Square). This will create a built form outcome which emphasises the City Centre zone as the top of the AUP centres hierarchy, retains the primacy of the core city centre area, allows for transitions to a uniform lower height further away from the city centre, but retains a cohesive City Centre zone identity and legibility.

Walkable Catchments

Background

19. The Planning Committee approved a policy direction for walkable catchments at its July 2021 meeting as required by Policy 3(c) of the NPS-UD (resolution PLA/2021/80 - see Attachment A). The direction was to define walkable catchments as being around 1,200 metres from the edge of the City Centre zone and around 800 metres from the edge of the Metropolitan Centre zones and from Rapid Transit Stations (subject to modifying factors such as topography, severance by motorways, etc). Following this direction, walkable catchments were mapped for all of the relevant locations and the catchments were shown as part of the council's preliminary response in April 2022.
20. Feedback supported the walkable catchment distance of 1,200 metres from the edge of the City Centre zone with 59% of individual respondents supporting a distance of 1,200 metres or greater. 30% of respondents wanted the walkable catchments to be smaller than 1,200 metres. This sentiment was echoed by the residents' associations of some city centre fringe suburbs such as St Marys Bay, Freemans Bay, Parnell and Grey Lynn.
21. Feedback for walkable catchments from the edge of Metropolitan Centres also generally supported the 800 metre walkable catchment distance, with 61% of individual respondents supporting a catchment of 800 metres or greater. 23% of respondents wanted the catchment to be smaller than 800 metres.
22. The feedback also generally supported the 800 metre walkable catchment distance from Rapid Transit Stations with 56% of individual respondents supporting a catchment of 800 metres or greater. 30% of respondents wanted the catchment to be smaller than 800 metres.

Recommended approach

23. Based on the public feedback and the research into walkable catchments, it is recommended that the council **confirm** the policy direction on the extent of the walkable catchments (as set out in resolution PLA/2021/80 – see Attachment A). There was general support for the distances from public feedback and there is also evidence to show that these distances are approximately what an average person would be willing to walk to these destinations. There needs to be a minor amendment to ensure it is clear that the walkable catchment is measured from the edge of the City Centre zone and the edge of the Metropolitan Centre zone.
24. Council staff are reviewing feedback on specific walkable catchments (e.g. modifying factors that might affect the distance in a particular location) as well as carrying out a consistency check on the mapped catchments across the different walkable catchments in Auckland. Any changes to the edges of the walkable catchments from this work will be reported to the committee on 4 August 2022.

25. The NPS-UD direction to enable building heights of at least six storeys within the walkable catchments will be implemented through the application of the Terrace Housing and Apartment Buildings zone^[1] for residential areas. There will also be an increase in the height standards that apply within walkable catchments for other zones (e.g. Mixed Use zone, Town Centre zone, Local Centre zone and Neighbourhood Centre zone) and amendments to existing precinct provisions where applicable. It should be noted that building heights of at least six storeys may be reduced to accommodate QMs where present.

Intensification within and adjacent to Neighbourhood, Local and Town Centres

Background

26. Policy 3(d) of the NPS-UD requires the council to enable building heights and densities within and 'adjacent' to neighbourhood, local and town centres that are 'commensurate' with the centre's level of commercial activities and community services. On 3 March 2022 the Planning Committee approved a policy direction for the intensification required by Policy 3(d) (Resolution number PLA/2022/11 – see Attachment A).
27. The committee's direction was in two parts. The first part classified which local and town centres would be deemed to have activities and services that warrant intensification beyond that which the current AUP enables. This classification relied on three factors: the centre's zoning hierarchy, size and catchment.
28. The use of these three factors to determine which local and town centres merit further intensification has also resulted in a largely coherent pattern of intensification around Auckland's local and town centres. The intensification is focussed on local and town centres in the central isthmus area, and to a lesser extent the centres in the north, south, east and west of urban Auckland. The use of these three factors results in no intensification around local and town centres near the edge of Auckland's urban area, no intensification around centres in rural towns and settlements, and no intensification around centres on the Hauraki Gulf islands.
29. The NPS-UD direction to enable building heights and densities of urban form 'commensurate' with the level of activities and services in the local or town centre will be implemented through the application of the Terrace Housing and Apartment Buildings zone (five storeys) for 'adjacent' residential areas. The exception to this is Terrace Housing and Apartment Buildings zoning around the following neighbourhood centres.
 - a) 12 Growers Lane (near Mangere East Local Centre) 153 East Tamaki Road (near Otara Town Centre)
 - b) 224 Kepa Road (near Kepa Road / Eastridge Local Centre)
 - c) 343 Onehunga Mall, 370 Onehunga Mall, 162 Trafalgar St (near Onehunga Town Centre)
 - d) 98 Trafalgar St, 655 Manukau Rd (near Royal Oak Town Centre)
 - e) 125-127 Mokoia Rd (near Birkenhead Town Centre).

This is a consequence of the close proximity of these neighbourhood centres to local and town centres that warrant some further intensification than currently enabled in the AUP.

30. To maintain the AUP principle of intensification being concentrated most in the centres, where a local centre (four storeys) has the Terrace Housing and Apartment Buildings zone (five storeys) applied around it, the local centre should have a Height Variation Control of 21m (six storeys) placed over it. This approach will affect the following local centres:
- a) Albany Village
 - b) Balmoral
 - c) Botany Junction
 - d) Dawsons Road
 - e) Eden Valley
 - f) Greenlane West
 - g) Greville
 - h) Grey Lynn
 - i) Kepa Road / Eastridge
 - j) Lynfield
 - k) Mangere East
 - l) Meadowbank
 - m) Meadowlands
 - n) Ranui.
31. In addition, any other Neighbourhood Centre zones within the area of Terrace Housing and Apartment Buildings zone following the application of Policy 3(d) should have a Height Variation Control applied to increase the heights to five storeys (16m). Again, these heights may be reduced to accommodate QMs where present.

Recommended approach

32. It is recommended that the council **confirm** its previously agreed policy direction on the characteristics of centres that warrant intensification on adjacent land. This is because the combination of these three factors is a good proxy for the level of activities and services in a centre. Applying these factors in conjunction with the centres in the top half of the size and catchment, results in additional intensification being enabled around Auckland's town centres and the larger local centres (both with large catchments). No intensification (other than the application of MDRS) was proposed around smaller local centres and neighbourhood centres.
33. It is also recommended that the council **agrees** to the height increases proposed for the neighbourhood and local centres listed above.

Background

34. The second part of the council direction on 3 March 2022 was to set the parameters of what land is 'adjacent' to neighbourhood, local and town centres. The parameters used were a walking distance of around 200 metres for Auckland's smaller town centres and larger local centres (with large catchments) and 400 metres for larger town centres (with large catchments). These distances were also subject to modifying factors such as topography and severance by motorways. The meaning of 'adjacent' states that it includes adjoining properties but goes further to include land that is 'close by or near'. A five-minute walk is generally considered to be 'close by or near' and the 400 metre distance is a widely recognised threshold for a 'five-minute walk'. The 200 metre

distance is a shorter walk and is used for the smaller centres (where the level of commercial activities and community services will not be as high).

35. Public feedback on the 400 metre extent of the intensification adjacent to Auckland's larger town centres showed general support (55%) for a distance of around 400m or higher. 25% wanted a shorter distance applied. Public feedback on the 200 metre extent of the intensification adjacent to Auckland's smaller town centres and larger local centres was generally supported with 59% wanting a distance of 200m or higher. 18% of individual respondents wanted a shorter distance applied.

Recommended approach

36. Based on the public feedback and the background research, it is recommended that the council **confirm** the previously-agreed policy direction on the parameters for land that is 'adjacent' to these centres (around 200 metres or around 400 metres).
37. Council staff are reviewing feedback on the proposed intensification around local and town centres (e.g. modifying factors that might affect the 200/400 metre distance in a particular location) as well as carrying out a consistency check across the various suburban centres. Any changes to the areas considered to be 'adjacent' to the local and town centres will be reported to the committee on 4 August 2022.

Qualifying Matters – General (excluding Special Character Areas)

Background

38. When the NPS-UD came into force on 20 August 2020 the QMs were set out in Clause 3.32(1). The changes that were introduced to the RMA through the Resource Management (Enabling Housing and Other Matters) Amendment Act amended the QMs set out in this clause of the NPS-UD. The Amendment Act amended the RMA to include the qualifying matters that apply in **relevant residential zones** in section 77I and the qualifying matters that apply in **urban non-residential zones** in section 77O.
39. Section 77I of the RMA allows the council to make the MDRS and the relevant building height or density requirements under Policy 3 of the NPS-UD less enabling of development in relation to an area within a **relevant residential zone** to the extent necessary to accommodate one or more QM.
40. Section 77O of the RMA allows the council to modify the requirements of Policy 3 in an **urban non-residential zone** to be less enabling of development than provided in Policy 3 to the extent necessary to accommodate one or more QM.
41. There are specific QMs identified in these sections of the RMA. In a similar way to the original QMs in the NPS-UD, the RMA allows the council to include "any other matter that makes higher density, as provided for by the MDRS or Policy 3, inappropriate in an area".
42. The AUP has been reviewed to identify QMs for Auckland that fit into section 77I or 77O of the RMA. The proposed QMs for Auckland include matters such as significant ecological areas, volcanic viewshafts, significant natural hazards, open space, gas and oil pipelines, local viewshafts and residential special character.

Extent of qualifying matters

43. The proposed QMs have been mapped and cover many parts of urban Auckland. Some QMs are not within areas that are likely to be subject to significant levels of intensification (e.g. outstanding natural landscapes) whereas others are in places that Policy 3 of the NPS-UD seeks to enable the most intensification (e.g. volcanic viewshafts and special character areas). Many proposed QMs overlap with each other (e.g. public open space and public access to the coast, designations and provision for nationally significant infrastructure).

Effect of qualifying matters on intensification

44. The council is required to complete a detailed evaluation under section 32 of the RMA where it determines there is one or more QM to be accommodated, and where the presence of that QM requires the council to make the MDRS or the relevant building height or density requirements under Policy 3 less enabling of development for **relevant residential zones** under s77I, or to make the relevant building height or density requirements under Policy 3 less enabling of development for **urban non-residential zones** under s77O.
45. The evaluation must demonstrate why the council considers the area is subject to a QM and why it considers the QM is incompatible with:
 - a) the level of development permitted by the MDRS or as provided for by Policy 3 for that area for **relevant residential zones**; or
 - b) the level of development is incompatible with the level of development provided for by Policy 3 for that area for **urban non-residential zones**; and
 - c) assess the impact that limiting development capacity, building height or density (as relevant) will have on the provision of development capacity; and
 - d) assess the costs and broader impacts of imposing those limits.
46. In addition, for council-identified QMs, the council must:
 - a) identify the specific characteristic that makes the level of development provided by the MDRS or Policy 3 inappropriate in the area; and
 - b) justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and
 - c) include a site-specific analysis that:
 - (i) identifies the site to which the matter relates; and
 - (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
 - (iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing the specific characteristics.

Significant long-term infrastructure constraints

47. In July 2021, the Planning Committee resolved that areas with significant long-term infrastructure constraints should be considered for investigation as a 'council identified' QM. Feedback on the council's preliminary response indicates considerable support for the identification of significant infrastructure constraints as a QM, with 70% of individual responses and 43% of organisational responses indicating support. 17% of individual responses and 19% of organisational responses did not support the identification of significant infrastructure constraints as a QM.
48. Investigation has been carried out by Auckland Transport, Healthy Waters and Watercare in relation to areas where there are identified transport, water supply, wastewater and stormwater infrastructure constraints and how these could be incorporated into the AUP as QMs. As discussed at the Planning Committee workshop on 8 June 2022, Healthy Waters and Watercare have identified qualifying matters that relate to stormwater, water supply, wastewater.
49. Due to the nature of the statutory requirements for council-identified QMs, Auckland Transport has recommended that the council pursue alternative mechanisms rather

than applying a QM, by amending the provisions within the AUP to address the potential effects of larger-scale residential developments on the transport network. This includes additional assessment criteria within the residential zones, amending the transport chapter of the AUP and retaining transport-related provisions for specific precincts.

50. The details of the stormwater, water supply and wastewater QMs and the new transport provisions are still being worked through and will be reported to the Planning Committee at the meeting on 4 August 2022.

Recommended approach

51. Feedback on the council-identified Special Character Areas QM is discussed in the following section of the report. With respect to the other council-identified QMs such as local viewshafts, Stockade Hill viewshaft, Auckland War Memorial Museum viewshaft, notable trees and urban design controls in the city centre, these all received high levels of support in the feedback on the preliminary response and are recommended to continue as QMs. With respect to the local public views council-identified qualifying matter, as discussed at the Planning Committee workshop on 22 June 2022, staff are investigating some changes to the provisions. Any changes will be reported to the Planning Committee at the meeting on 4 August 2022.
52. The committee's previous resolutions relating to QMs were passed in the context of the NPS-UD as originally drafted, and before the changes were made to the RMA requiring the preparation of an IPI. It is therefore recommended that the council **confirms** those QMs for the purpose of inclusion in the IPI.

Qualifying Matters – Special Character Areas

Background - Special Character Areas: Residential and Business

53. In July 2021 the committee resolved that Special Character Areas that are of 'high quality' should be a QM under the NPS-UD (resolution PLA/2021/80(i)).
54. A site-specific analysis of the Special Character Areas Overlay – Residential and Business (Special Character Overlay) has been undertaken to determine where special character should be identified as a QM. Identification is based on the following thresholds:
 - a) Special Character Areas Overlay – Residential and Special Character Areas Overlay – General (SCA Residential) – outside walkable catchments – where special character values are present
Being where 66% or more individual properties score a 5 or 6.
 - b) SCA Residential – within walkable catchments – where special character values are of a high quality
Being where 75% or more of individual properties score a 5 or 6
 - c) Special Character Areas – Business – areas that continue to exhibit the special character values identified in Schedule 15 of the Unitary Plan.
55. This approach to the Special Character Overlay was endorsed by the committee as part of the council's preliminary response resolution PLA/2022/31 at Attachment A.
56. There are two lenses required to determine Special Character as a qualifying matter – a technical assessment to determine the extent to which special character values have been retained; and then a planning lens to determine the final extent of special character, taking into account the impact on development capacity and the intent of the legislation.

57. Feedback on the council's preliminary response supports the identification of special character areas as a QM, with 72% of individual responses offering support^[2]. Feedback variously supported more special character areas, less areas, and/or different areas being identified as a QM. Some feedback did not support the identification of special character areas as a QM.

Special Character Areas Overlay – Residential

Spatial extent - general

58. Feedback on the spatial extent in the preliminary response showed 65% support for SCA Residential to be identified as a QM from individual responses. Of the responses, 23% supported the areas as identified, 42% wanted more areas, 7% wanted less areas, and 14% wanted no areas of SCA Residential to be identified as a QM.
59. Response to the feedback resulted in further analysis of the spatial extent of the SCA Residential identified as a QM. In particular, field survey work has been undertaken in some areas where the initial survey was desktop-based. While there was some change to the scores (and contribution) of those individual properties resurveyed, there was minimal change in overall scores for areas and, importantly, no areas moved above the 66% or 75% QM threshold.
60. Further analysis of the spatial extent of the overlay is ongoing in response to feedback, including from specific residents' associations, area-based organisations and other interest groups. This work may give rise to further amendments to the spatial extent of the SCA Residential by either increasing or decreasing the extent that was identified in the maps accompanying Council's Preliminary Draft Response. No new areas will be identified as part of the QM for the purposes of the IPI.
61. Some of the feedback from Aucklanders and elected members requested inclusion of properties scoring 4 out of 6. Staff advice is as follows:
- From a technical perspective, properties scoring 4 contribute or support the overall character of an area and could reduce the fragmentation of the overlay in some areas;
 - The addition of 4s will reduce the cohesiveness of the technical assessment and it will therefore be more open to challenge through the hearings process;
 - There is significant variability in the quality of the 4s across the region and therefore a blanket approach is not appropriate. Therefore, an area-by-area assessment is required to determine whether or not they should be retained;
 - If all 4s outside walkable catchments were retained, that would mean an additional ~1400 sites.
62. Overall, taking into account both a technical and planning assessment, it is recommended that 4s are not included for retention as a Special Character Area Qualifying Matter.

Recommended approach

63. Overall, it is therefore recommended that the thresholds for SCA Residential presented to Planning Committee on 31 March 2022 be **confirmed**, being areas where special character values are present (66%) outside walkable catchments and areas where special character values are high quality (75%) within walkable catchments. These thresholds will be the basis for the overlay as a QM in the IPI.

Spatial extent – walkable catchments

64. Within Policy 3(c) of the NPS-UD, walkable catchments, the identification of the SCA Residential as a QM will affect development capacity enabled by Policy 3 of the NPS

UD. For some walkable catchments, this is significant, with some SCA Residential areas covering at least ten hectares of land within a walkable catchment.

65. In July 2021 the committee resolved to use a combination of planning assessment and special character values assessment to rezone some properties within the overlay to enable building heights of up to six storeys or more where a significant effects on development capacity occurred. Further analysis of the extent of the SCA Residential as a QM within walkable catchments is being undertaken.
66. The boundaries of the walkable catchments are also being reviewed following feedback on council's preliminary response. Changes to the walkable catchments may require consequential changes to the spatial extent of the SCA Residential, where an area or sub-area changes from being within a walkable catchment or outside a walkable catchment.

Recommended approach

67. It is recommended that the council **amend** the extent of Special Character Areas Overlay in walkable catchments where it will have a significant effect on development capacity.

Light Rail Corridor

68. Planning is underway for the City Centre to Māngere light rail, following the Government announcing its commitment to progress the project. The light rail project will see new rapid transit stations introduced in the Auckland isthmus, Māngere and airport areas. The specific route and stations for light rail will not be confirmed until 2023. It is clear that these factors have a significant bearing on the intensification of the area and will affect the land use expectations and community outcomes in the corridor for decades to come.
69. Council's preliminary response to the NPS-UD and the MDRS identified the area known as the Light Rail Corridor, (which covers indicative route options for Auckland Light Rail from the city centre to Māngere) as 'under investigation' because the specific route and stations for light rail have not been confirmed and more work is required along the corridor.
70. Significant intensification is envisaged including taller buildings and higher housing densities, along a specific route and around specific stations along the route, compared with the provisions under the NPS-UD and MDRS.
71. A specific plan change to enable the expected intensification will be required once the route and stations are confirmed. If council implemented the NPS-UD and MDRS now, this would require council and communities to spend millions of dollars and duplication of effort responding to two different land use scenarios within a couple of years of each other.
72. It is recommended that council delay the implementation of the NPS-UD and MDRS in the Auckland Light Rail corridor until Government announces the route and station locations, in order to reduce duplication and cost, ensure the right land use outcomes will be enabled in the right places and to minimise confusion, cost and disruption for communities.

Recommended approach

73. It is recommended that within the identified Auckland Light Rail corridor, council **agree** to delay implementation of the NPS-UD and MDRS until the route and stations are confirmed.

Special Character Areas Overlay – Business

Spatial extent

74. The site-specific analysis identified 17 SCA Business areas as a QM. These areas were endorsed by the committee on 31 March 2022 for the purposes of the council's preliminary response. Feedback on the preliminary response showed 51% support for SCA Business to be identified as a QM from individual responses. Of the responses, 28% supported the areas as identified, 23% wanted more areas, 5% wanted less areas, and 13% wanted none. Analysis of the feedback has not resulted in any proposed change to the extent of the SCA Business areas.

Recommended approach

75. It is recommended that these areas be **confirmed** as a QM in the IPI.

Height

76. Following analysis of the values of SCA Business, the outcome of enabling the heights set out by Policy 3 of the NPS UD was found to result in a potential built form which will adversely affect the special character values of some of these areas. There are 17 SCA Business areas identified as a QM. Eleven are within AUP centre zones (neighbourhood centre, local centre and town centre zones) and six areas are within Policy 3(c) of the NPS-UD walkable catchments.
77. The predominant built form of the SCA Business is one- to two-storey development. This consistency of height is an important architectural feature within these areas, evidencing original development patterns, and is a key contributor to the special character values of the areas.
78. For the areas within centre zones^[3], Policy 3(d) of the NPS-UD enables building heights and density of urban form commensurate with the level of commercial activity and community services. The height variation control (HVC)^[4] within these areas is currently up to 13m (three storeys) and this height is proposed to be retained, as it is commensurate.
79. Of the six SCA Business areas within walkable catchments, one, Newmarket, does not restrict height. There is no HVC applied to the Newmarket SCA Business - it is subject to the height of the underlying Metropolitan Centre zone, being 72.5m. The Newmarket SCA Business area enables Policy 3 of the NPS UD, although it is noted that other QMs limit height in this location^[5]. The Upper Symonds Street SCA Business area has a HVC of 18m, allowing for up to five storeys. The Eden Valley, Kingsland, Ponsonby Road and Parnell SCA Business areas have a HVC of 13m, enabling development of up to three storeys.
80. The HVC applying to SCA Business areas have been working well since the AUP was made operative. Some development within SCA Business areas has occurred above the HVC through a resource consent process. This allows consideration of height and design elements, with reference to the particular values of the special character area where the development is occurring.

Recommended approach

81. It is recommended that the council **agree** to retain the current AUP HVC in SCA Business. Therefore this is an amendment to its previous position which was to remove any HVCs.. This would ensure that new buildings and additions to buildings within SCA Business areas that breach the HVC are subject to an appropriate level of assessment under the AUP and the special character values will be maintained and enhanced.

Amendments to Special Character Areas Overlay provisions – Residential and Business

82. The provisions of the Special Character Areas Overlay are being amended to give effect to Policy 3 of the NPS-UD and the incorporation of MDRS into relevant

residential zones while accommodating the Special Character Areas Overlay as a QM. Proposed amendments will:

- a) enable up to three dwellings per site (via the conversion of a principal dwelling into a maximum of two dwellings and one minor dwelling), and add new objectives, policies and standards to support this
- b) amend the provisions to provide for a limited range of non-residential activities (such as home occupations, boarding houses, dairies and restaurants), and add a new objective and policy and assessment criteria to support this
- c) retain existing standards to maintain and enhance special character values, but amend standards for yards and fences to be more enabling, while maintaining and enhancing special character values
- d) amend the application of the demolition, removal and relocation rule^[6] to individual properties based on the contribution they make to the special character values of an area as identified in the site-specific survey of the Special Character Areas Overlay.

83. It is recommended that the council **agree** to amend the provisions of the Special Character Areas Overlay to accommodate greater levels of development while retaining the special character values.

Residential and Business Zones

Background

84. To give effect to Policies 3 and 4 of the NPS-UD and incorporate MDRS, significant changes are required to the residential and business chapters of the AUP (along with consequential changes to the definitions and subdivision chapter). The changes involve:

- a) incorporating the MDRS into the relevant residential zones
- b) giving effect to Policy 3(c) of the NPS-UD by enabling at least six storey development in specified locations identified as being in walkable catchments
- c) giving effect to Policy 3(d) by enabling densities and heights commensurate to the level of commercial activities and community services in areas within and adjacent to neighbourhood, local and town centre zones
- d) making consequential changes as necessary to support the implementation of the changes to the RMA.

Incorporation of Medium Density Residential Standards (MDRS)

85. The RMA now requires the council to notify an IPI that incorporates MDRS into relevant residential zones as defined in section 2 of the RMA. This includes the objectives, policies and density standards set out in Schedule 3A of the RMA. In incorporating MDRS the council is also required to consider any related provisions and QMs that may exempt or make MDRS less enabling of development in certain locations.

86. The MDRS requirements enable three houses (of up to three storeys) to be built as a permitted activity if they are in accordance with MDRS. This includes alterations to existing buildings.

87. In giving effect to Policy 3(c) and 3(d) of the NPS-UD and incorporating MDRS into relevant residential zones, the council's IPI:

- **must** include a number of mandatory objectives and policies; and
- **may** make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development in relation to an area within a relevant

residential zone **only** to the extent necessary to accommodate one or more of the QMs set out in the RMA and the NPS-UD.

88. Staff are finalising the complex task of incorporating MDRS into the relevant residential zones in the AUP. A summary of how this is proposed to be achieved is set out in Attachment C.

Introduction of the Low Density Residential Zone

89. The RMA now requires every relevant residential zone in the AUP to incorporate MDRS. This makes it impossible to retain the Single House zone and Mixed Housing Suburban zones in anything like their current form, other than where these zones apply in rural settlements with a population of less than 5,000 at the 2018 census^[7]. However, section 771 of the RMA provides that the council may make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development in relation to an area within a relevant residential zone to accommodate one or more QMs.
90. A new Low Density Residential zone has been developed to ensure a lower intensity of development than MDRS and limit levels of redevelopment in reliance on one or more QMs. This zoning is proposed to be applied to residential sites where a lower density of residential development is required to provide for the QM that applies to the site.
91. The new zone has been developed to apply to the following:
- a) neighbourhoods where special character is a QM
 - b) coastal sites where there is the risk of coastal erosion
 - c) sites that are subject to significant risks from natural hazards (such as flooding or coastal inundation)
 - d) sites containing substantial significant ecological areas
 - e) sites subject to outstanding natural features, outstanding natural landscapes and area of high natural character areas
 - f) natural stream management areas (but only where the Natural Stream Management Overlay coincides with a stream requiring a riparian yard).
92. Further information on the application of this zone will be discussed at the Planning Committee workshop on 6 July 2022.

Precincts in the Auckland Unitary Plan

93. There are 190 precincts in the AUP. Precincts enable local differences to be recognised by providing detailed place-based provisions that can vary the use and built form outcomes enabled by the underlying zone or Auckland-wide provisions. Precincts can be more restrictive or more enabling than the zone (or zones) to which they apply. Many of the AUP precincts have been the subject of extensive community involvement over many years, plan changes to the AUP or the legacy district plans and in a number of cases, Environment Court and High Court hearings and decisions.
94. Council staff have analysed all precincts that are located in the urban environment. There are 161 of these precincts. The analysis has identified whether or not they are affected by the requirement to give effect to Policies 3 and 4 of the NPS-UD and to incorporate MDRS into the relevant residential zones, and specifically whether they have provisions that protect government or council identified QMs.

95. What this means is that where a precinct includes provisions that are restrictive with regard to building height or density requirements, and the council has identified an applicable QM that is to be accommodated to make the MDRS and/or the relevant building height or density requirements under Policy 3 less enabling of development, the more restrictive provisions will be retained or amended to retain the precinct values. Where a precinct manages height and/or density but does not contain applicable QMs that need to be accommodated, the restrictive provisions will be removed, in whole or in part.
96. It is an almost impossible task to complete this work with a high degree of accuracy by 20 August 2022. This is a significant risk that was highlighted in the council's submission on the Resource Management (Enabling Housing and Other Matters) Amendment Bill.

Variations to Plan Changes

97. There are six privately initiated plan changes and one council-initiated plan change that are required to have variations publicly notified at the same time as the IPI. These variations are required to incorporate the MDRS into the original plan changes. This will ensure that the provisions applicable to the land correctly incorporate the MDRS and accommodate any QMs that are located within the plan change area.
98. The private plan changes that are required to be varied are Plan Changes 49 (Drury East Precinct), 50 (Waihoehoe Precinct), 51 (Drury 2 Precinct), 59 (Albany 10 Precinct), 66 (Schnapper Rock Road), 67 (Hingaia Precinct). The council plan change that is required to be varied is Plan Change 60 (Open Space). Approval to notify these variations will be sought on 4 August 2022.

Tauākī whakaaweawe āhuarangi Climate impact statement

99. Objective 8 and Policy 1 of the NPS-UD set out a policy framework that signals the need for decisions under the RMA to reduce emissions and improve climate resilience.
100. This framework is in line with the 'built environment' priority of Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan, which has a goal of achieving "*A low carbon, resilient built environment that promotes healthy, low impact lifestyles*". The plan recognises that:

"To move to a low carbon and resilient region, climate change and hazard risks need to be integral to the planning system that shapes Auckland. Integrating land-use and transport planning is vital to reduce the need for private vehicle travel and to ensure housing and employment growth areas are connected to efficient, low carbon transport systems."
101. Giving effect to Policies 3 and 4 of the NPS-UD in the IPI will enable additional residential intensification to occur in areas where jobs, services and amenities can be easily accessed by active modes and public transport. This will contribute to reducing greenhouse gas emissions and the more efficient use of land will reduce growth pressures in areas more susceptible to the effects of climate change.
102. In some places, incorporating the MDRS into relevant residential zones will also achieve this outcome. However, a key aspect of the council's submission on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill was that enabling three-storey medium density housing across all of Auckland's urban environment is likely to result in a greater number of people living in areas where it is extremely difficult to provide a high level of public transport service.
103. With respect to avoiding risks from natural hazards associated with climate change, QMs relating to flooding, coastal erosion and coastal inundation have been identified

to ensure intensification does not occur in hazardous areas (as set out in Attachment A).

104. Overall, while the Government's policy framework seeks to reduce emissions and improve climate resilience, council's view is that the current policy settings will not obviously enable a compact, quality land use pattern or the desired climate outcomes.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

105. All relevant council departments and Council Controlled Organisations have been actively involved in preparing the IPI. Among other things, this has resulted in the identification of various qualifying matters (e.g. those relating to significant infrastructure constraints) and the development of transport-related provisions to include in a companion plan change to the IPI.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

106. Local boards were briefed in October and November 2021 on the implications of the NPS-UD and local board chairs were invited to the series of Planning Committee workshops run in 2021 and 2022. Local boards also received briefings on the council's preliminary response and the feedback received in March and May 2022.
107. Due to the highly compressed timeframe set for the IPI, council staff have been unable to review the very recent input from local boards (by way of resolutions passed in June 2022 and included as Attachment D) and Mana Whenua by the time this report was completed. However, staff will review that input and advise the committee at the meeting whether the input changes any of the recommendations in this report.

Tauākī whakaaweawe Māori

Māori impact statement

108. Auckland Council has legal obligations to consult with Māori on matters that may affect them. This is a specific requirement under the RMA, and also more broadly in accordance with the council's Māori Outcomes Framework, Significance and Engagement Policy and Te Tiriti o Waitangi obligations. The council must also comply with Clause 3(1)(d) and 3B (of Schedule 1) of the RMA consultation and the clause 4A (of Schedule 1) pre-notification requirements concerning iwi authorities.
109. The widespread intensification enabled by the NPS-UD has the potential to affect Māori both negatively and positively. This includes with respect to culturally significant sites and landscapes, Treaty Settlement redress land, the urban form as it reflects mātauranga Māori, and Māori facilities where customs and traditions are observed (such as marae).
110. The relevant QMs set out in sections 77I and 77O of the RMA include matters of national importance that decision-makers are required to recognise and provide for under section 6 of the RMA, and matters necessary to implement, or to ensure consistency with, iwi participation legislation. The provisions of the NPS-UD have wide-reaching implications for how the urban environment could develop in the future. As a result of the breadth of these implications, considerable engagement has been undertaken with both Mana Whenua and mataawaka to inform this work.
111. The advice of Mana Whenua representatives has been extensive and is summarised in Attachment E. This attachment also includes the responses being recommended and further developed by the staff at this time.

112. Mataawaka feedback has been more focussed on the extent to which intensification adjacent to existing marae and other cultural facilities would impact on their taonga. The feedback received is that intensification would have limited effects on the use of these sites for cultural activities. In one instance where boundary issues with existing residences have historically arisen, this has been successfully managed through a resource consenting process.
113. The removal of on-site carparking, in combination with proposed changes to parking strategy, has been raised as a particular concern for those whānau members living with limited mobility or with large households. While the removal of the on-site carparking provisions is beyond the council's control, other concerns of Mana Whenua are being addressed through the proposed transport plan change discussed in this report.
114. The widespread application of MDRS brings with it particular effects for Māori. Scheduled Sites and Places of Significance to Mana Whenua are a government-identified qualifying matter under section 6(e) of the RMA.
115. An evaluation of all existing scheduled sites in the urban environment has identified limited effects due to a combination of their current zoning and overlay controls, the presence of existing infrastructure and development, or by potential effects on these sites being managed by other QMs. Sites scheduled as urupā have been raised as a particular concern given their cultural incompatibility with residential activities.
116. Unscheduled cultural heritage sites are a common concern. Where these are known and a sufficient level of evidence exists, they are being responded to as identified in Attachment E. Information continues to be provided by Mana Whenua representatives to support this assessment.
117. The protection of Volcanic Viewshafts and Height Sensitive Areas has been of particular importance to Mana Whenua as an important part of the cultural landscape. Retaining protections for significant ecological areas, outstanding natural landscapes, coastal areas of high and outstanding natural character and ridgeline protection areas have also been identified as being culturally important. These matters are proposed to be protected as QMs.
118. The ability for infrastructure to appropriately manage ancestral water is a central issue for iwi and hapū, as is ensuring that development does not exacerbate flooding within the region. QMs are proposed to address these matters and these are strongly supported by Mana Whenua representatives.
119. A full range of the matters raised by Mana Whenua and how they are currently being responded to is included as Attachment E. This table is currently with Mana Whenua for feedback/endorsement and further comment from iwi and hapū continues to be received.

Ngā ritenga ā-pūtea

Financial implications

120. Work on the NPS-UD since August 2020, and on the IPI since December 2021, has been progressing within existing budgets. However, the passing of the Resource Management (Enabling Housing and Supply) Amendment Act 2021 has resulted in a significant increase in the scale and complexity of the work to be undertaken, without any changes to the NPS-UD implementation timeframes (with the deadline remaining at 20 August 2022). This has required a greater than anticipated level of change to the AUP.
121. The financial implications of the IPI will be significant and will affect the current 2021-2022 and the 2022-2023 financial year, and potentially the following year. While

additional costs in the current financial year have been met through a re-prioritisation of work programmes within the Chief Planning Office, further costs (primarily relating to the appointment and operation of an independent hearings panel to hear the submissions on the IPI and make recommendations to Council, and engagement of specialists to support the Council at the IPI hearings throughout 2023) may require re-prioritisation of other work programmes from across the organisation. Planning for the 2022-2023 financial year is currently underway, however any implications will be of a scale that will not affect the council's overall financial position.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

122. Central government has set a deadline of 20 August 2022. As a result of the scale and complexity of the remaining work required to be completed over the coming weeks, there is a very real risk to the quality of the IPI at notification. An example of this is the work required around precincts as identified above. This risk is being mitigated by maximising the resources allocated to the project, staff working greater than normal working hours and a strong approach to project management and integration between the multiple workstreams involved in preparing the IPI.
123. There is also a risk that when the IPI is notified, Aucklanders are confused about what is within scope and out of scope for change through submissions. Many areas of concerns are likely to be out of scope as they have already been decided by central government. This risk will be mitigated by a clear communications campaign in the lead-up to and during the submission period.

Ngā koringa ā-muri Next steps

124. Staff are working to complete the IPI, companion plan changes dealing with the Regional Policy Statement chapter of the AUP, transport, historic heritage, variations to existing plan changes, and the required evaluation reports under section 32 of the RMA in time for the Planning Committee to make final decisions on 4 August 2022. This will ensure the council is able to notify the IPI for submissions by 20 August 2022. A workshop is scheduled for 6 July 2022 to update the Planning Committee on changes to the preliminary response maps as a result of the policy directions recommended in this report (if supported) and ongoing technical analysis and review.
125. Public notification is the beginning of formal submissions and hearings of those submissions by the Independent Hearings Panel appointed by the Regulatory Committee. The Independent Hearings Panel will hear the submissions and make recommendations to the council next year.

Ngā tāpirihanga Attachments

No.	Title	Page
A	National Policy Statement on Urban Development Planning Committee Resolutions	203
B	City Centre Height Control Maps	211
C	Summary of Proposed Changes to the Residential and Business Zones and Subdivision Chapter of the Auckland Unitary Plan	213

No.	Title	Page
D	Local Board Feedback on NPS-UD June 2022	217
E	Whakarāpopoto for Mana Whenua Engagement	287

Ngā kaihaina Signatories

Authors	Eryn Shields - Team Leader Regional, North West and Islands John Duguid - General Manager - Plans and Places
Authoriser	Megan Tyler - Chief of Strategy