

ALBERT-EDEN

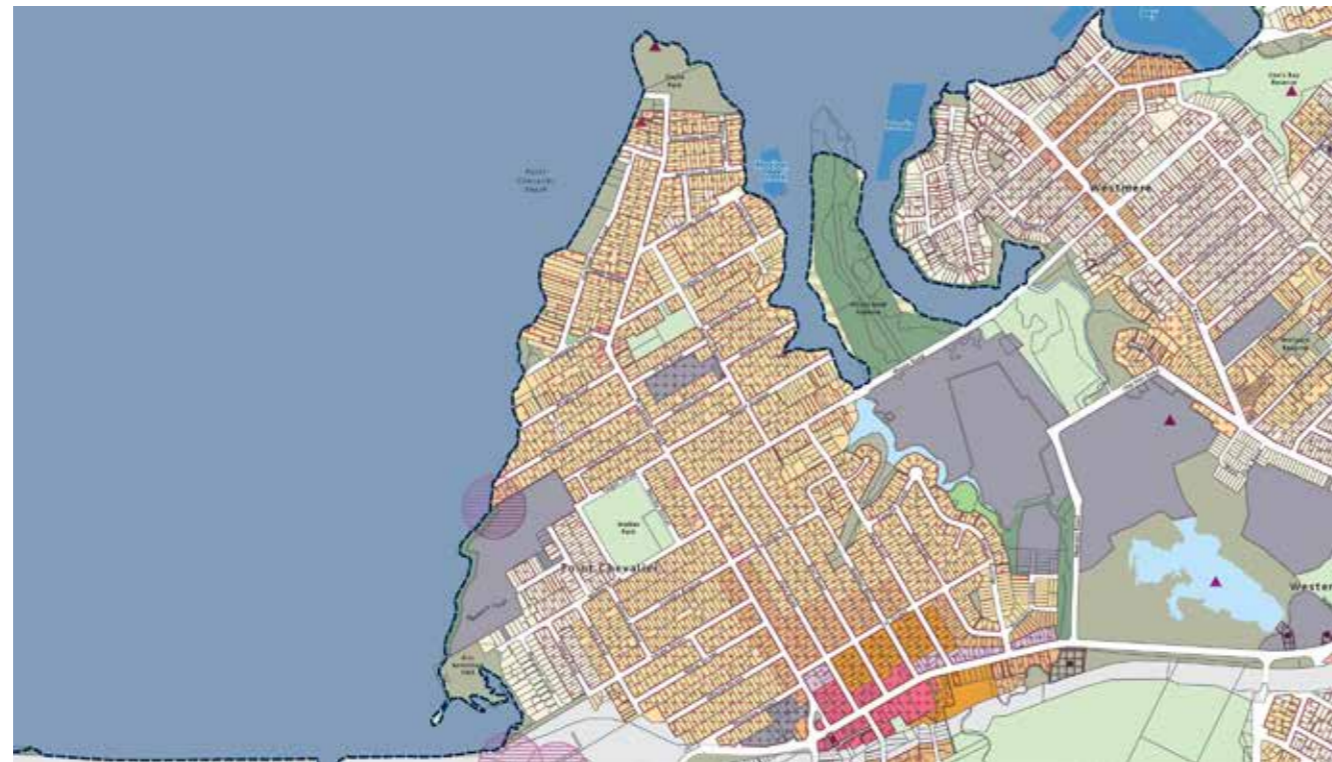
ALBERT-EDEN



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Greenlane
PAUP ZONING Pre 1944 Demolition Control Overlay
RELIEF SOUGHT Overlay reviewed for individual buildings
EXPLANATION Fine grain review of the total area to establish appropriate protection required instead of blanket approach to pre 1944 demolition control that will hinder development.

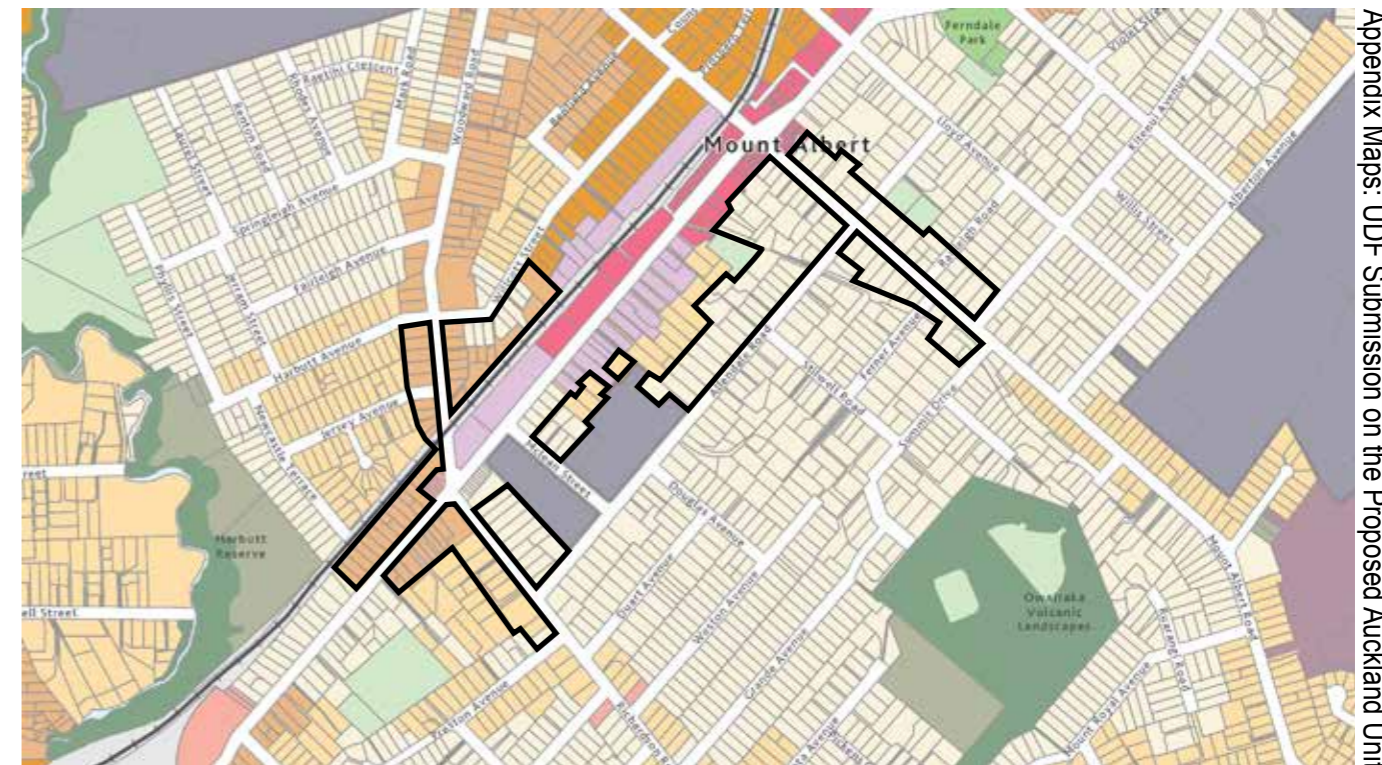
Lillington Road and Great South Road, Epsom
 Single House, Mixed Housing
 Terrace Housing and Apartment Buildings
 Pre 1944 demolition control unwarranted. "Roll over" of old low density zones into Single Housing zone inappropriate when surrounded by THAB zoning. THAB development can create an effective transition between the motorway and lower density suburban areas.



LOCATION Point Chevalier
PAUP ZONING Pre 1944 Demolition Control Overlay
RELIEF SOUGHT Overlay reviewed for individual buildings
EXPLANATION Fine grain review required of Point Chevalier area to establish appropriate protection instead of blanket pre 1944 demolition control.

Corner Paice Avenue and Grange Road, Mt Eden
 Mixed Use with Pre 1944 Demolition Control
 Mixed Use (with conditions), overlay removed
 Existing sites inappropriately zoned with Pre 1944 demolition control without proper review of existing building fabric. Mixed Use zoning is supported as long as there are conditions requiring appropriate street frontages and compatible uses to create a continuation of the urban fabric.

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LOCATION Mt Albert
PAUP ZONING Single House
RELIEF SOUGHT Mixed Use
EXPLANATION Mixed Use zone allows town centre to expand, and reflects current use of buildings.

LOCATION Mt Albert
PAUP ZONING Various
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Increase provision of apartment buildings around town centre and public transport.



LOCATION Mt Albert
PAUP ZONING Various
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Introduce higher density near town centres and along high frequency public transport routes.

LOCATION Kingsland Avenue & New North Road, Kingsland
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION The Single House zone is inappropriate when surrounded by Mixed Housing Urban & THAB and close proximity to town centre and transport nodes. No heritage protection overlay precluding densification. Would support density transitions to happen mid block rather than across streets.

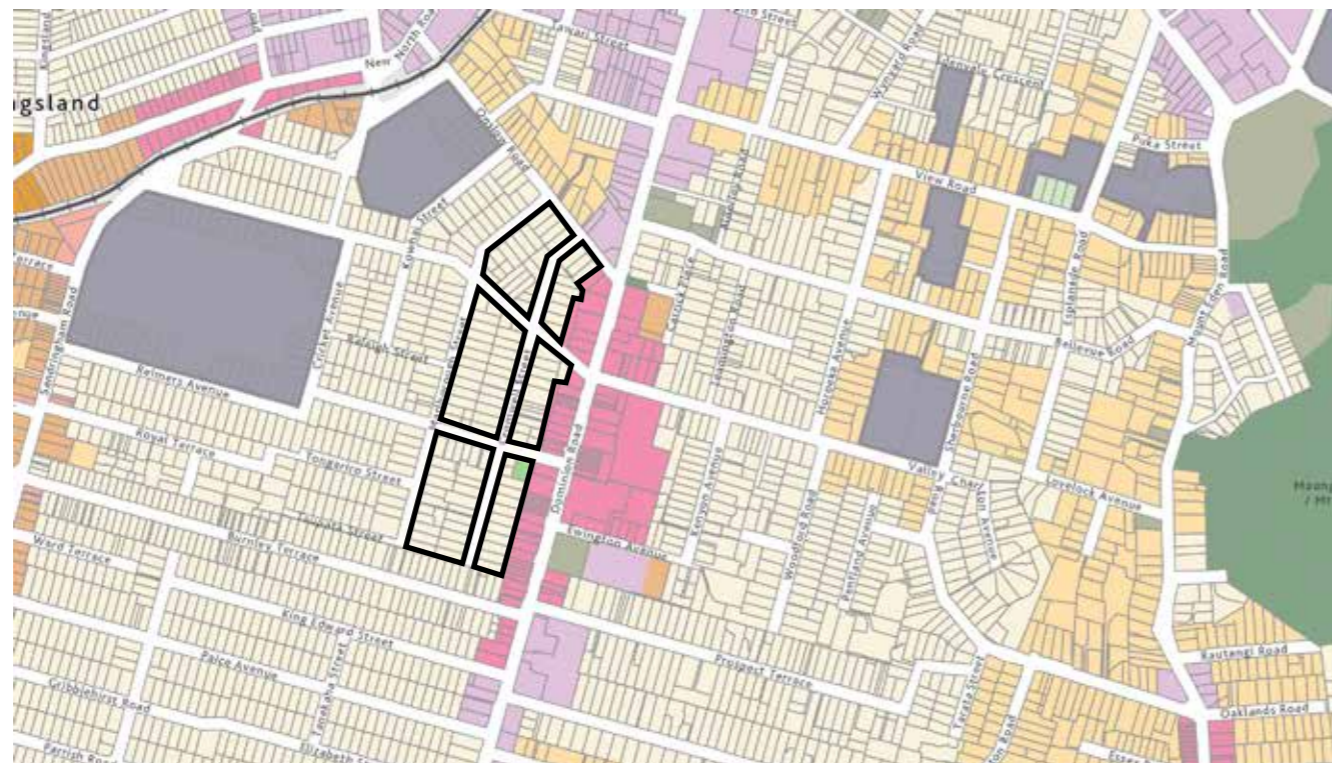
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LOCATION Meola Road, Point Chevalier Road
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Neighbourhood Centre
EXPLANATION Neighbourhood Centre zoning has been proposed to individual existing sites. It should extend to adjacent sites, creating continuity and an appropriate centre for local area.



LOCATION Paice Avenue & Dominion Road, Mt Eden
PAUP ZONING Single House
RELIEF SOUGHT Mixed Use
EXPLANATION Single House zone inappropriate when adjacent sites are Mixed Use and close proximity to the town centre.

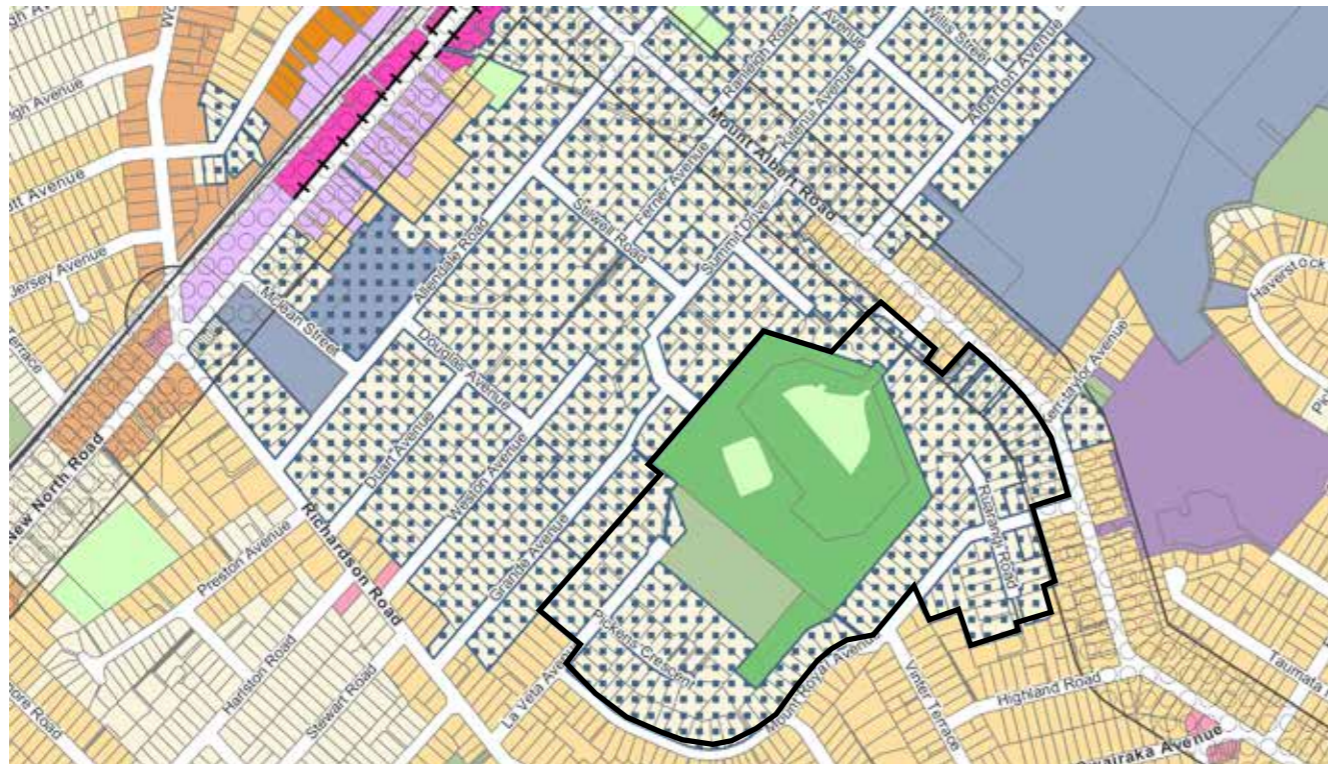


LOCATION Eden Valley Town Centre
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings, Mixed Housing Urban
EXPLANATION Single House zone does not make use of proximity to town centre. Recommend THAB on sites behind town centre and MHU on blocks to the west of these to transition between high and low densities. Highly sought after residential land values would support apartment type investment.

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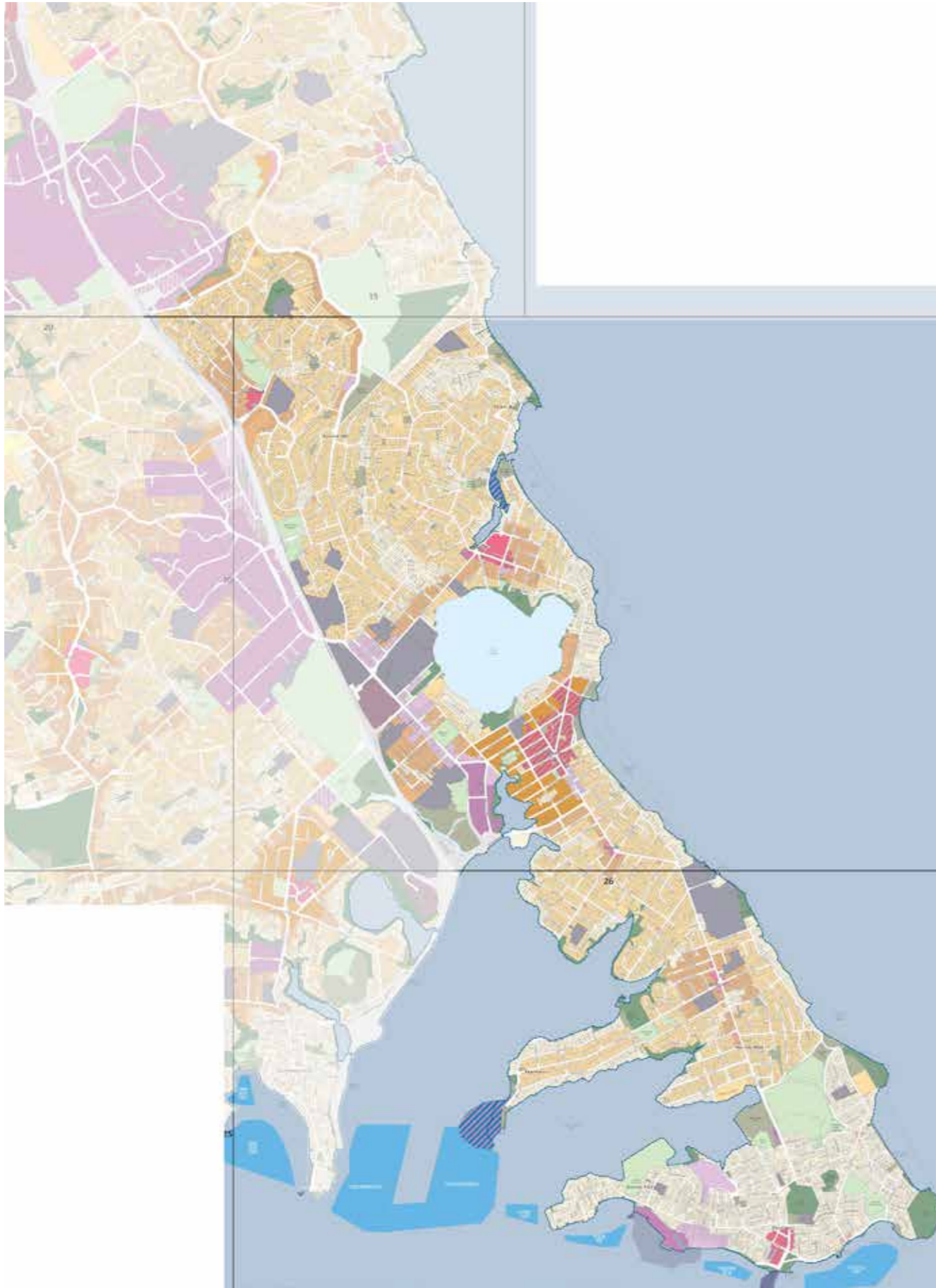


LOCATION	Mt Albert
PAUP ZONING	Single House with heritage protection overlay
RELIEF SOUGHT	Mixed Housing Suburban + heritage protection overlay where genuine heritage exists
EXPLANATION	Support that area indicated has heritage characteristics (unmodified villas and bungalows, consistent streetscapes) and is worthy of protection. However there is still potential to subtly increase density without destroying the character (through secondary housing away from street front, existing houses split into separate units without altering the exterior, etc..) The sites should be zoned to allow this.



LOCATION	Mt Albert
PAUP ZONING	Single House
RELIEF SOUGHT	Mixed Housing Suburban, review of blanket approach to heritage overlay
EXPLANATION	Single House zone has been used for heritage protection, precluding development. Request that the special character overlay have a more fine grained review.

DEVONPORT-TAKAPUNA



OVERVIEW

- We support that any intensification and developments on the Devonport peninsula need to be carried out in conjunction with infrastructure upgrades, especially to Lake Road. All alternative means of transport and access into the peninsula should be developed in conjunction with Lake Road access.
- We support increased intensification and densification where it is suitable, especially along transport corridors like Lake Road and Bayswater Road, which run along ridges.
- We support the Special Housing Precincts as shown in the PAUP. These provide good opportunities to provide a housing mix of higher density within the local suburban communities.

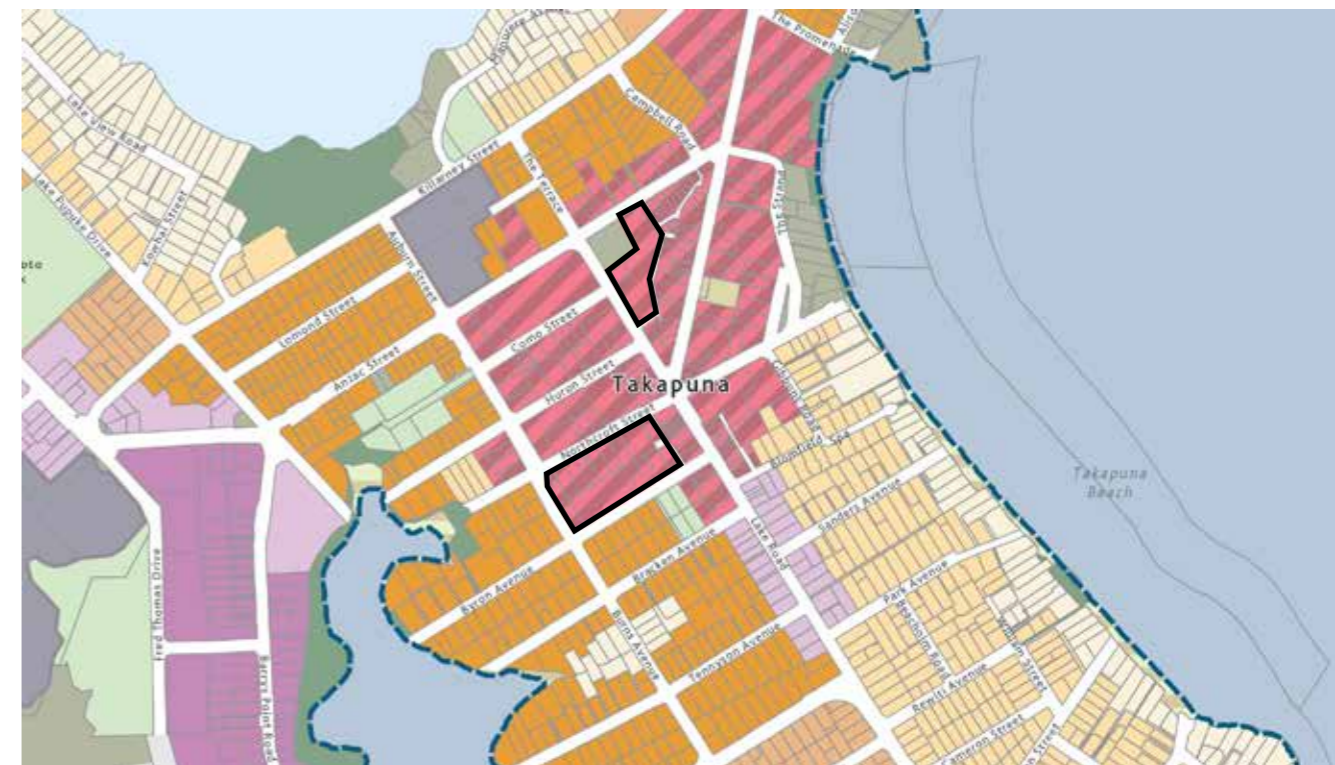
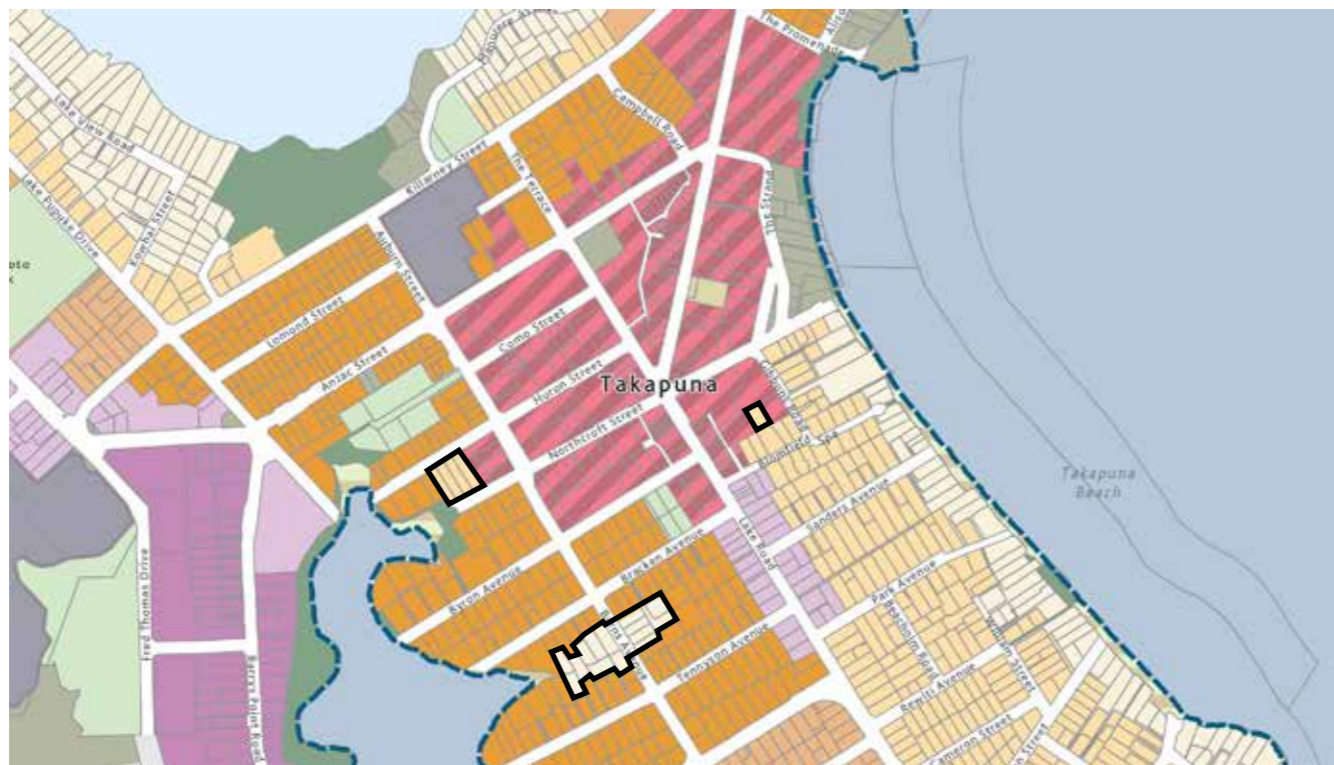
DEVONPORT-TAKAPUNA



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Barry's Point Road, Takapuna
PAUP ZONING Light Industry
RELIEF SOUGHT Mixed Use
EXPLANATION Well connected and market attractive area. Many of the site occupations have already change towards Mixed Use.

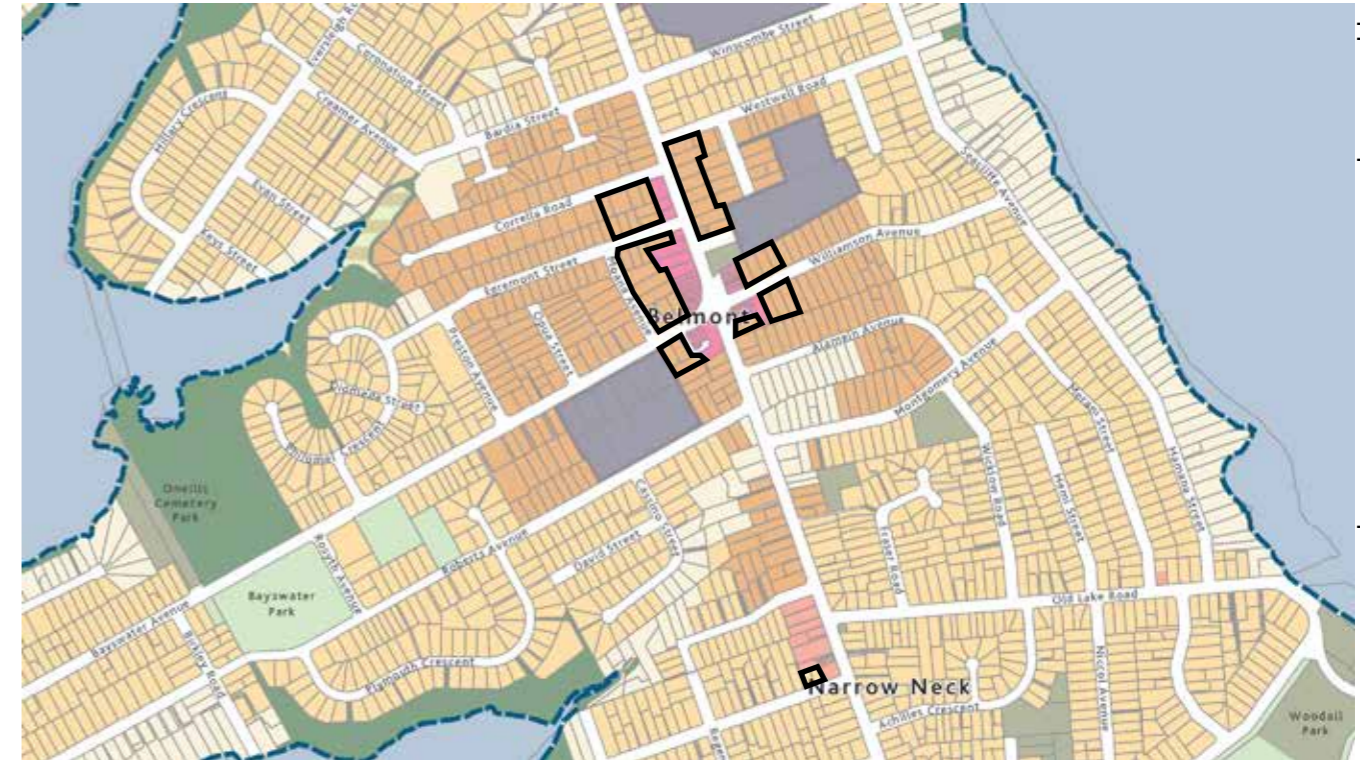
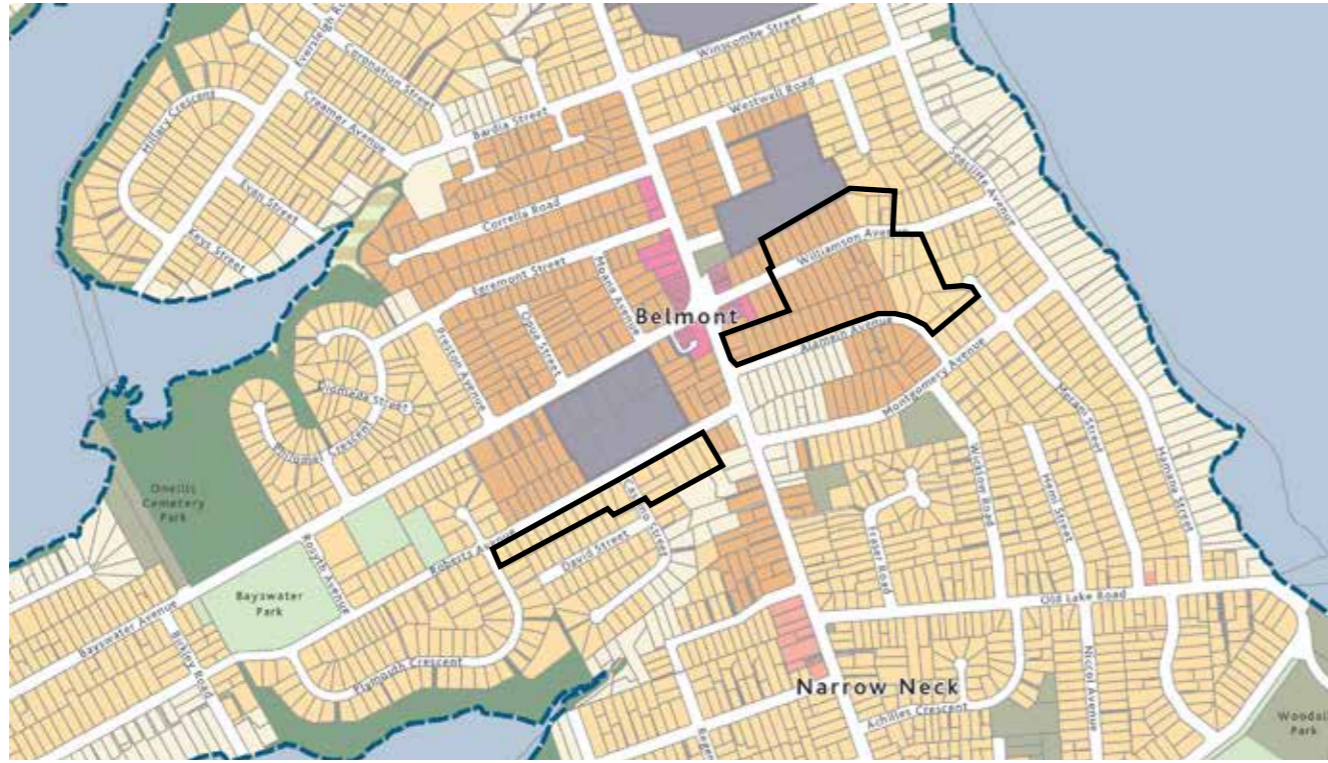
LOCATION Karaka Street and Dominion Street, Takapuna
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Single House zone does not reflect surrounding zones, close proximity to employment and public transport nodes.



LOCATION Takapuna
PAUP ZONING Single House, Mixed Housing Suburban, Public Open Space
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Zoning should not be used as a stormwater flooding control. Sites are too close to Metropolitan Centre to restrict ability for higher density development.

LOCATION Takapuna
PAUP ZONING Metropolitan Centre, Sub-Precinct 1E and 1C
RELIEF SOUGHT Metropolitan Centre, Sub-Precinct 1A
EXPLANATION Allow for extra height desired in Takapuna Centre.

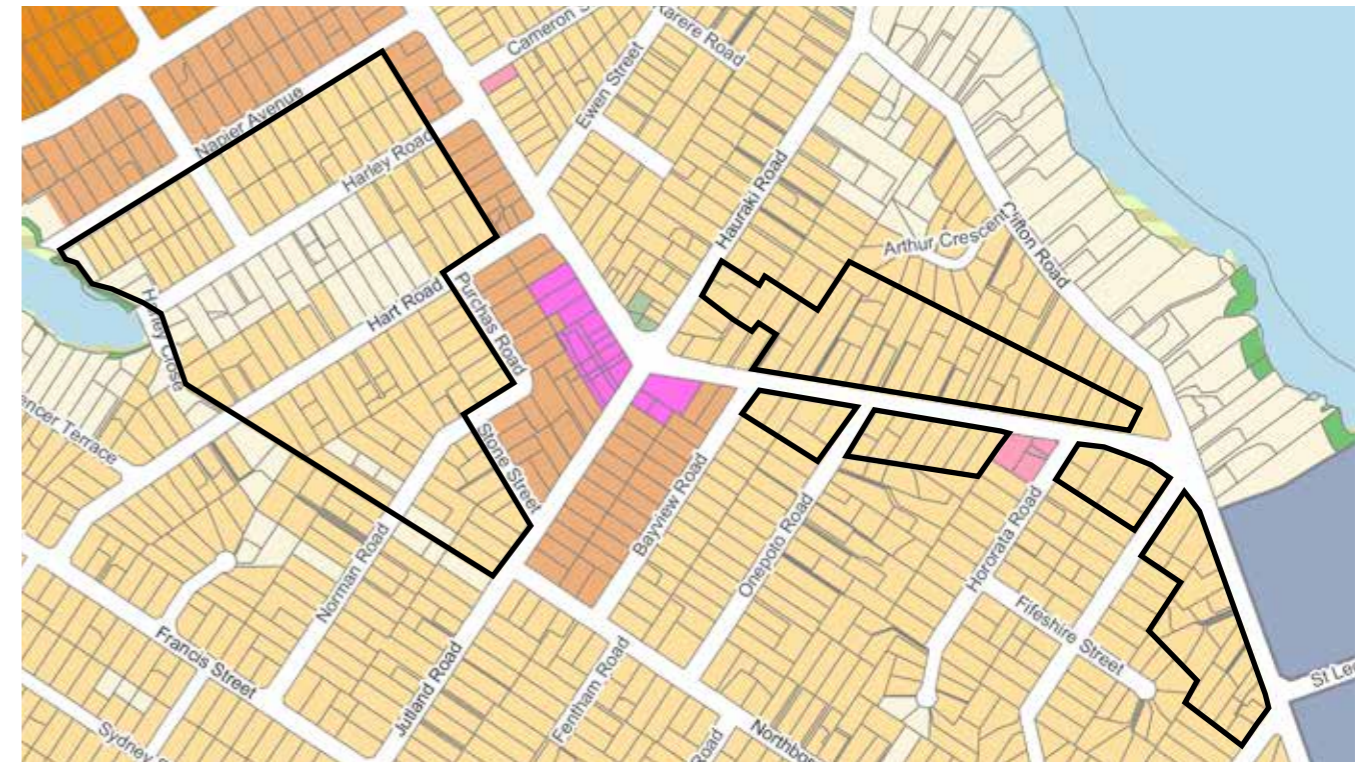
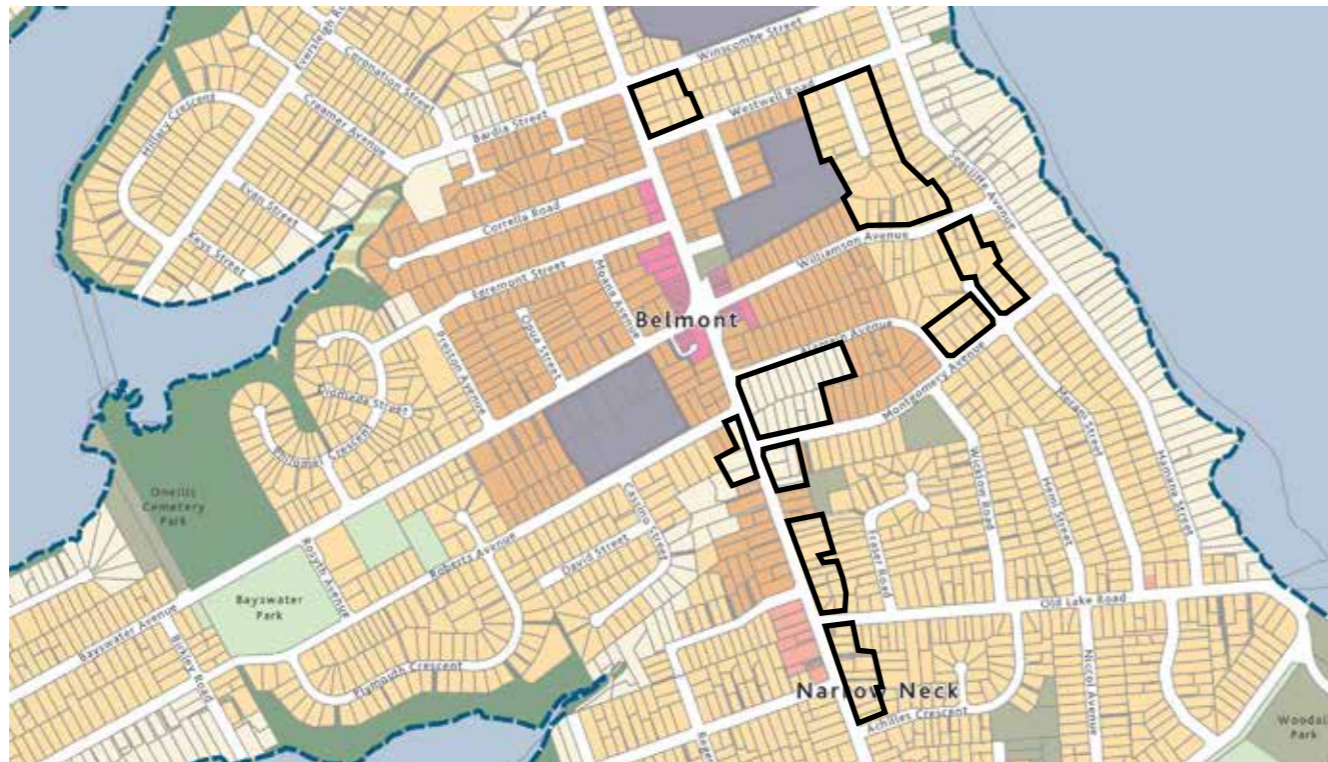
DEVONPORT-TAKAPUNA



LOCATION Belmont
PAUP ZONING Mixed Housing Suburban, Mixed Housing Urban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Increase intensification and densification where it is suitable, especially along transport corridors like Lake Road which runs along a ridge. Allow increased housing density to area between Williamson Avenue and Montgomery as indicated.

LOCATION Belmont
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Mixed Use (with conditions), Town Centre
EXPLANATION Increase intensification and densification where it is suitable, especially along transport corridors like Lake Road which runs along a ridge. Allow a Mixed Use Zone or extension of the Town Centre behind the existing to encourage more diversity of uses in area.

LAND ADJOINING PUBLIC TRANSPORT NODE NOT UTILISED FOR DENSIFICATION

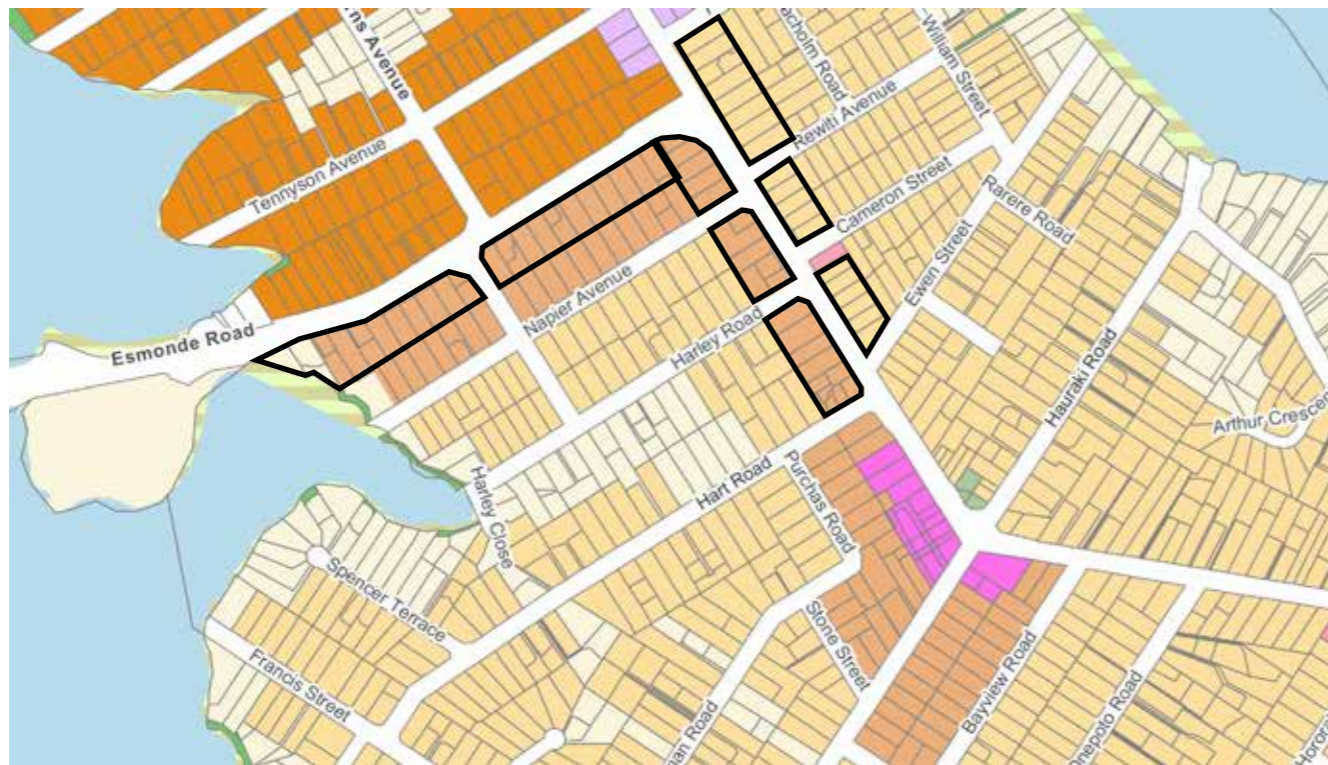


LOCATION Belmont
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Increase intensification and densification where it is suitable, especially along transport corridors like Lake Road which runs along a ridge. Allow increased housing density in area between Williamson Avenue and Montgomery as indicated.

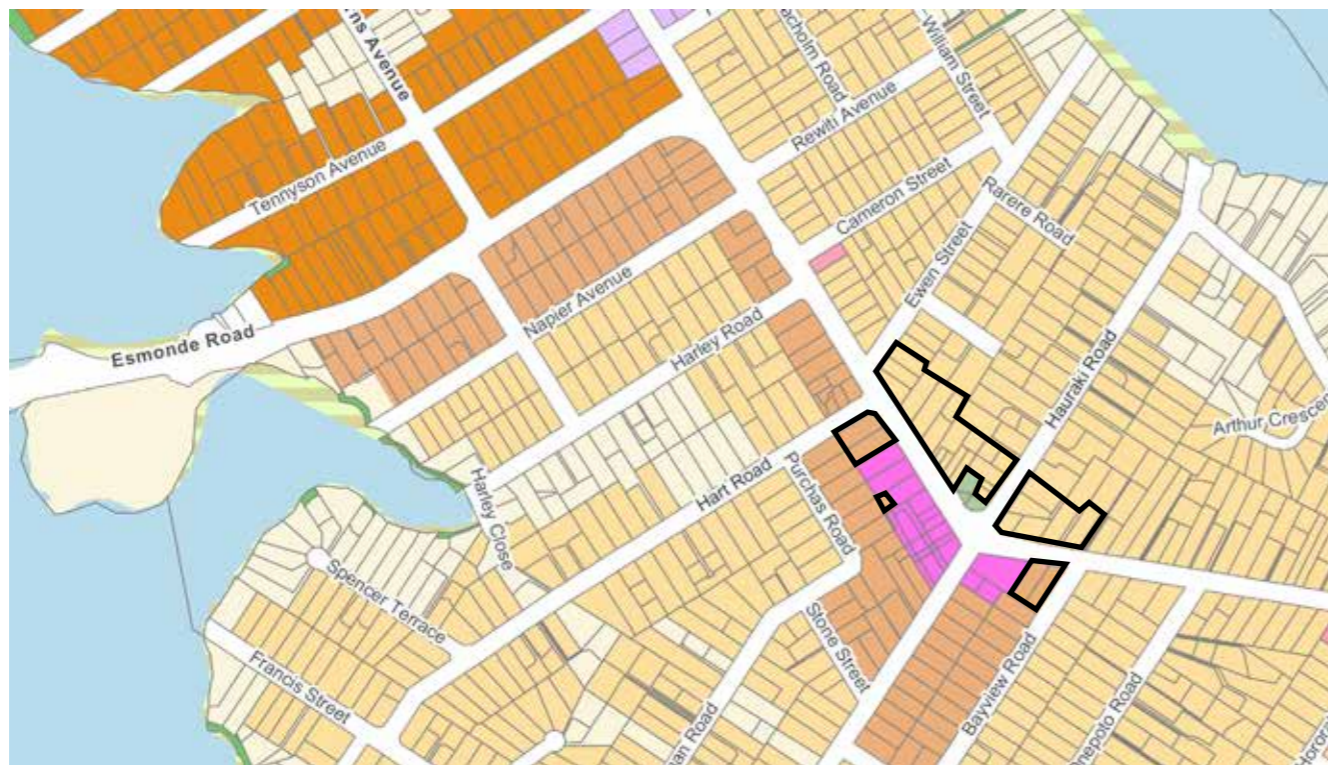
LOCATION Lake Road, Hauraki Corner
PAUP ZONING Mixed Housing Suburban, Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Increase intensification and densification where it is suitable, especially along transport corridors like Lake Road which runs along a ridge.

LAND ADJOINING PUBLIC TRANSPORT NODE NOT UTILISED FOR DENSIFICATION

DEVONPORT-TAKAPUNA



LOCATION	Esmonde Road, Takapuna
PAUP ZONING	Single House, Mixed Housing Urban
RELIEF SOUGHT	Terrace Housing and Apartment Buildings
EXPLANATION	Increase intensification and densification where it is suitable, especially along transport corridors.

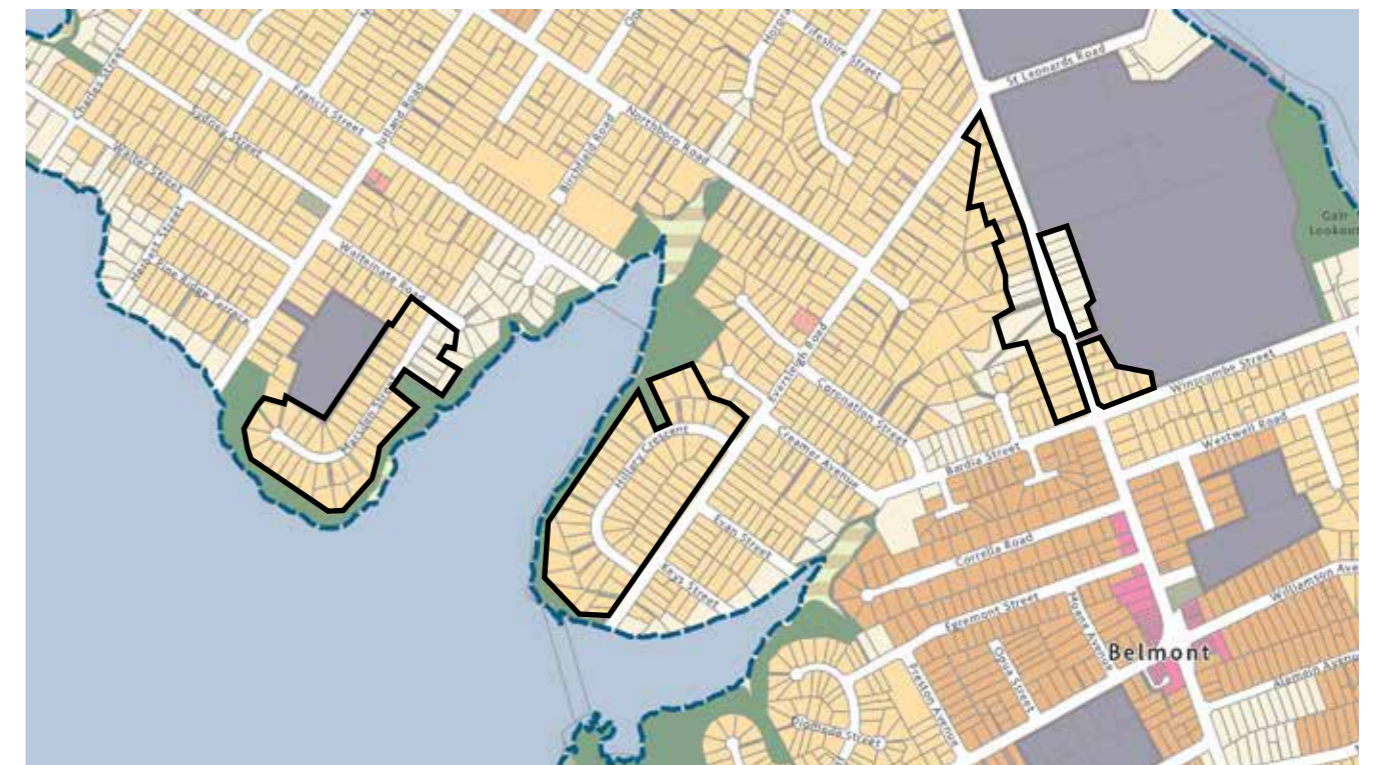


LOCATION	Lake Road, Hauraki Corner
PAUP ZONING	Mixed Housing Suburban, Mixed Housing Urban
RELIEF SOUGHT	Local Centre or Mixed Use (with conditions)
EXPLANATION	Inappropriate zone along a transport corridor and ridgeline. Increase density for Local Centre by expanding into surrounding blocks. We support that any intensification and developments on the Devonport peninsula needs to be carried out in conjunction with infrastructure upgrades, especially to Lake Road.

LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION



LOCATION	Devonport Town Centre and King Edward Parade
PAUP ZONING	Town Centre (12.5m height limit), Single House
RELIEF SOUGHT	Town Centre (16.5m height limit), Terrace Housing and Apartment Buildings
EXPLANATION	Endorse the Town Centre and Heritage Character objectives for Devonport. Support the 12.5m street frontage rules but believe there is opportunity for greater height and increased residential use in the centre of the blocks. Increase height limit to 16.5 to centre of town centre blocks as illustrated. Encourage historic and new laneways and courtyard spaces within blocks. Opportunity to extend neighbourhood centre at bottom of Vauxhall road/ King Edward Parade and add a THAB zone to King Edward Parade from Masonic Apartments to existing four story apartment block.



LOCATION	Lake Road, Marsden Street, Hillary crescent
PAUP ZONING	Mixed Housing Suburban, Single House
RELIEF SOUGHT	Mixed Housing Urban
EXPLANATION	Increase intensification and densification where it is suitable, especially along transport corridors like Lake Road which runs along a ridge.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION



LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Bayswater Avenue
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Increase intensification and densification where it is suitable, especially along transport corridors like Bayswater Avenue which runs along a ridge. Close proximity to Ferry.

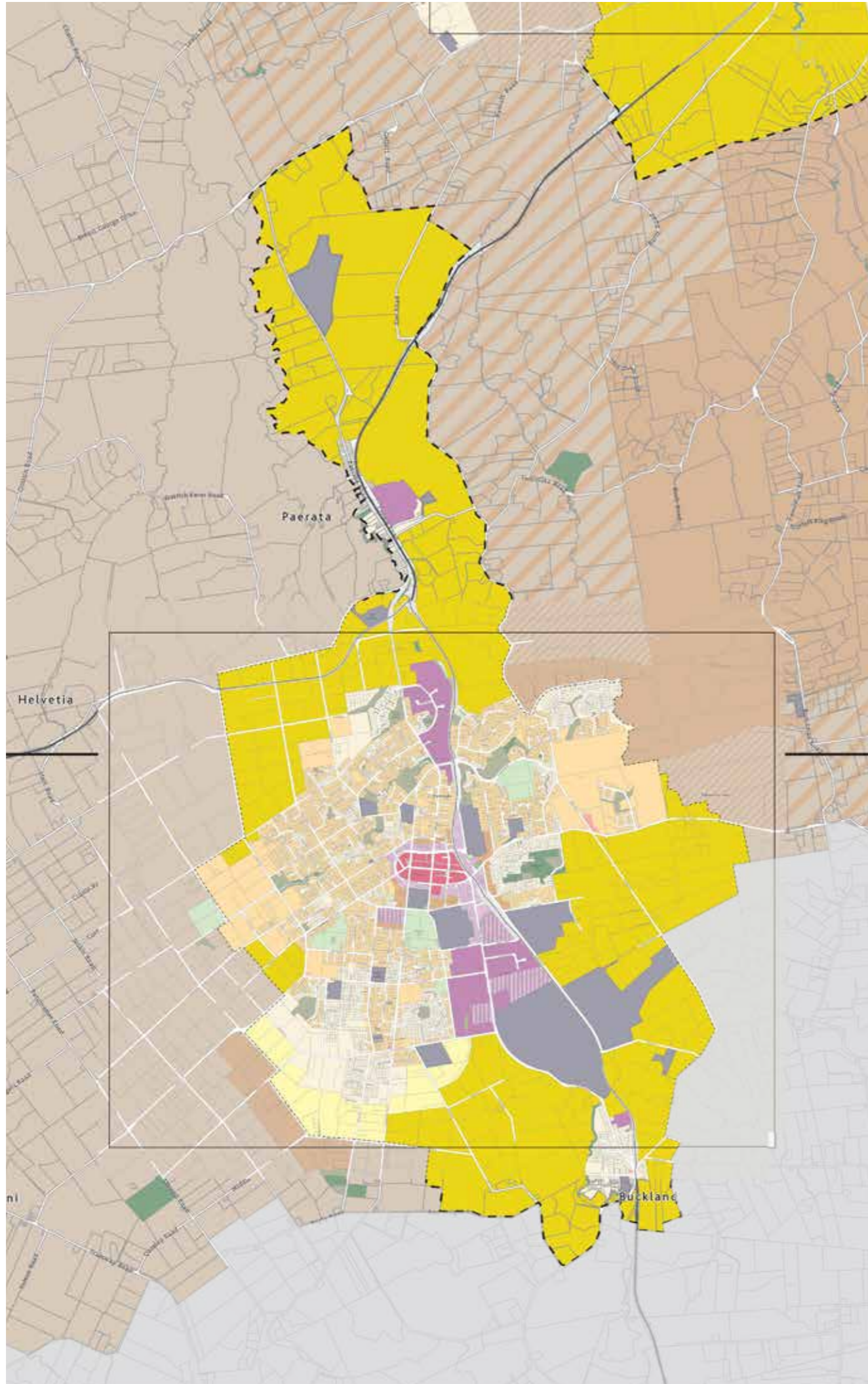
LOCATION Narrow Neck
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Increase intensification and densification where it is suitable. Encourage intensity in Special Housing Areas due to ability to control development in a wider context.

SUPPORT PROPOSED ZONING



LOCATION Bayswater Avenue
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Increase intensification and densification where it is suitable, especially along transport corridors like Bayswater Avenue which runs along a ridge. Close proximity to Ferry.

LOCATION Bayswater Marina
PAUP ZONING Marina with precinct overlay
RELIEF SOUGHT Support Proposed Zoning and Relevant Rule
EXPLANATION Land adjoining public transport node. Land in close proximity to centres. Land adjacent to a public and visual amenity. We would also support greater intensification as this provides an ideal location for a small marine village to be developed to cater for people who use the ferry transport, similar to Devonport 150 years ago. It has physical attributes of low lying land with cliffs behind allowing for greater height than currently provided, without significant impact on neighbouring properties.



OVERVIEW

Proposed Zoning: Pukekohe is set down in the Auckland Plan (which the PAUP is to give effect to) as a major satellite town. It's the key to the Southern Rural-Urban Boundary. The current PAUP reflects a progression of intensification albeit with inefficient land use of limited density (Large Lot and Countryside Living). Designated zones for new Light Industrial have no clear boundaries around residential zones. Minimal allocation of new business development required to meet the proposed increase of residential development.

Relief Sought: Pukekohe and surrounding areas in Franklin need a sub-regional strategic approach to land use change. Growth in residential and employment in the southern greenfield area and Pukekohe is expected to take place over the next 30 years. Because of the complexities of Pukekohe a structured plan process should be undertaken before PAUP zones are allocated to ensure that future zoning is appropriate and integrated. This could also guide how this growth could be staged with relevant infrastructure developments.

Explanation: The need for growth and development for residential areas is acknowledged but there are key issues and detailed urban planning with local architects, planners, landscape designers and infrastructure providers is required before any proposal could permit intensification.

The constraint of Drury to the west, the potential development of Karaka North and the opportunities for that development to enable a strategic harbour crossing, the appropriate scale of the Wesley SHA proposal and the definition of Pukekohe's northern frontier are all interlinked.

Sprawling future urban areas north up SH22 are not likely to result in efficient urban structure, may present considerable obstacles to future infrastructure development, and will pull economic and social development away from the town centre – inevitably this will put further pressure on rural land between Drury and Pukekohe and is likely to result in one continuous urban pattern along SH22, resulting in the loss of Pukekohe as a distinct rural town

What is required is a comprehensive Structured Plan approach for the entire Pukekohe area, including Pukekohe Hill. Recognise rural heritage, elevated north facing terrain of high amenity and liveability, high connectivity to existing township, connection with local rural towns, excellent existing urban grid and associated patterns of subdivision, and the opportunities for integrated public transport development with rail nodes extending from Pokeno, Tuakau, Buckland, Pukekohe Town Centre and Paerata (existing siding), with connection at Ramama before proceeding to Papakura.

The further intensification of Pukekohe Hill indicated by the plan needs to achieve balance between the considerable additional capacity in the west to the north of the Hill and the strong community attachments to the Hill.

Proposed development recommendations should recognise effects of removal of key agricultural and cropping areas (needed to ensure produce is available to meet Auckland population growth), visual amenities and dramatic change in landscape to areas of importance. A percentage of the Pukekohe residents currently work or support workers in and around the Pukekohe agricultural/cropping areas. Urban/residential development in these areas would result in loss of employment/income in the area.

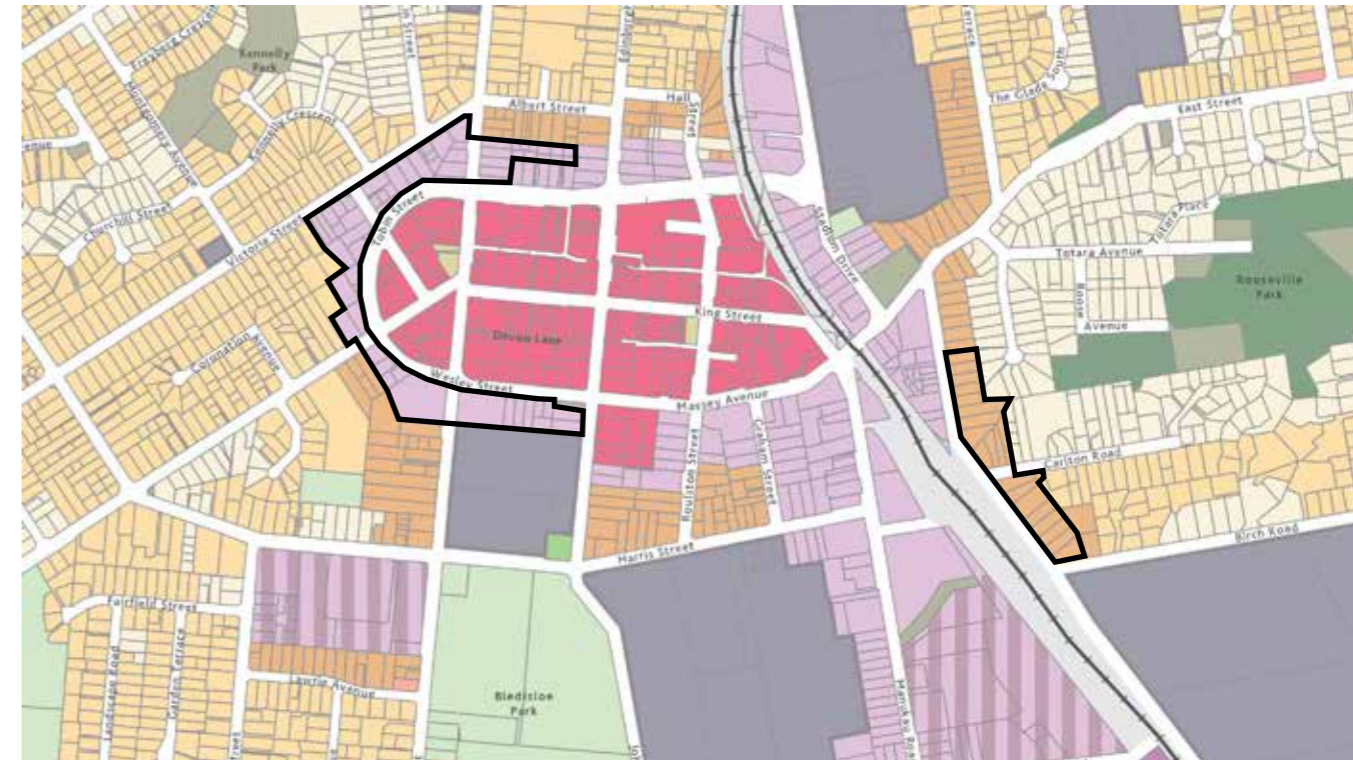
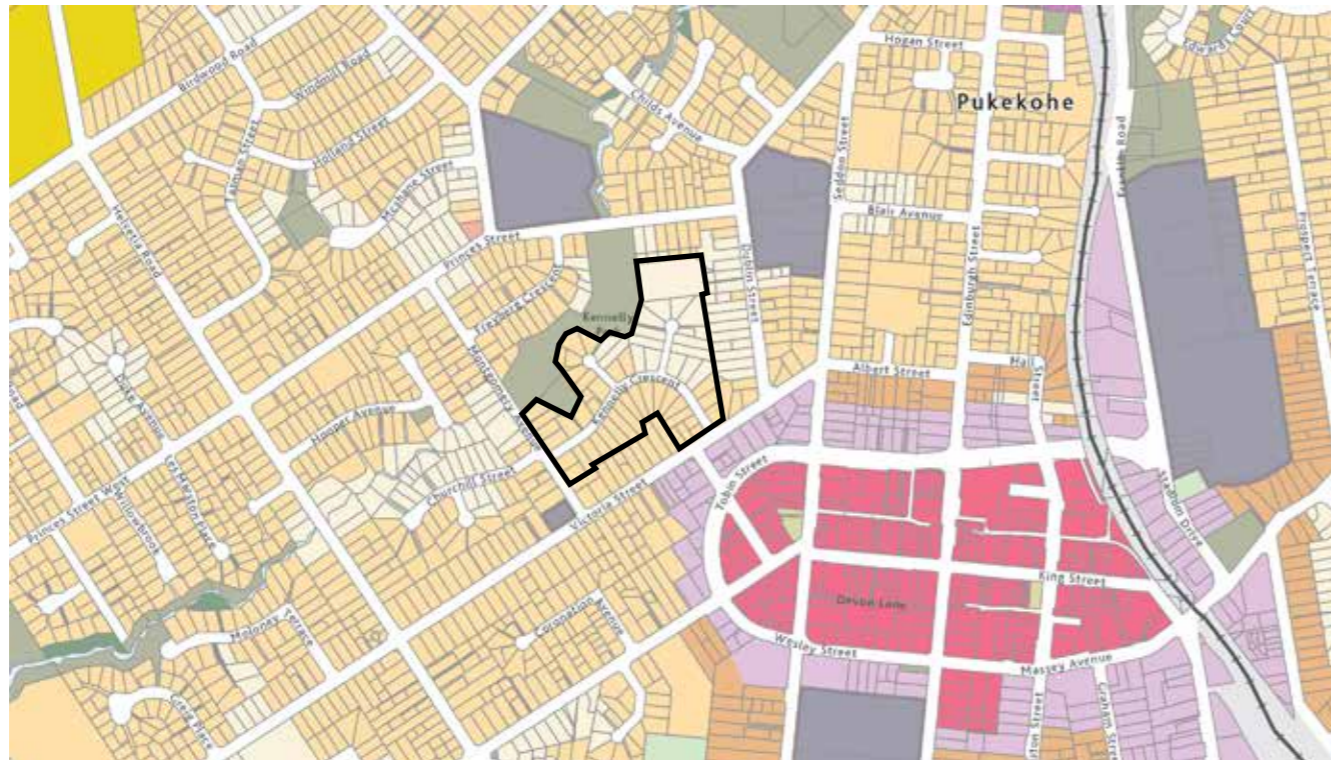
Protection of existing key functions and services should be ensured under the Structured Plan around the Pukekohe Raceway and Buckland horse training tracks, to ensure no change of use will occur through intensification.

Incorporate low lying areas into integrated stormwater management plan, green infrastructure development i.e. multifunctional use of recreation, sanitary and stormwater management etc.. The Structured Plan would require finding solutions to the existing traffic infrastructures and to allow for the ease in/out of the Pukekohe region.

Intensify within existing centres. An 800m area around Pukekohe Town Centre is suggested as a reasonable area to increase density, with the recommendations of single housing at 15min walk from township, intense housing say 5-10min walk and mixed housing in the centre and close to railway station. This would allow for more pedestrian access to the commercial centre.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

FRANKLIN
PUKEKOHE



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Pukekohe (Housing NZ precinct off Town Centre)
PAUP ZONING Mixed Housing Suburban, Single House
RELIEF SOUGHT Mixed Housing Urban / Terrace Housing and Apartment Buildings
EXPLANATION North-facing aspect to attractive park. Most of the single-house lots still in Housing NZ ownership. Comprehensive intensification opportunity close to town centre

LOCATION Pukekohe Centre
PAUP ZONING Mixed Housing Urban, Mixed Use
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Pukekohe already over-provided with retail, office and commercial capacity. Introduce THAB in areas of existing houses on ring road and opposite rail terminal.

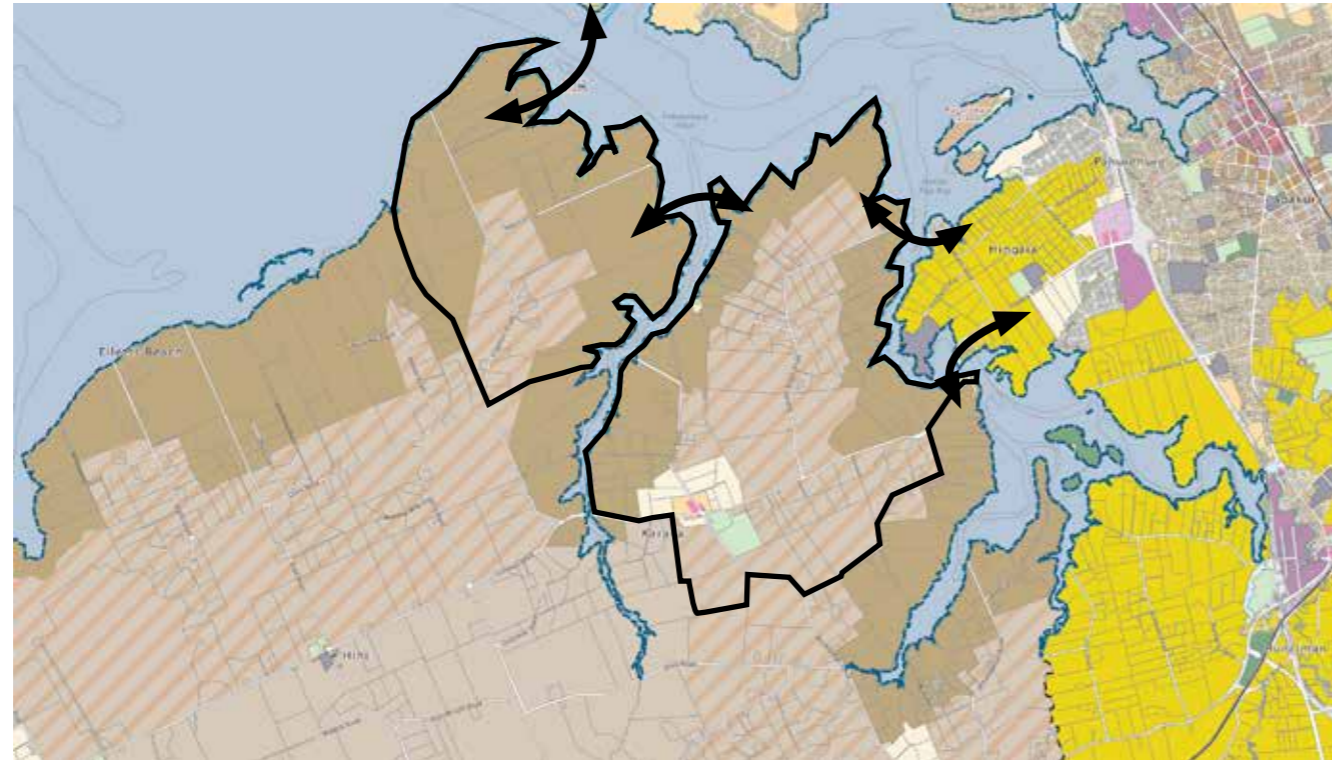


LOCATION Pukekohe Centre
PAUP ZONING 16.5m additional height overlay
RELIEF SOUGHT Remove additional height overlay
EXPLANATION Retain 12.5m height overlay on north side of King St to protect mainstreet sun, but remove unnecessary 16.5m overlay to allow intensification elsewhere in town centre

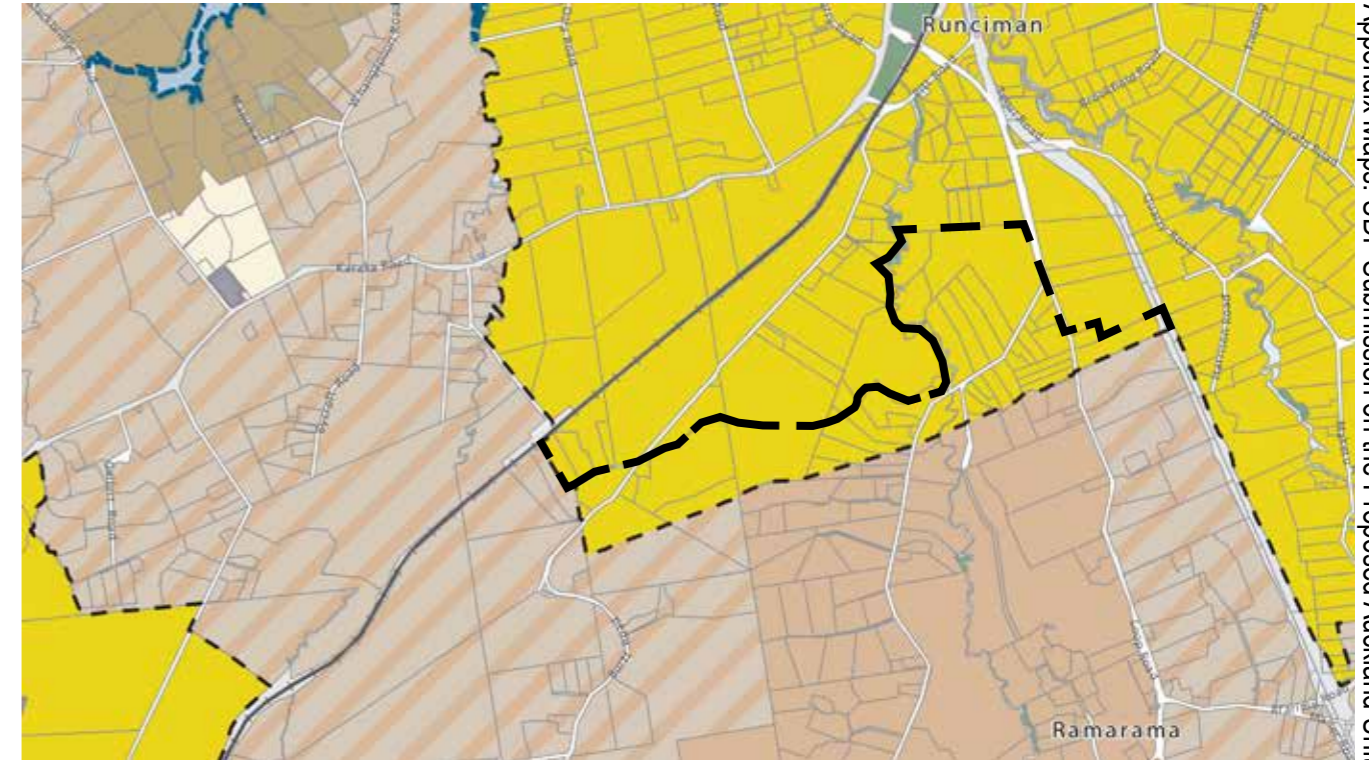
LOCATION
PAUP ZONING
RELIEF SOUGHT

LARGE GREENFIELD SITES - NOT UTILISED FOR DENSIFICATION

FRANKLIN
KARAKA / DRURY



RURAL-URBAN BOUNDARY ALIGNMENT IGNORES NATURAL PHYSICAL BOUNDARIES



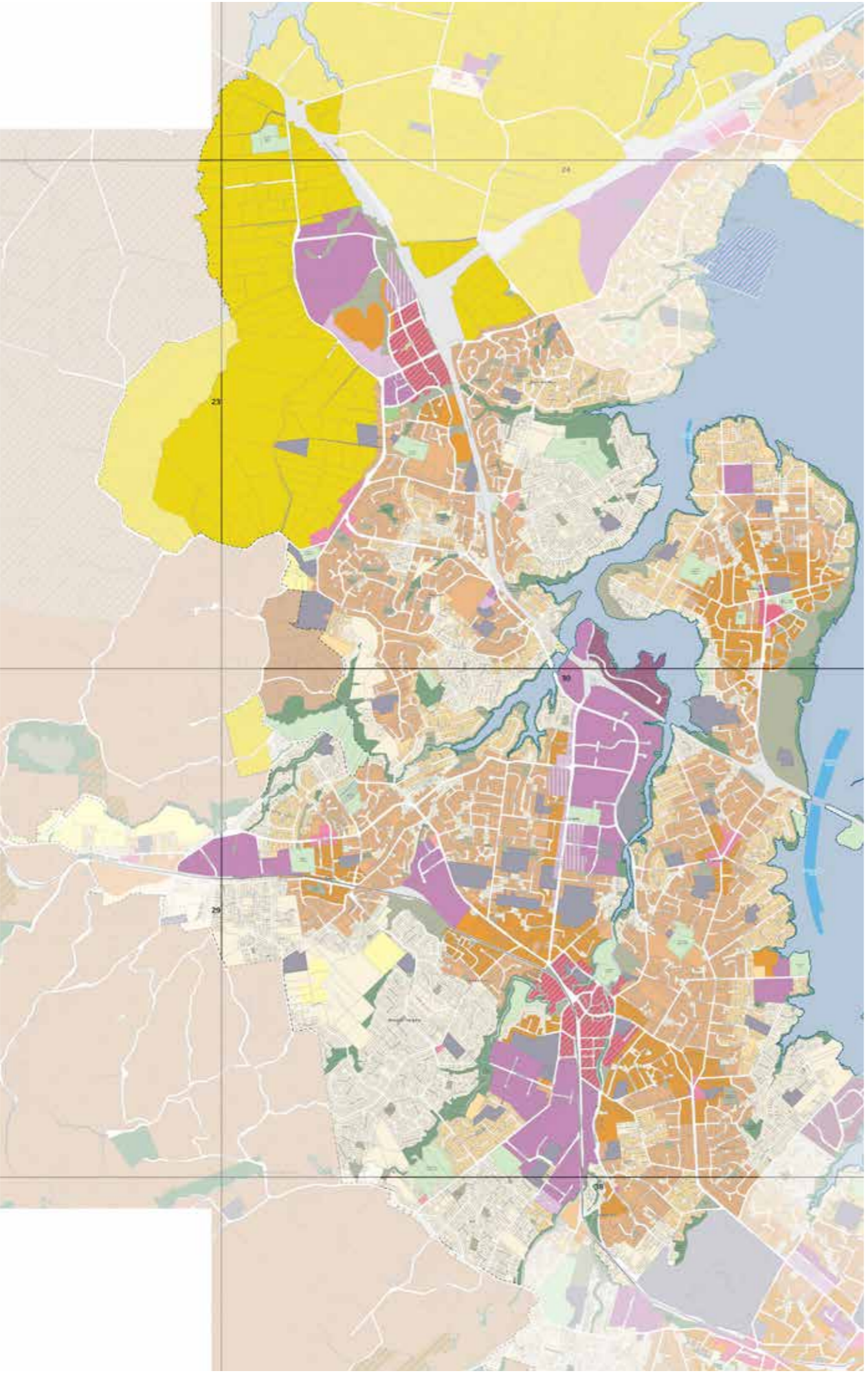
Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION	Karaka/ Pahurehure Inlet
PAUP ZONING	Rural Coastal, Mixed Rural
RELIEF SOUGHT	Future Urban
EXPLANATION	Consistent with existing pattern of harbour edge development. Opportunity for high amenity, liveability and potential to enable key piece of strategic infrastructure. Continue pattern of urban coastal development - contained within eastern upper harbour - to compliment Weymouth, Wattledowns and Hingaia. Development enables key strategic infrastructure ("Weymouth bridge") and potential for further interconnections and capacity. Providing an alternative western Manukau harbour crossing and key link between airport/ Southern Initiative Area and Pukekohe/ Franklin.

LOCATION	Drury South
PAUP ZONING	Future Urban
RELIEF SOUGHT	Rural
EXPLANATION	Proposed RUB follows alignment of 220Kv lines. This is not a valid physical boundary for long term land use planning and cuts across a number of physical landscape features. Recommend RUB to follow scarp features south east of Burt Rd and Ngakaroa Stream.

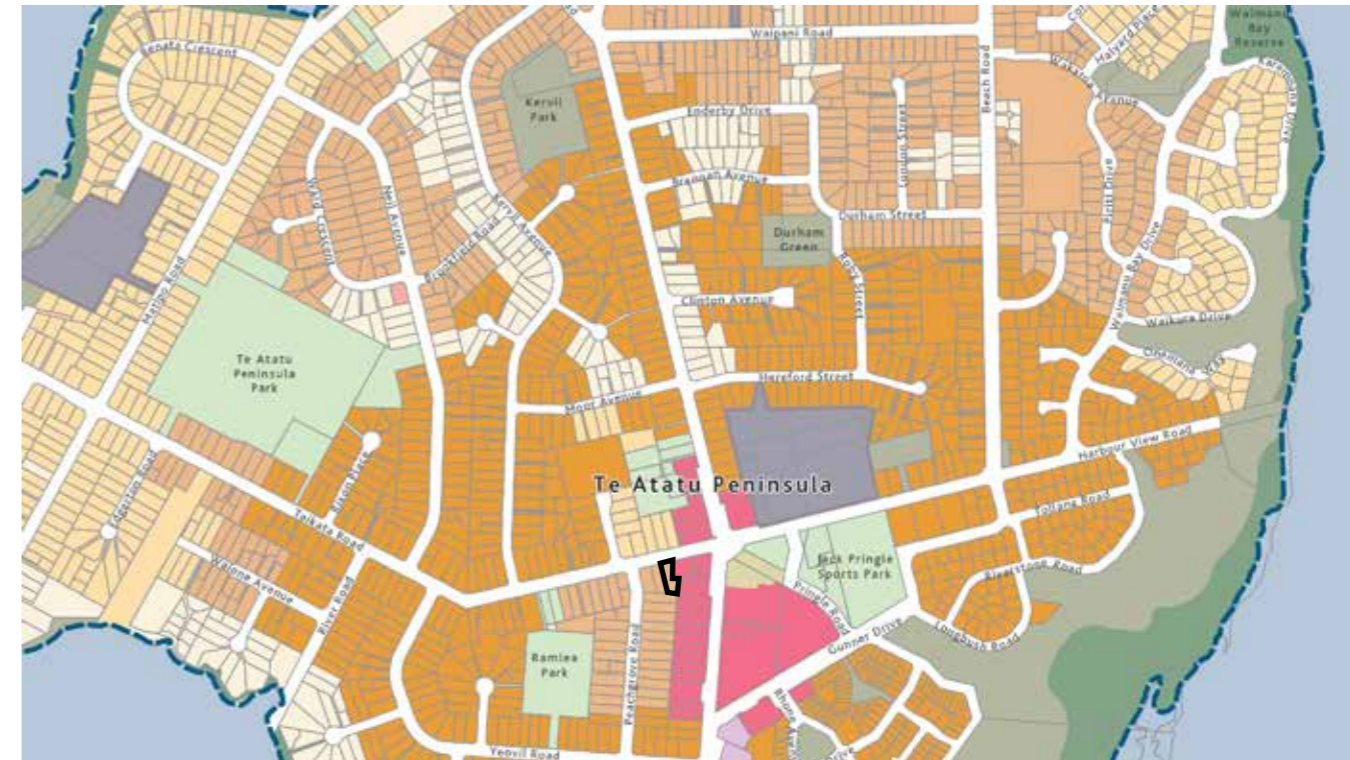
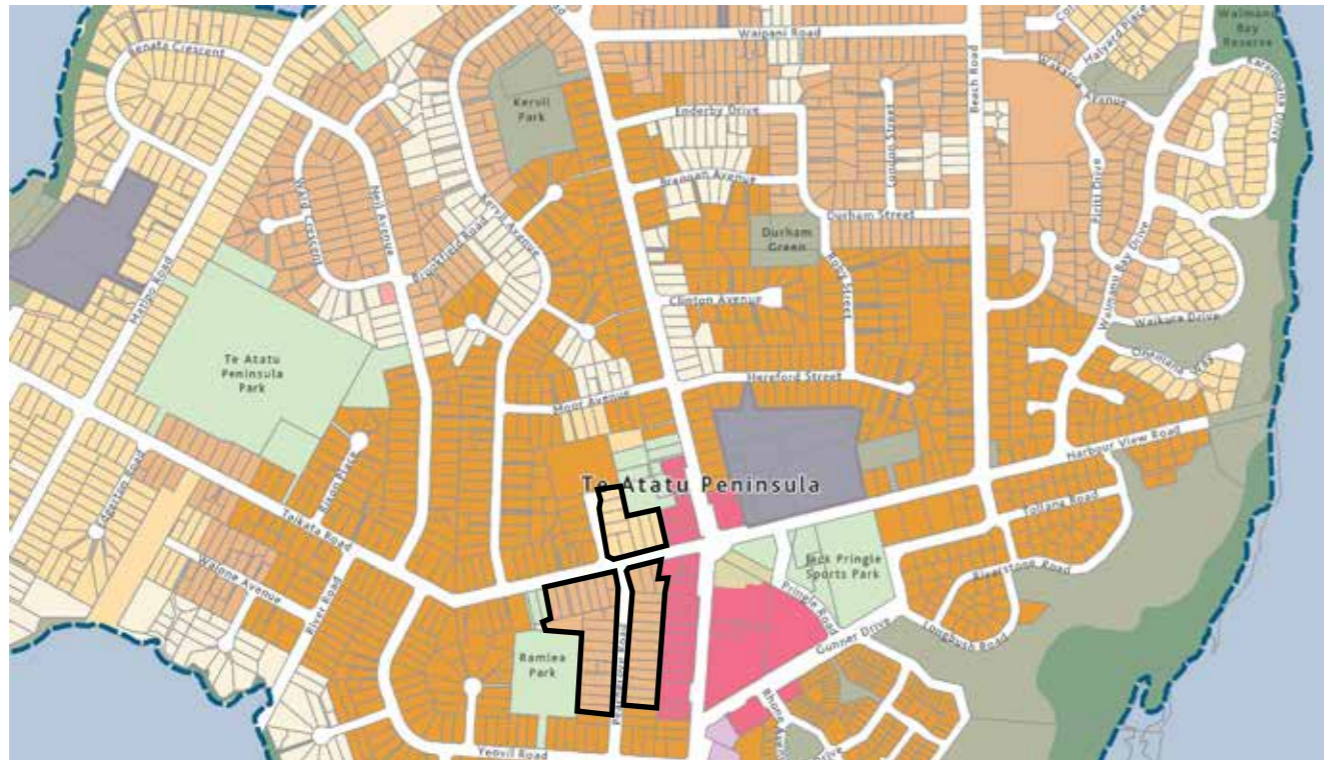
LOCATION	
PAUP ZONING	
RELIEF SOUGHT	
EXPLANATION	

LOCATION	
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HENDERSON-MASSEY

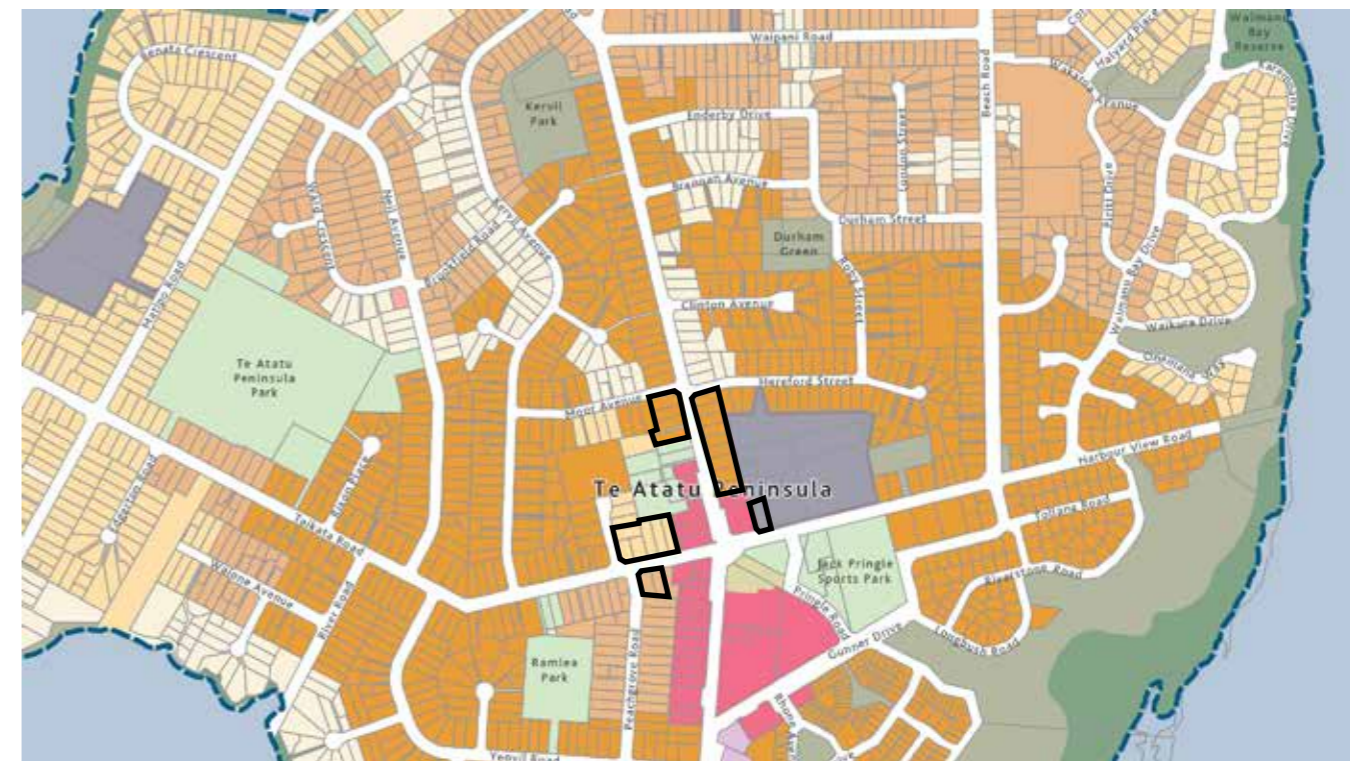
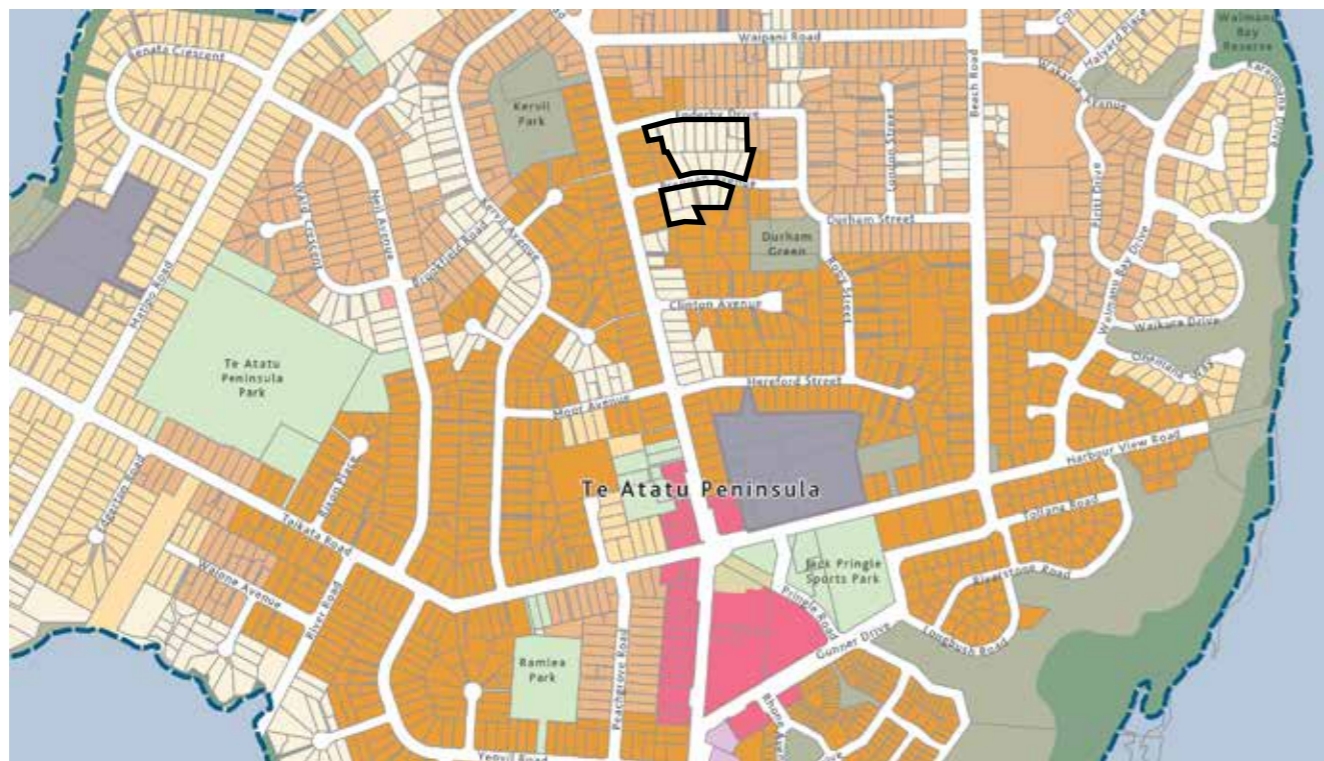
HENDERSON-MASSEY



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION 5-27 Peachgrove Road, 4- 22 Peachgrove Road, 6-24 Taikata Road
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Terraced Housing and Apartment Buildings
EXPLANATION Sites adjoin the Town Centre, a reserve and public transport nodes. They are suitable for a higher density zoning as other adjoining sites are zoned Terrace House and Apartment Building zone.

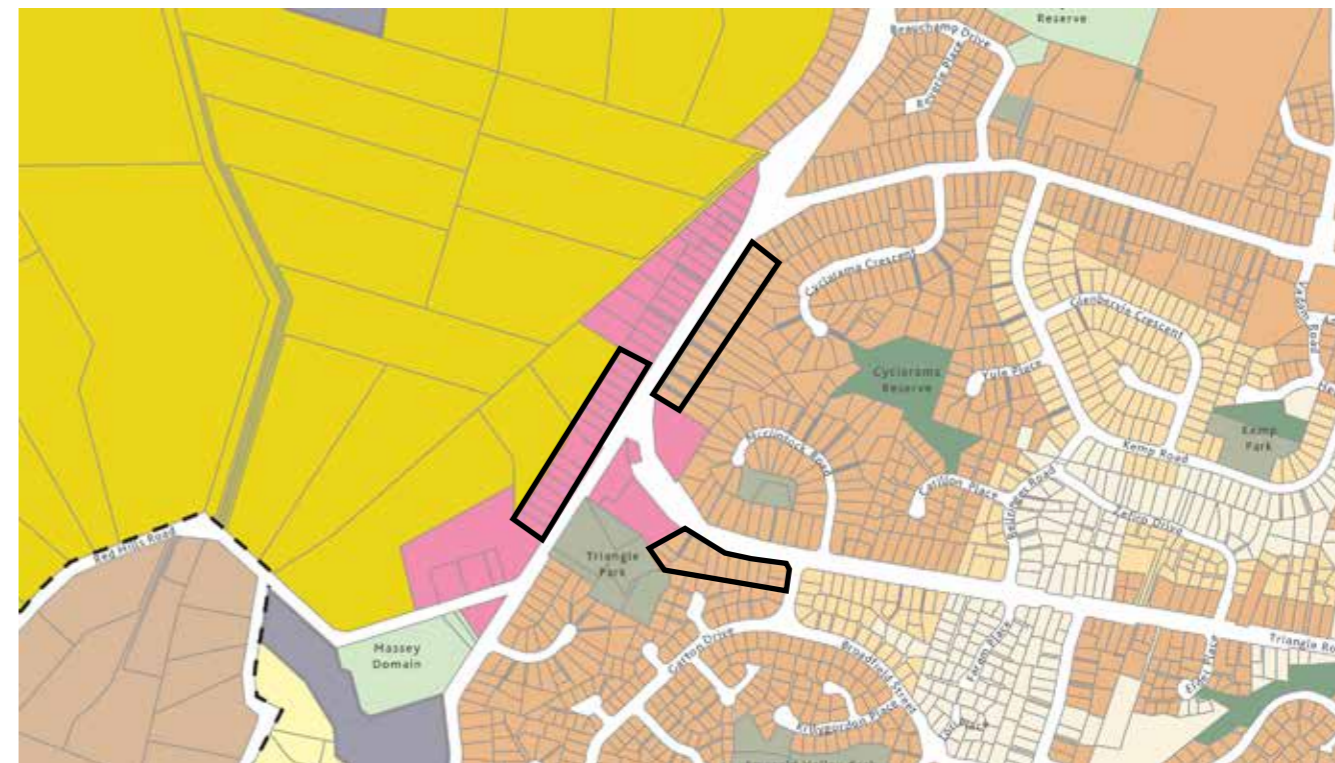
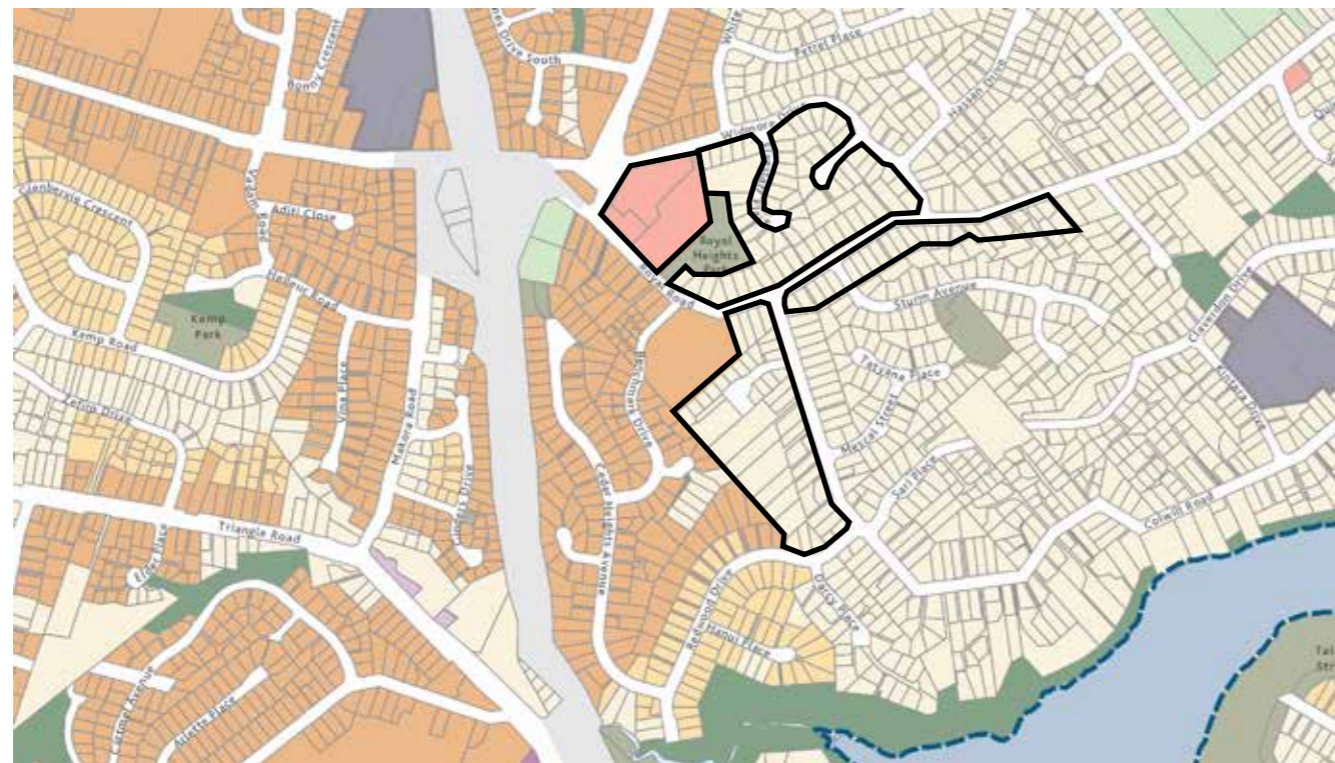
LOCATION 4 Taikata Road
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Town Centre
EXPLANATION Site is the car park servicing retail units within the Town Centre so should be available for town centre development.



LOCATION 1-17 Enderby Avenue and 7-17 Brennan Avenue and 4-8 Brennan Avenue and 14-18 Brennan Avenue
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Sites are close to the Town Centre and adjoin properties zoned Terrace House and Apartment Building. A higher density zone is warranted as sites are a good size and proportion to allow good design outcomes. Adjoining public transport node.

LOCATION Taikata Road (6, 8, 1, 3, 5, 7, 9), Harbour View Road (6, 6A), Te Atatu Road 619-635, 582-590 and 2 Hereford St
PAUP ZONING Terrace Housing and Apartment Building, Mixed Housing Suburban, Mixed Housing Urban and Special Purpose.
RELIEF SOUGHT Mixed Use
EXPLANATION Would form a mixed use periphery to the Town Centre. This would also shift the Town Centre from a linear strip, growing it in response to residential intensification to a centre with secondary order streets with retail and services on the ground floor and offices and residential on upper floors. The change in zoning would also provide a better transition between THAB zoned land and Town Centre zoned land. On Harbour View Road the site would provide a commercially attractive proposition opposite the main town civic space. Sites on the western side of Te Atatu Road could take advantage of being adjacent to the area used for the weekly Te Atatu Market.

HENDERSON-MASSEY



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Royal Heights
PAUP ZONING Local Centre, Single Housing
RELIEF SOUGHT Mixed Use, Mixed Housing Urban/ Terrace Housing and Apartment Buildings.
EXPLANATION Increase density around Royal Heights shops. Allow for higher density on ridgeline. Land also adjoins a public transport node.

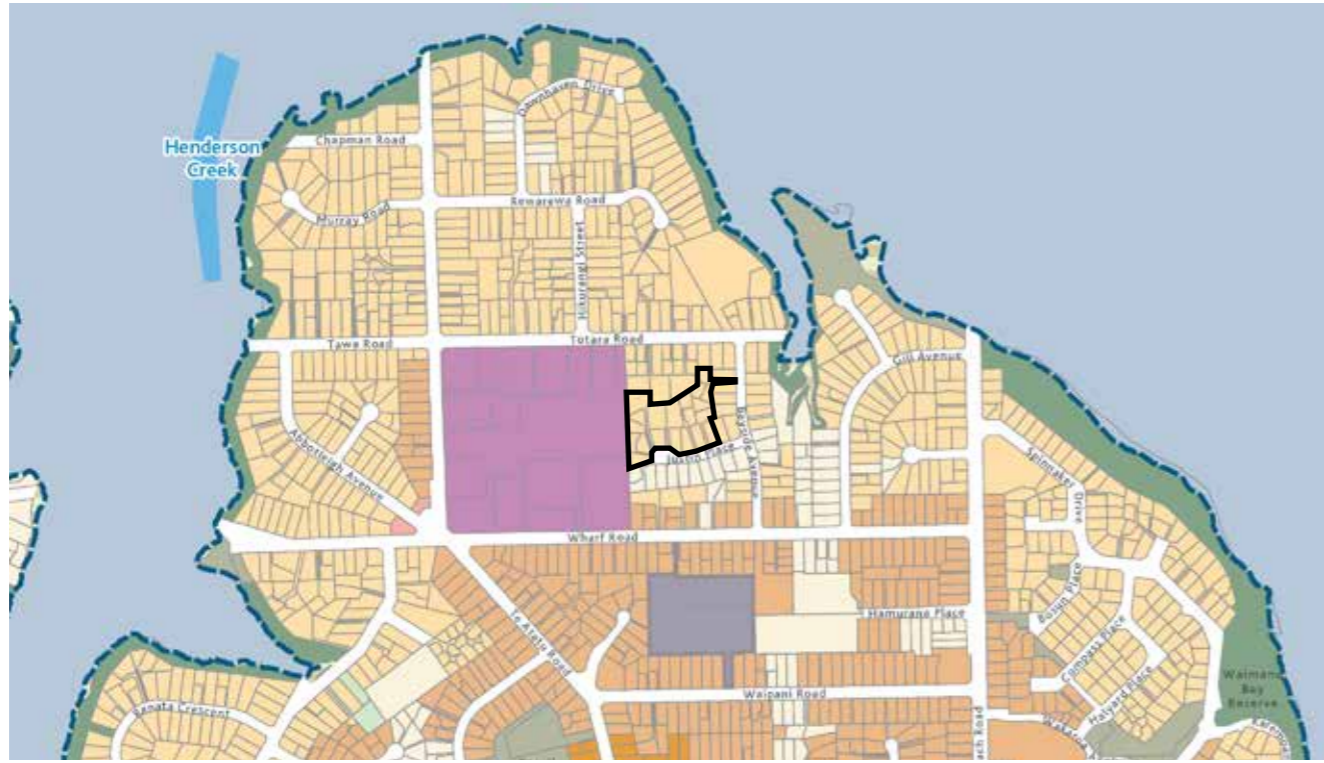
LOCATION Westgate, Massey
PAUP ZONING Town Centre, Mixed Housing Urban
RELIEF SOUGHT Mixed Use, Terrace Housing and Apartment Buildings
EXPLANATION Massey shops should allow for mixed use development along street edge, with conditions for key street frontages. THAB to develop along ridge.



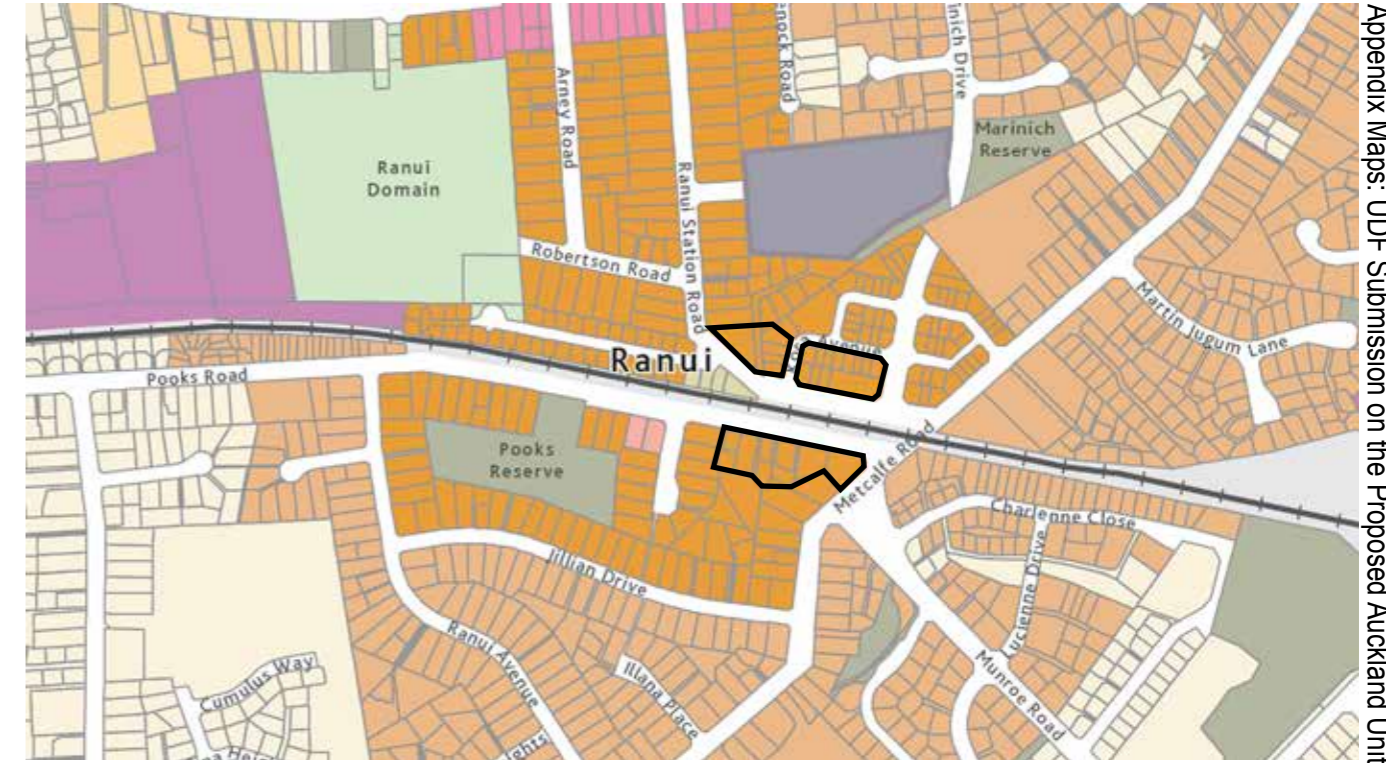
LOCATION 3-11 Moor Avenue, 641-677 Te Atatu Road, 1-5 Hereford St, 1 Clinton Ave
PAUP ZONING Single House Zone
RELIEF SOUGHT Terraced Housing and Apartment Buildings
EXPLANATION Sites are surrounded in Terrace House and Apartment Building zoned land. Sites are adjacent to the Town Centre, amenities and on a public transport route.

LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION

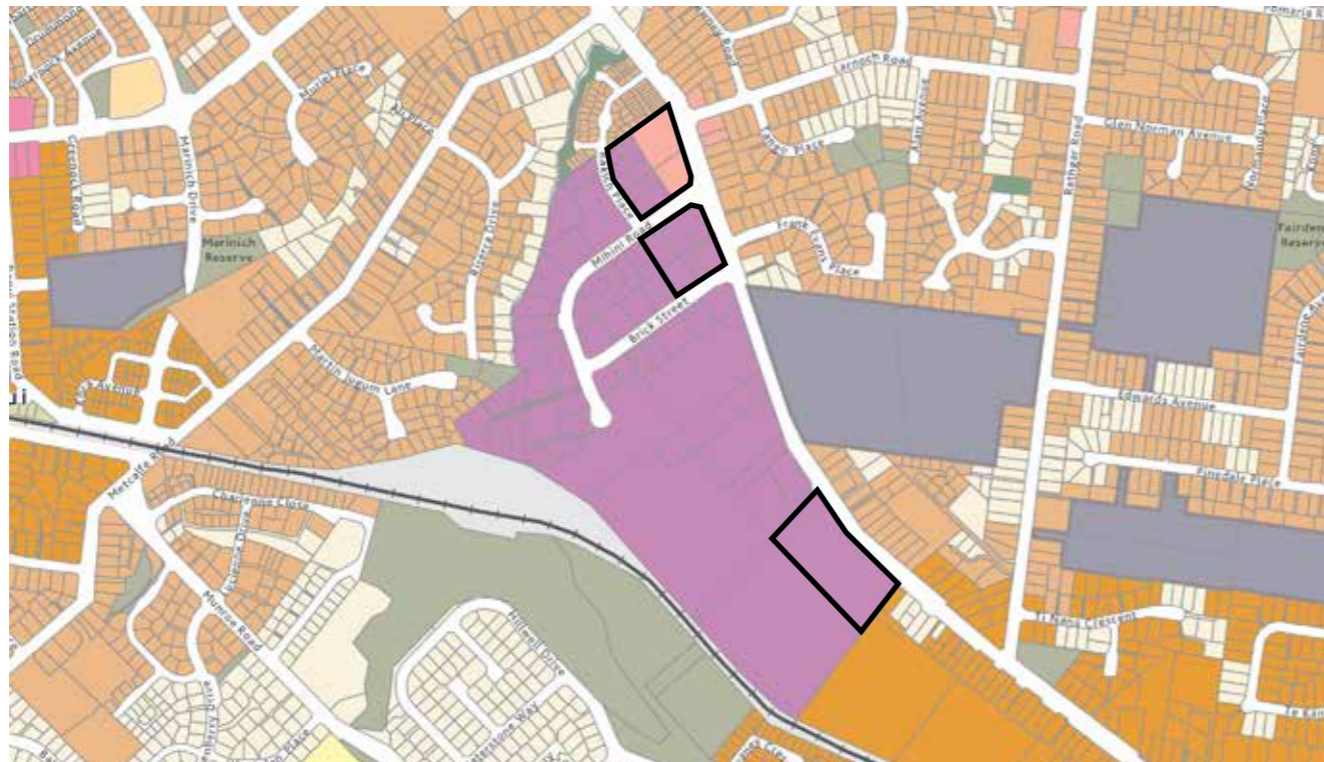
HENDERSON-MASSEY



LOCATION North side of Justin Place, Te Atatu
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Single House
EXPLANATION Land is adjacent to a light industrial area and down a cul-de-sac, distant from public transport. Lower density zoning will match the proposed zoning of the south side of Justin Place

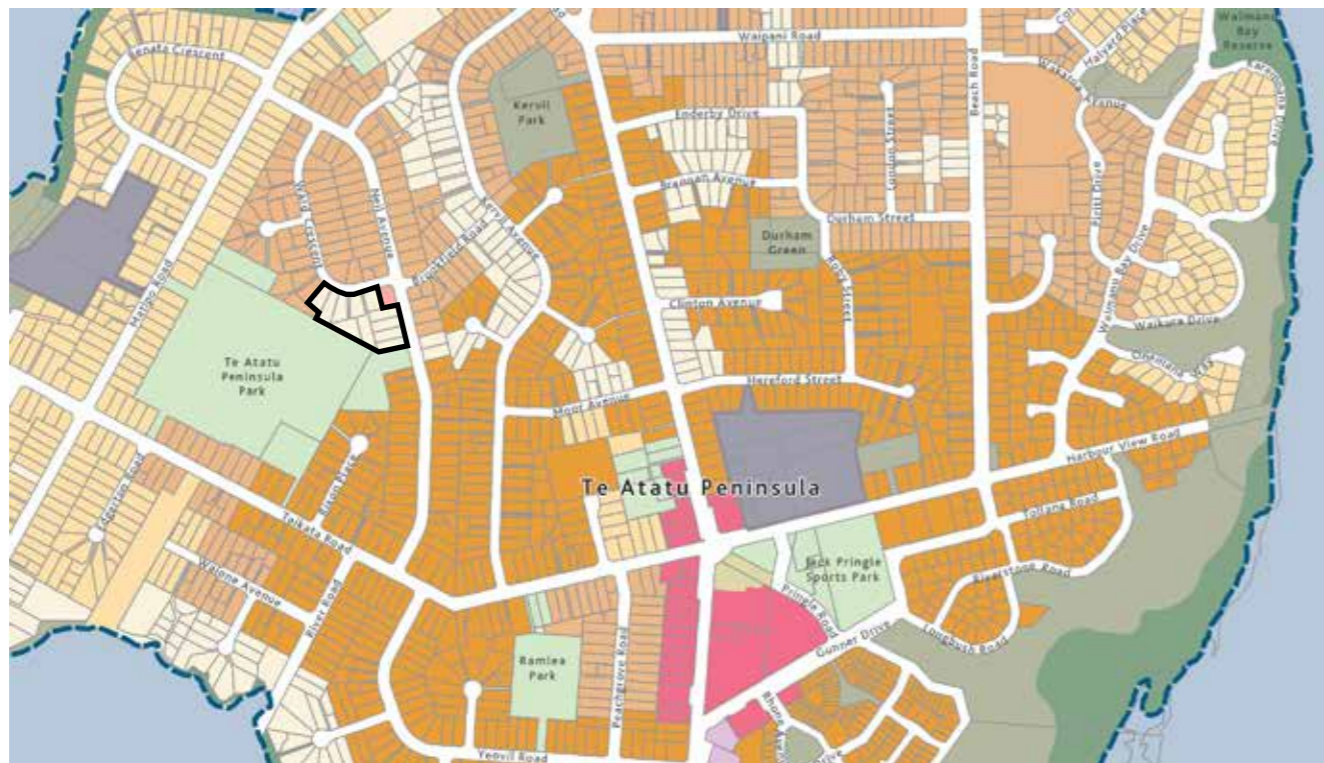


LOCATION Ranui
PAUP ZONING Terrace Housing and Apartment Buildings
RELIEF SOUGHT Neighbourhood Centre
EXPLANATION Provide opportunities for street level activity. Ranui station is a logical place to increase density. Live up streetscape with retail frontages at public transport node in a high density area.

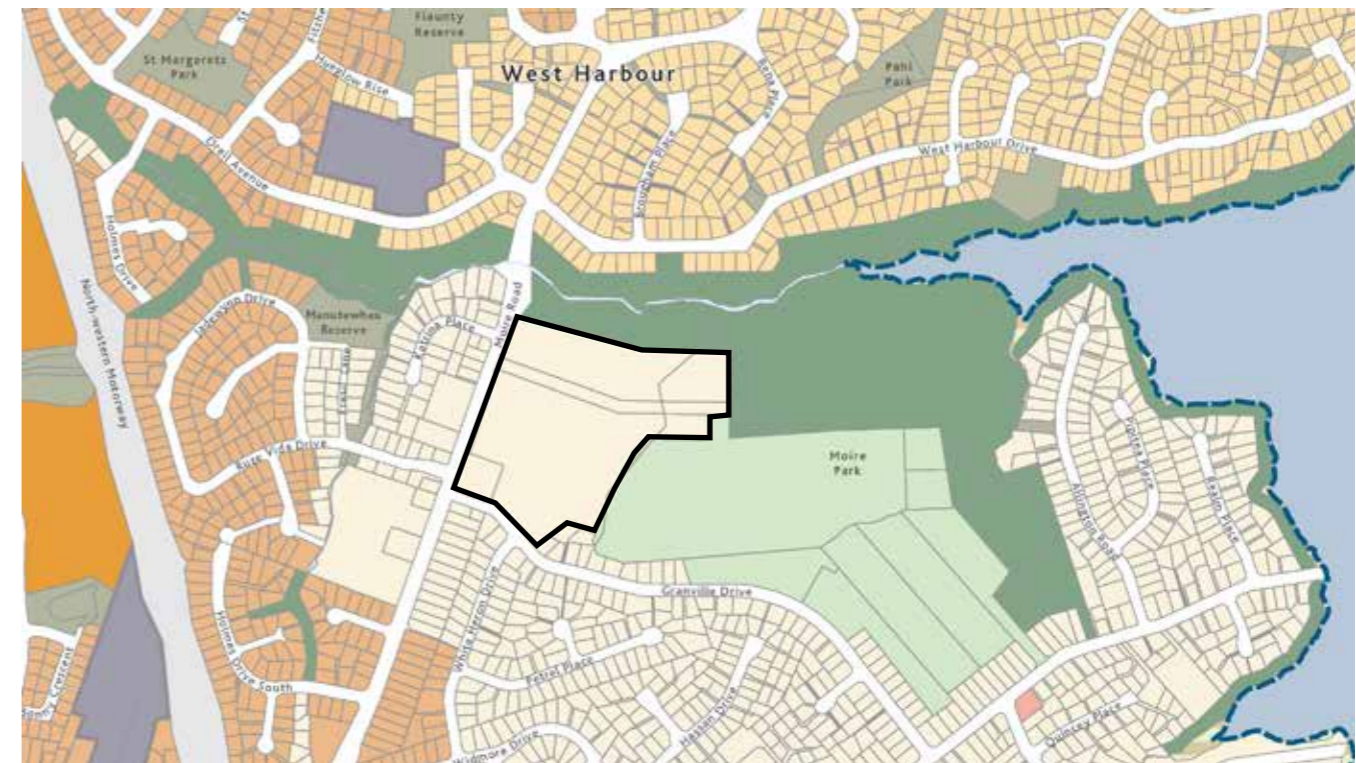


LOCATION Henderson
PAUP ZONING Light Industry
RELIEF SOUGHT Mixed Use
EXPLANATION Provide opportunities for street level activity / amenities. Live up streetscape near school and high density area.

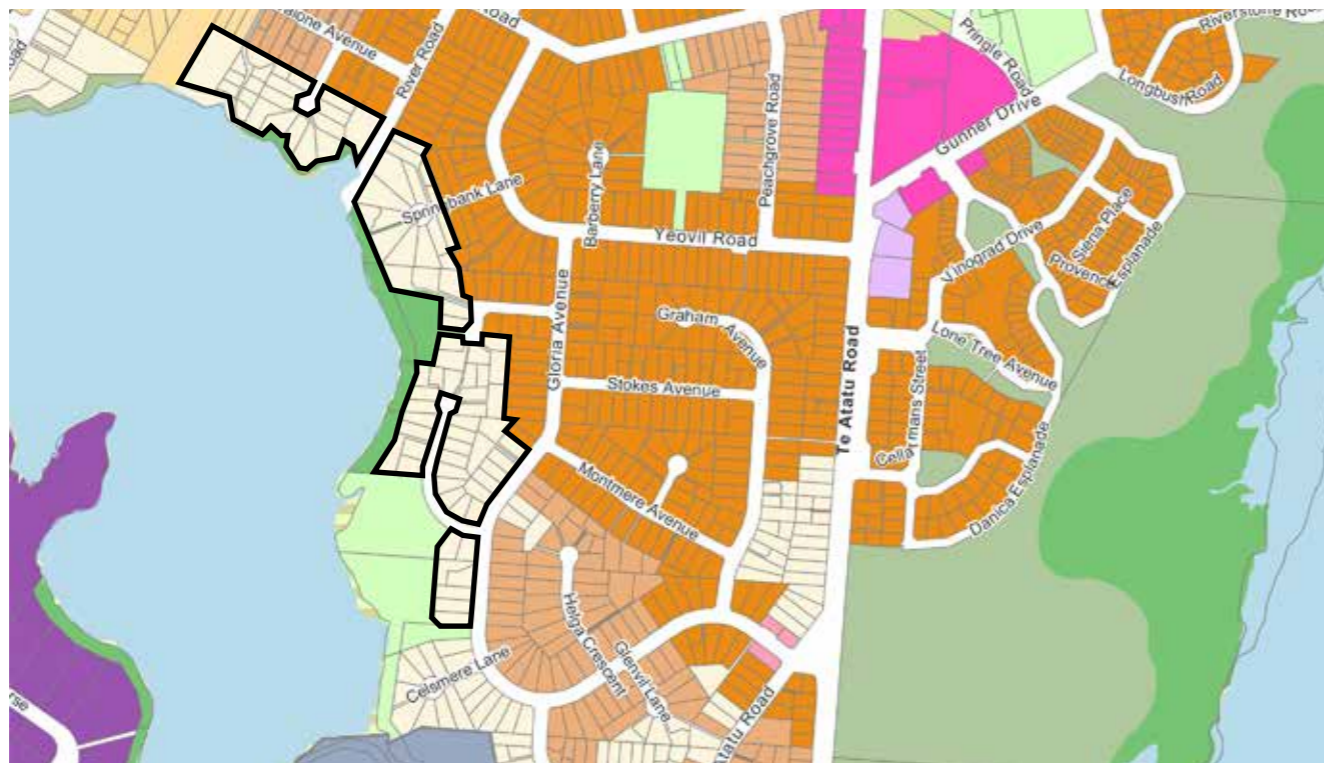
HENDERSON-MASSEY



LOCATION 25-39 Ward Crescent
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Zoning should match that in the rest of Ward Crescent. Sites adjoin Public Open space zoned land.



LOCATION Granville Drive, Royal Heights
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Opportunity for density in area close to amenities. Develop around strong greenway connections to Moire Park and Henderson Creek.



LOCATION Ends of Hughes Terrace, River Road, Springbank Lane, Bridgens Avenue and Thomas Avenue
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Sites all have sea views and are market attractive for intensification. Sites are in close proximity to the Town Centre. Limited intensification only is suggested as sites are located on cul-de-sac streets.

HENDERSON-MASSEY



LOCATION Ranui/ Henderson/ Lincoln
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Inappropriate pockets of single house zone surrounded by Mixed Housing Urban.

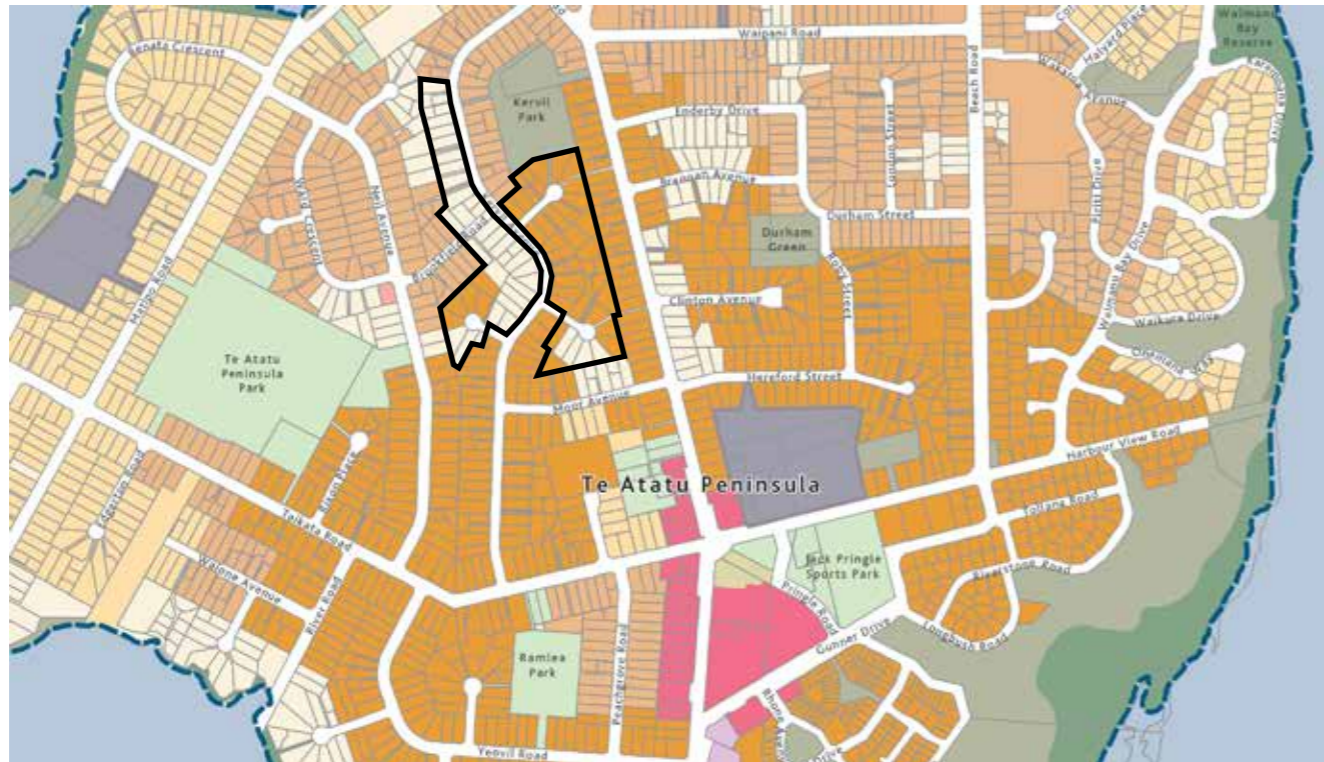


LOCATION Henderson
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Inappropriate pockets of single house zone surrounded by THAB zone.

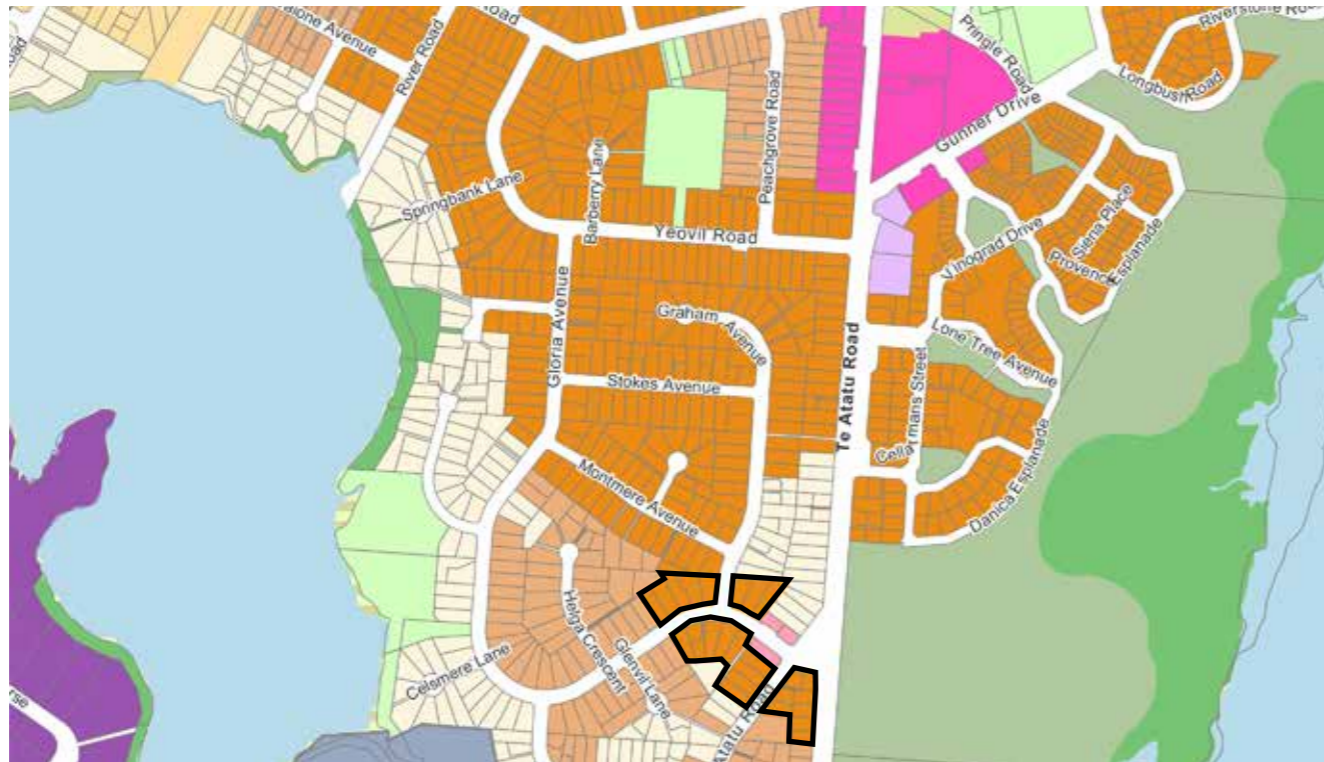


LOCATION Henderson/ Lincoln
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban or Terrace Housing and Apartment Buildings
EXPLANATION Land near industry employment and mixed use amenities not utilised for more density. Feather out high density (THAB) from Mixed Use along street to lower density MHU.

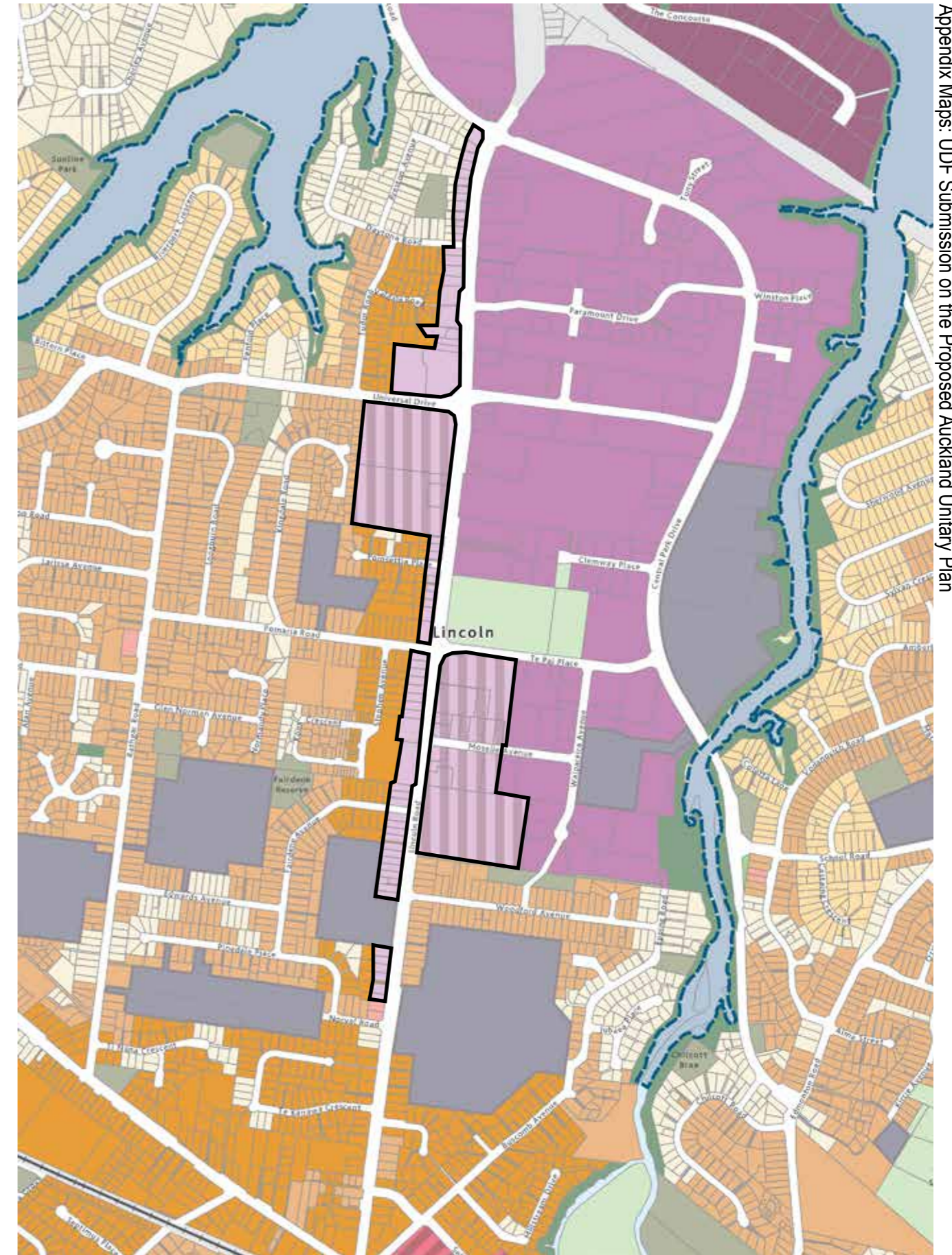
HENDERSON-MASSEY



LOCATION Kervill Avenue, Gladfield Lane, Shamrock Lane, Beaufield Lane
PAUP ZONING Terraced Housing and Apartment building and Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Land zoned THAB on cul-de-sac streets would be better zoned a lower density residential zone to avoid adverse traffic impacts. Where up zoning is proposed from Single House zone to Mixed Housing Urban it is to match that proposed elsewhere on Kervill Avenue.

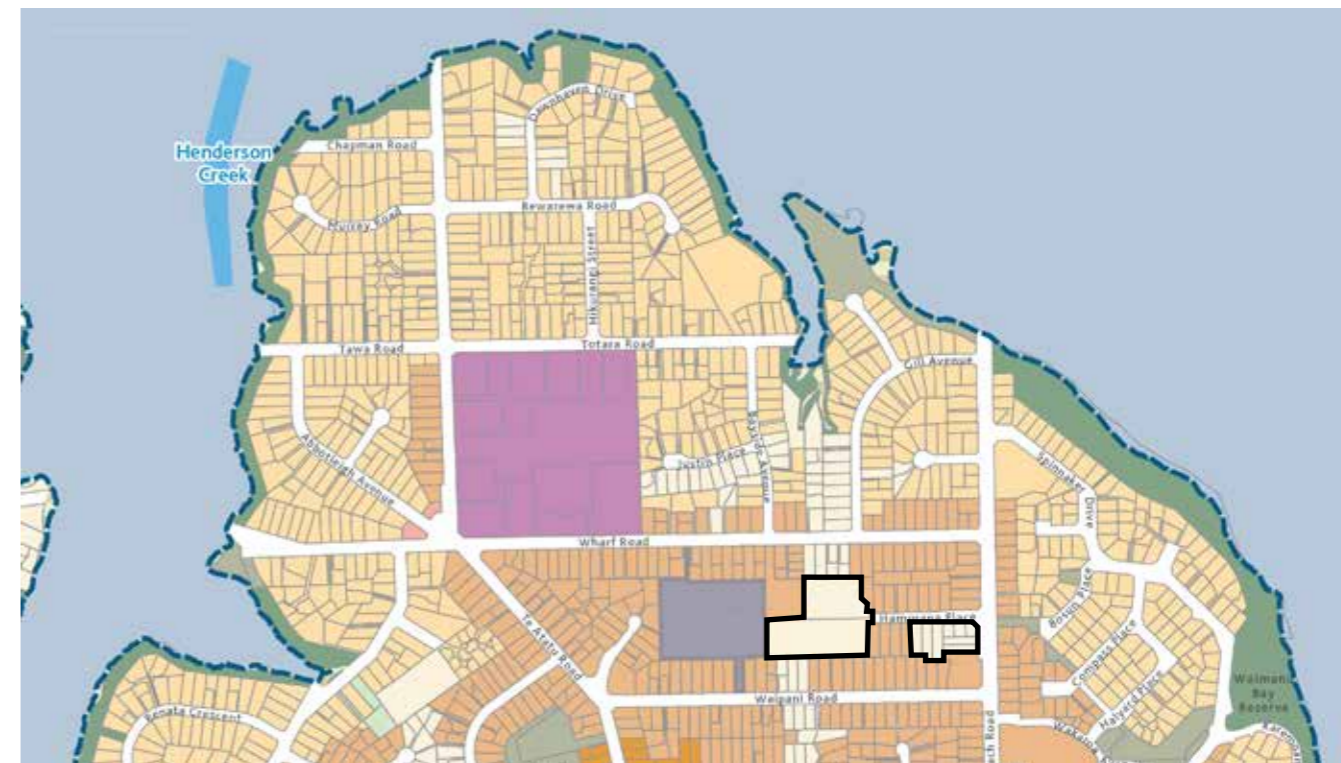
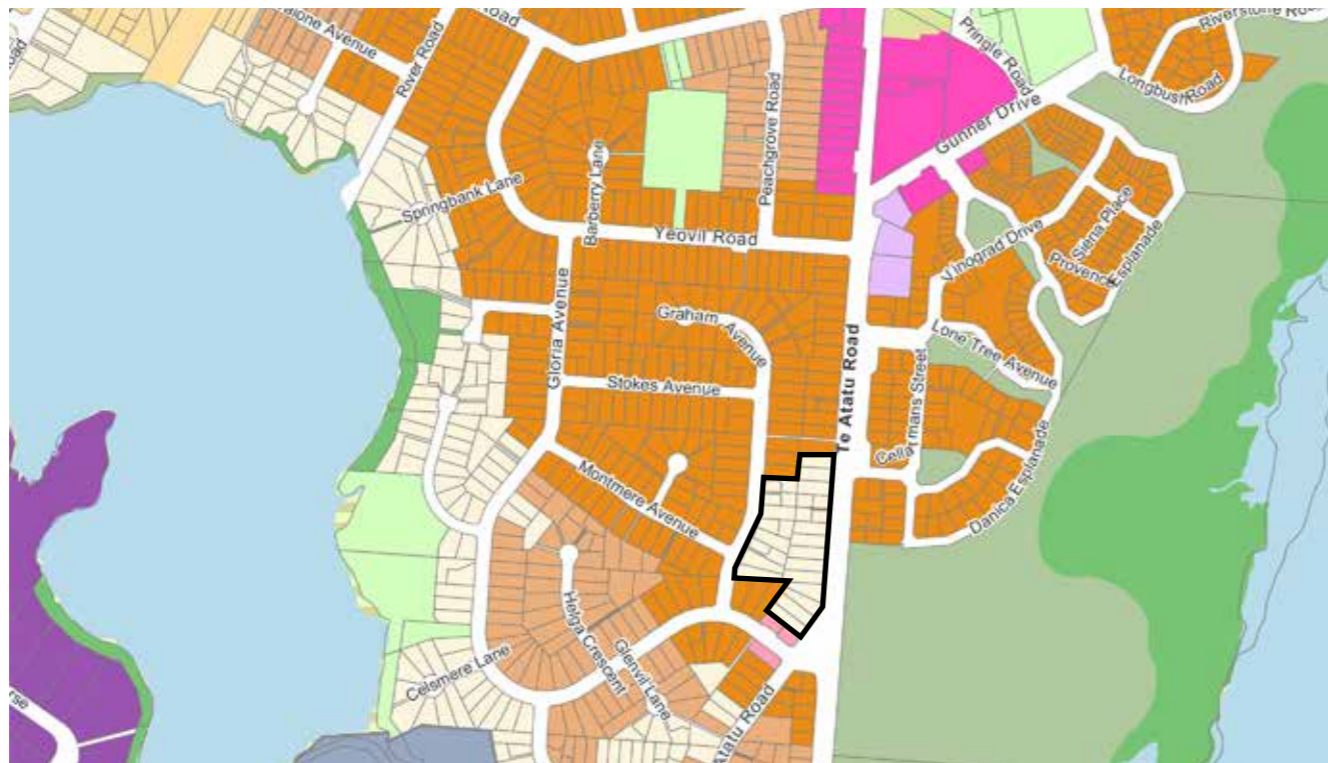


LOCATION 1-15, 4-12 Gloria Avenue, 408, 448 - 456, 451-459 Old Te Atatu Road
PAUP ZONING Terraced Housing and Apartment Building
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION These sites are beyond an easy walk to the Town Centre, a high density zoning is still warranted as they are located close to public transport and amenities (park, views to the city). Adjoining sites are zoned Mixed Housing Urban.



LOCATION Lincoln Rd, Henderson
PAUP ZONING General Business and Mixed Use
RELIEF SOUGHT Light Industry, remove Corridor overlay
EXPLANATION Nearby Henderson Metropolitan Centre has enormous capacity for more retail and offices. Sprawling Lincoln Rd development results from historical friction between Waitemata City and Henderson Borough, and should not be extended.

LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION 462, 464 Old Te Atatu Road, 466 – 488 Te Atatu Road, 1 – 15 Graham Avenue

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Urban

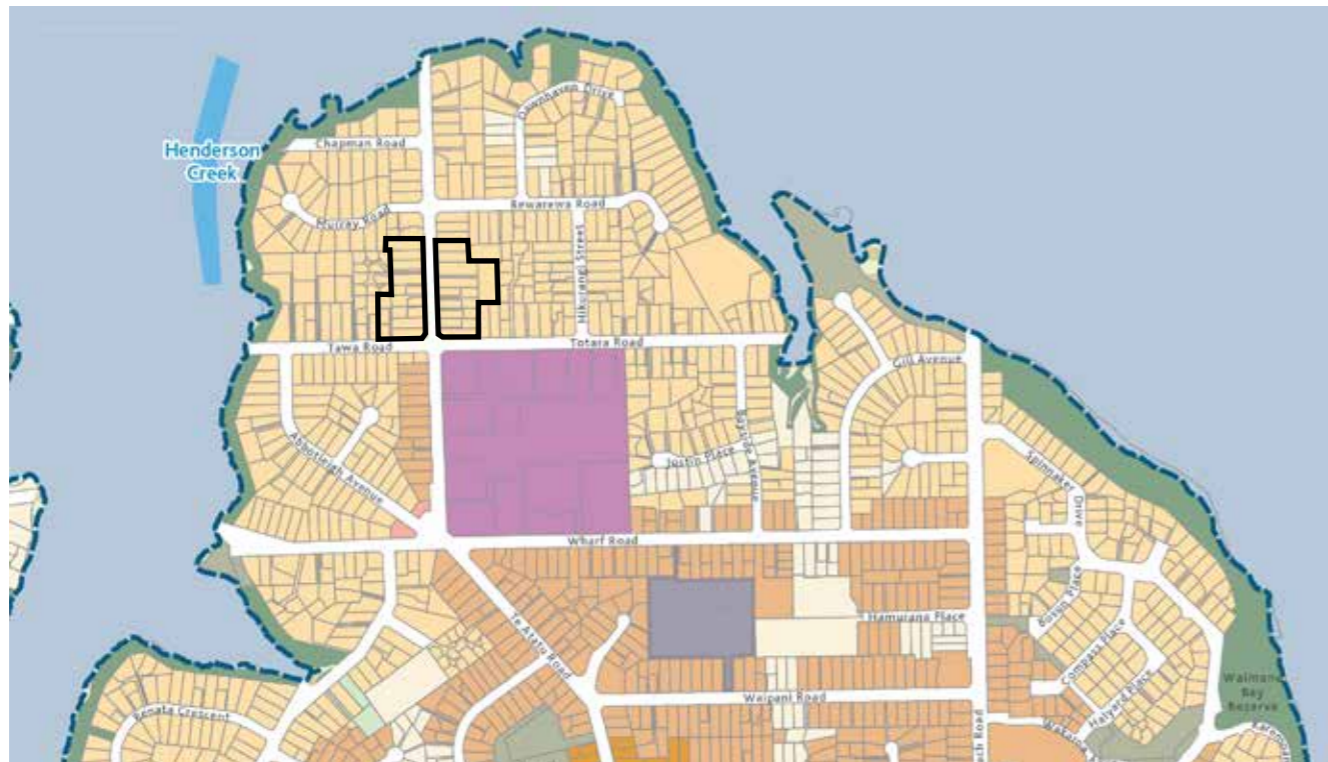
EXPLANATION Sites have views across the Waitemata Harbour (market attractive to higher density development). A substantial church at 472-476 would be a long term proposition, but is a large site that may provide a comprehensive development. Also intensification is consistent with location on a public transport route.

2-8, 18, 21 Hamurana Place and 64, 75-79 Beach Road

Single House Zone

Mixed Housing Urban

Large site suitable for comprehensive development, vacant sites available in single ownership for comprehensive development. Church car park site (Beach Road) suitable for long term development.

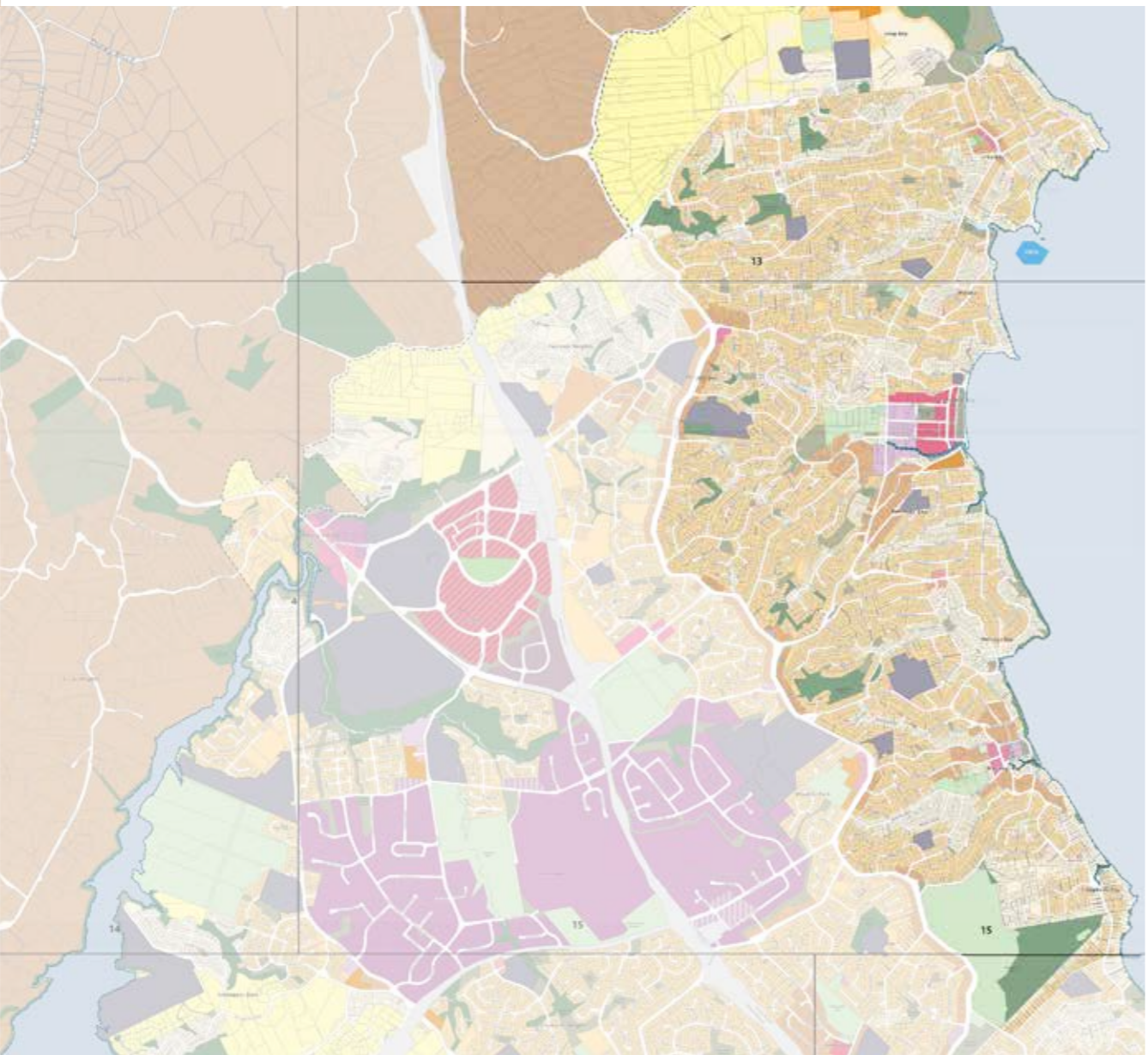


LOCATION 1 Tawa Rd, 722-742 Te Atatu Road, Te Atatu

PAUP ZONING Mixed Housing Suburban

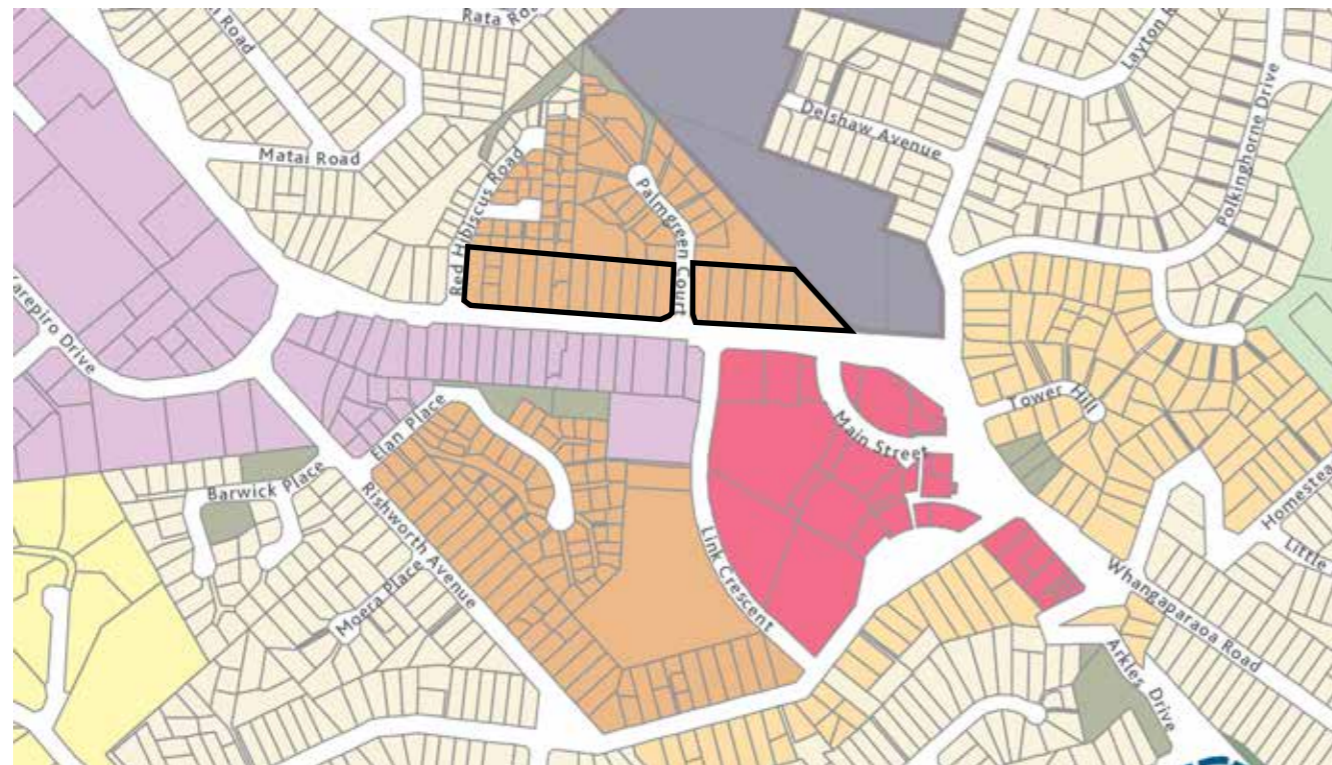
RELIEF SOUGHT Mixed Housing Urban

EXPLANATION Sites adjoin a significant source of employment (Te Atatu Peninsula Industrial Estate), and are within 5-10 minutes' walk to good quality public transport (bus) and 5 minutes walk to future public transport via ferry. The change in zone would form a continuation of the Mixed Housing Urban zone already proposed on Te Atatu Road

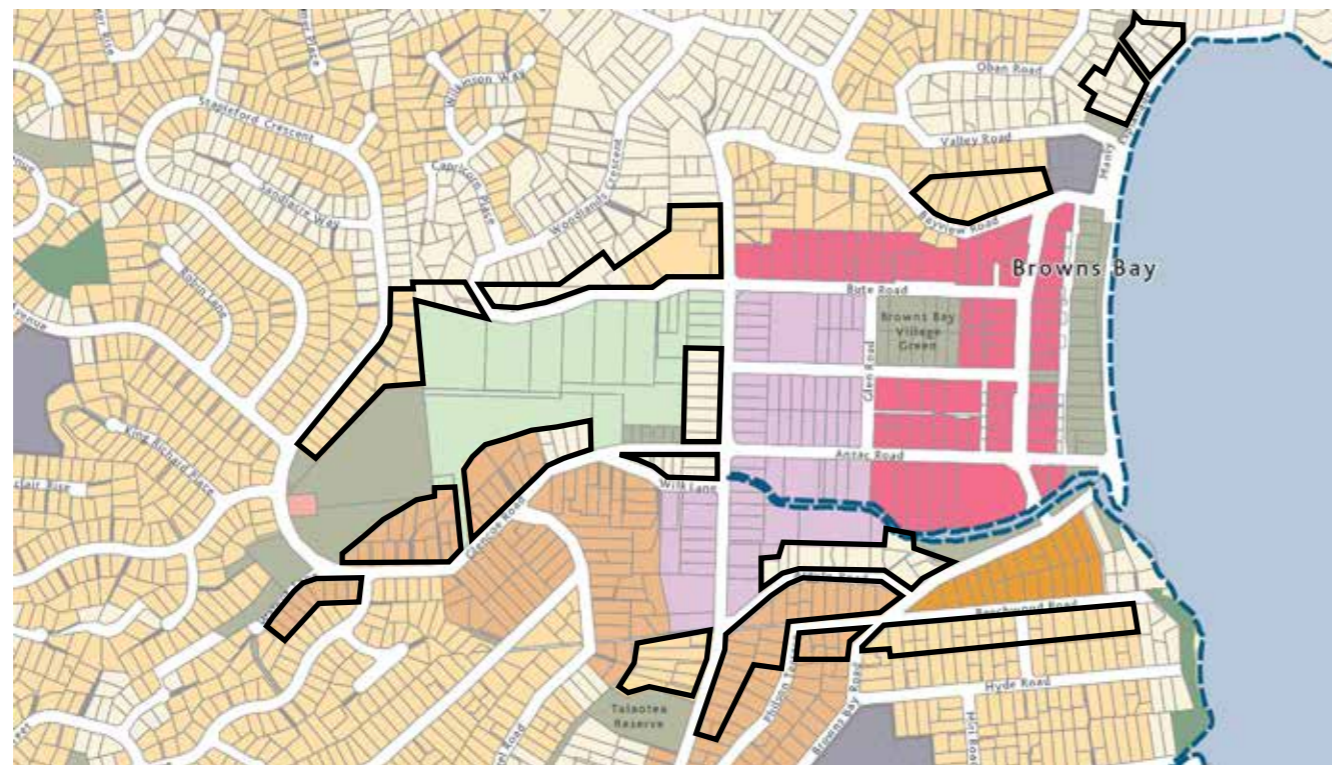


HIBISCUS AND BAYS

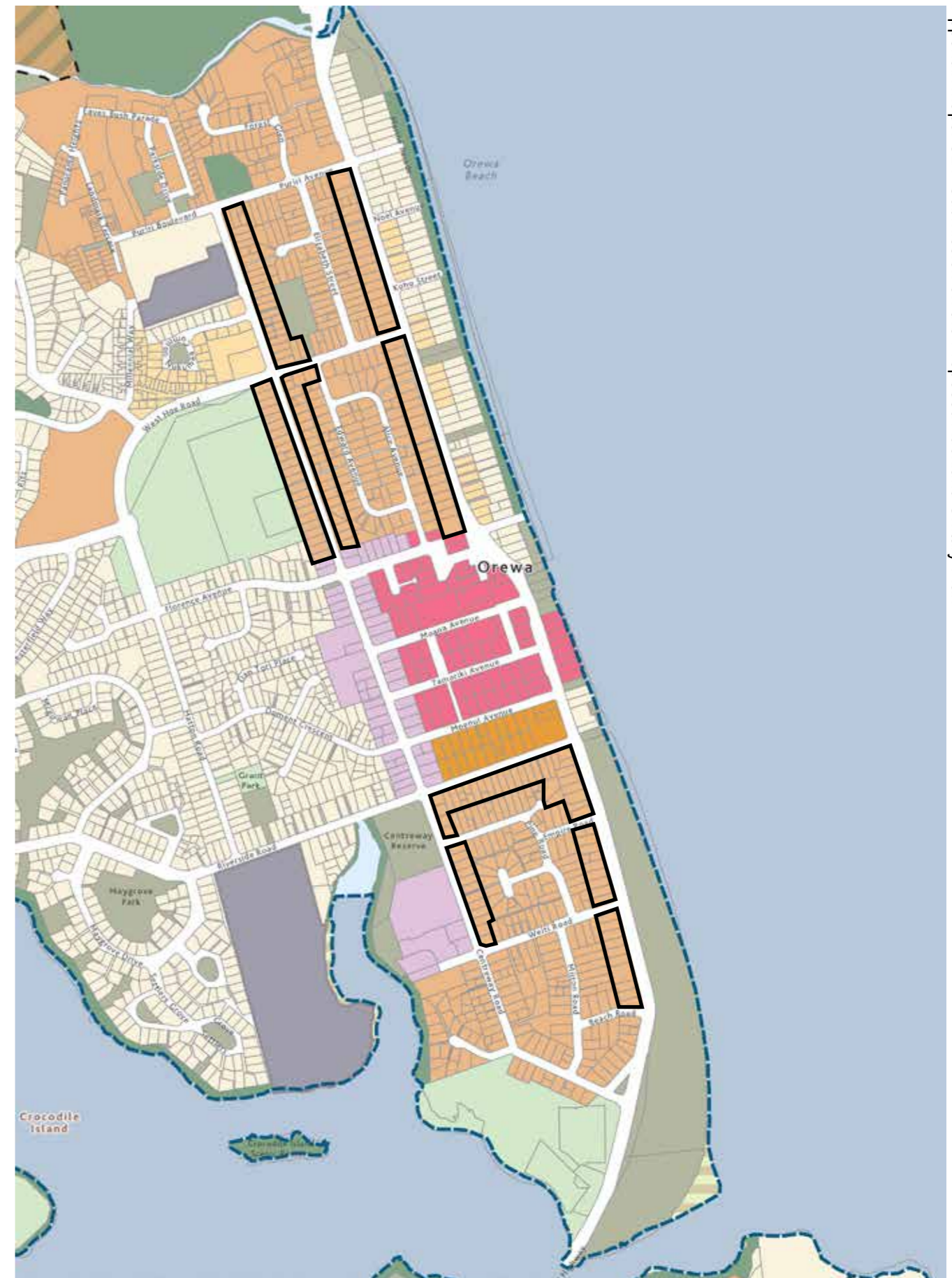
HIBISCUS AND BAYS



LOCATION	Whangaparaoa Town Centre
PAUP ZONING	Mixed Housing Urban
RELIEF SOUGHT	Terrace Housing and Apartment Buildings, Mixed Use
EXPLANATION	Aims to regain in appropriate locations a little of the residential intensification lost in the last-minute backdown as the Unitary Plan was being finalized. Ridgelines are not being utilised for densification. Mixed Use zoning could be an alternative to THAB on sites east of Palmgreen court, opposite the Town Centre.

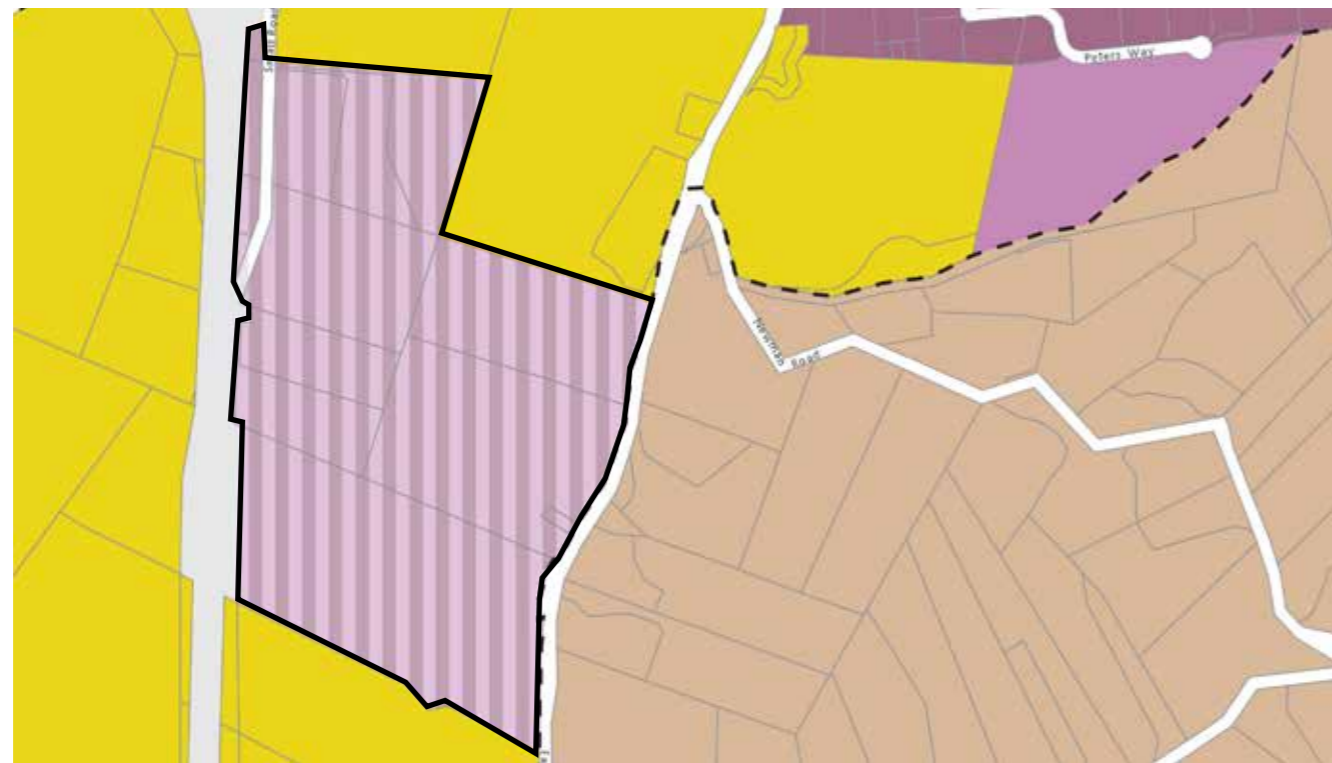


LOCATION	Browns Bay Town Centre
PAUP ZONING	Mixed Housing Urban, Mixed Housing Suburban, Single House
RELIEF SOUGHT	Terrace Housing and Apartment Buildings, MHU (sites just north of Taiaoatea Reserve)
EXPLANATION	The land is in a market attractive area, adjoining public transport nodes, Town Centre and near visual/ physical amenities. There are already over a hundred households without cars that have chosen to cluster around the prosperous Browns Bay Town Centre. They should no longer have to build unnecessary garages.



LOCATION	Orewa Town Centre
PAUP ZONING	Mixed Housing Urban, Mixed Housing Suburban
RELIEF SOUGHT	Terrace Housing and Apartment Buildings
EXPLANATION	The land is in a market attractive area, adjoining visual/ physical amenities. There are already several hundred households without cars that have chosen to cluster around the prosperous Orewa Town Centre. They should no longer have to build unnecessary garages.

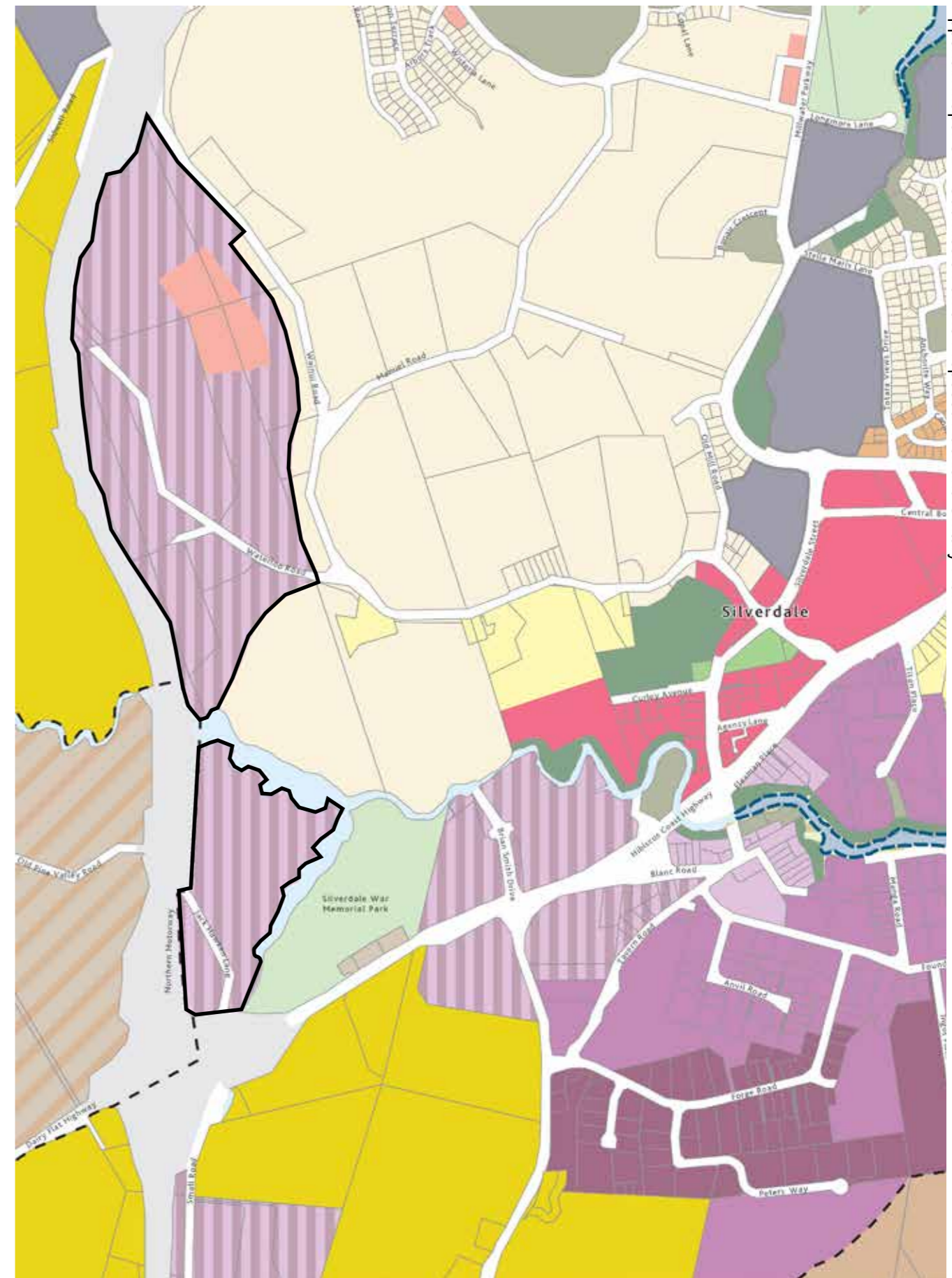
HIBISCUS AND BAYS



LOCATION	Silverdale and Sub-precinct A (“Recreation and Leisure” Precinct)
PAUP ZONING	General Business
RELIEF SOUGHT	Light Industry/ Terrace Housing and Apartment Buildings
EXPLANATION	Large greenfield site not utilised for densification. The Leisure and Recreation Precinct is unlikely to fill its 45 hectares. An underlying zone that focuses on retail is wrong and dangerous. Proposed zone is inappropriately low density for its proximity to Silverdale town centre and public transportation nodes.

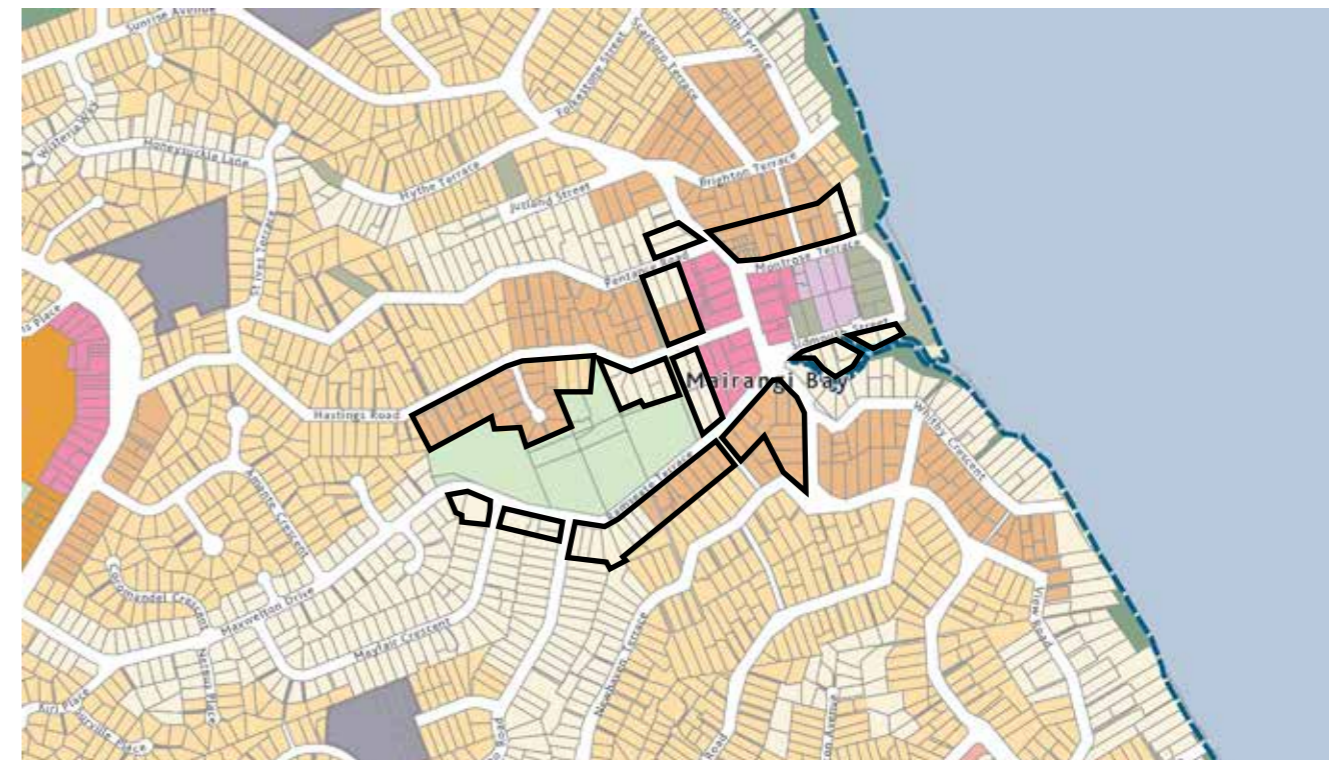
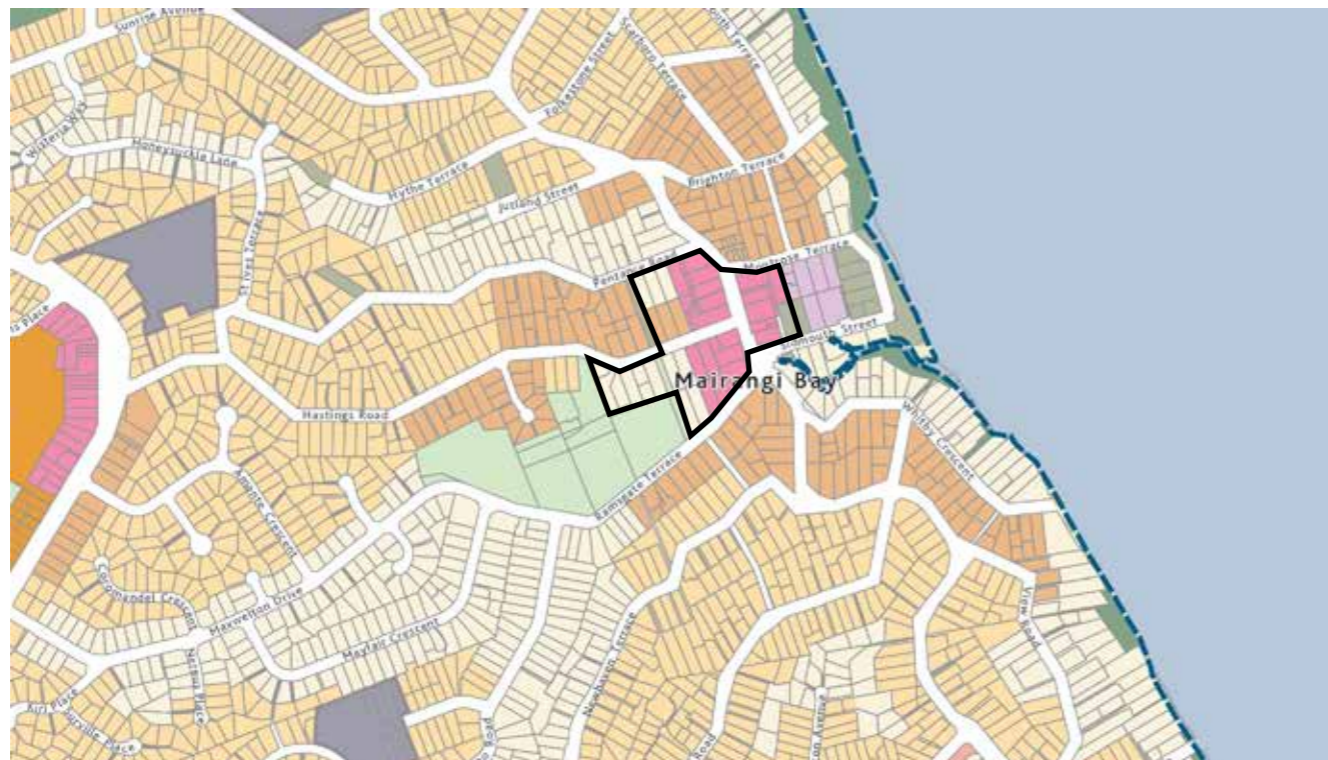


LOCATION	Windsor Park
PAUP ZONING	Local Centre
RELIEF SOUGHT	Neighbourhood Centre
EXPLANATION	Windsor Park retail primarily serves passing traffic. It fits the definition of a Neighbourhood Centre. Trying to double its size into a Local Centre zoning would only increase out-of-centre retail and threaten the existing hierarchy of North Shore centres that the Council has invested in.



LOCATION	Silverdale North Sub-precinct A (“Innovation” Precinct)
PAUP ZONING	General Business
RELIEF SOUGHT	Terrace Housing and Apartment Buildings/ Light Industry
EXPLANATION	Large greenfield site not utilised for densification. The Innovation Precinct is unlikely to fulfil its ambition of being a Silicon Valley Business and Research Park. An underlying zone that focuses on retail is wrong and dangerous. Proposed zone is inappropriately low density for its proximity to Silverdale town centre and location along ridgelines.

HIBISCUS AND BAYS

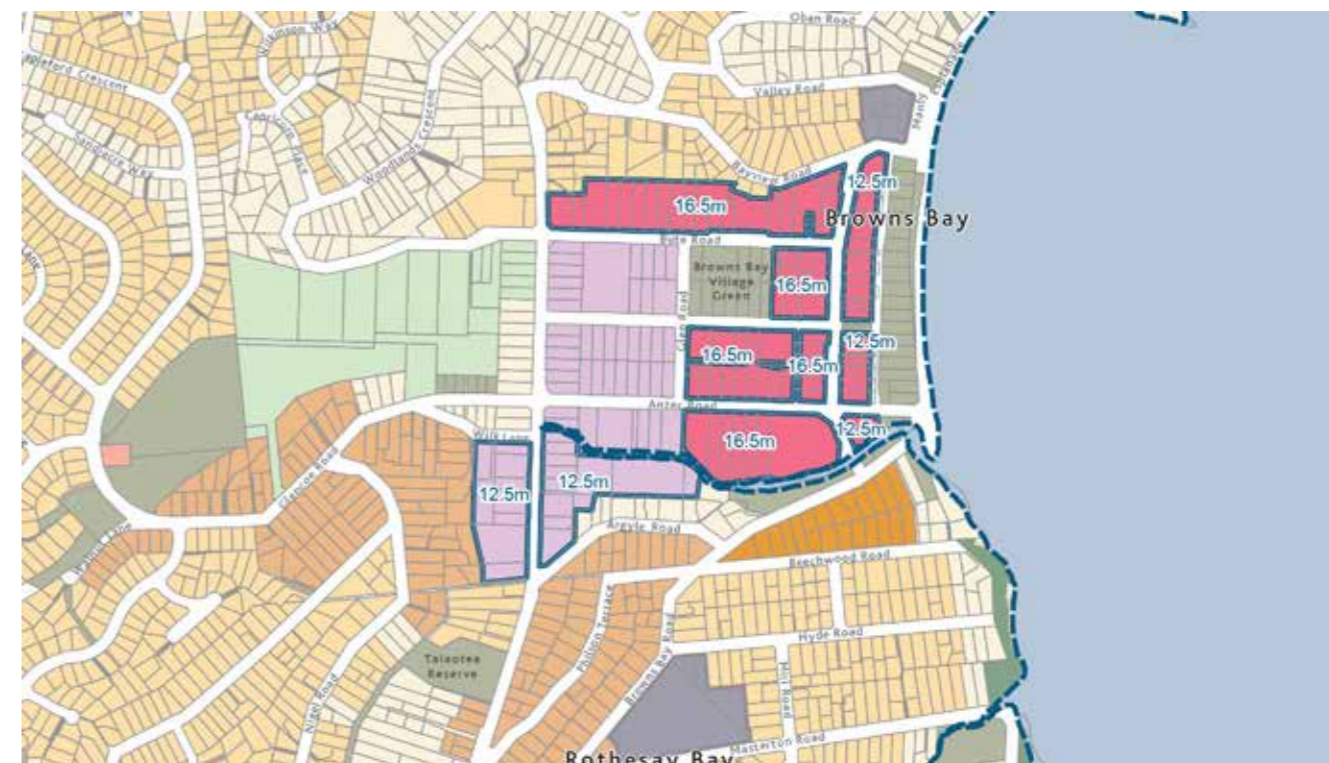


Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Mairangi Bay Centre
PAUP ZONING Local Centre/ various residential
RELIEF SOUGHT Town Centre
EXPLANATION Mairangi Bay is a thriving full service centre with civic amenities. It fits the definition of a Town Centre better than a Local Centre. An extension to the west along Hastings St would allow for future demand and better connect to community facilities

LOCATION Mairangi Bay Centre
PAUP ZONING Mixed Housing Urban, Mixed Housing Suburban, Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Aims to regain in appropriate locations a little of the residential intensification lost in the last-minute backdown as the Unitary Plan was being finalized. Land around the Town Centre and close to amenities should allow for densification.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

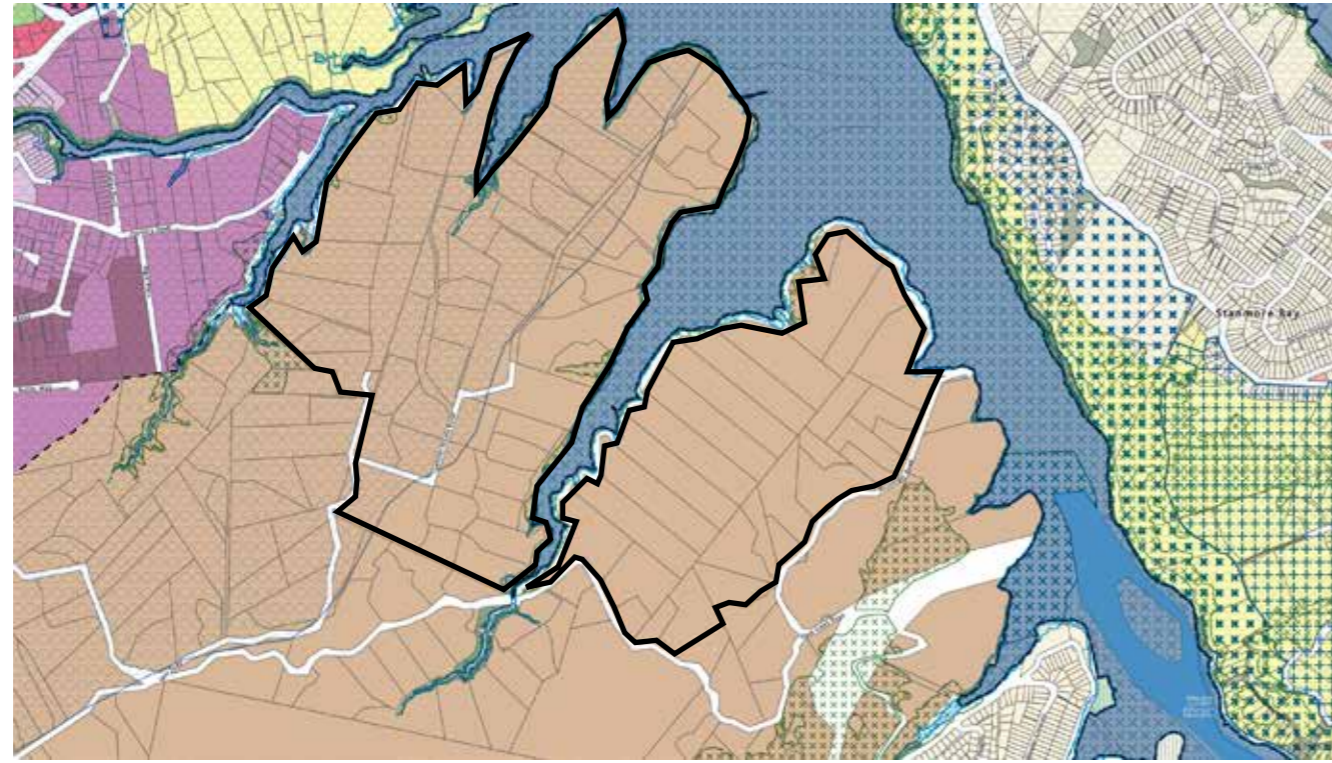


LOCATION Windsor Park (and all other Mixed Housing Urban zoning fronting East Coast Bays Rd)
PAUP ZONING Local Centre, Mixed Housing Urban
RELIEF SOUGHT Light Industry/ Terrace Housing and Apartment Buildings
EXPLANATION Aims to regain in appropriate locations a little of the residential intensification lost in the last-minute backdown as the Unitary Plan was being finalized. Land adjacent to Windsor Park and along a ridgeline should allow for densification.

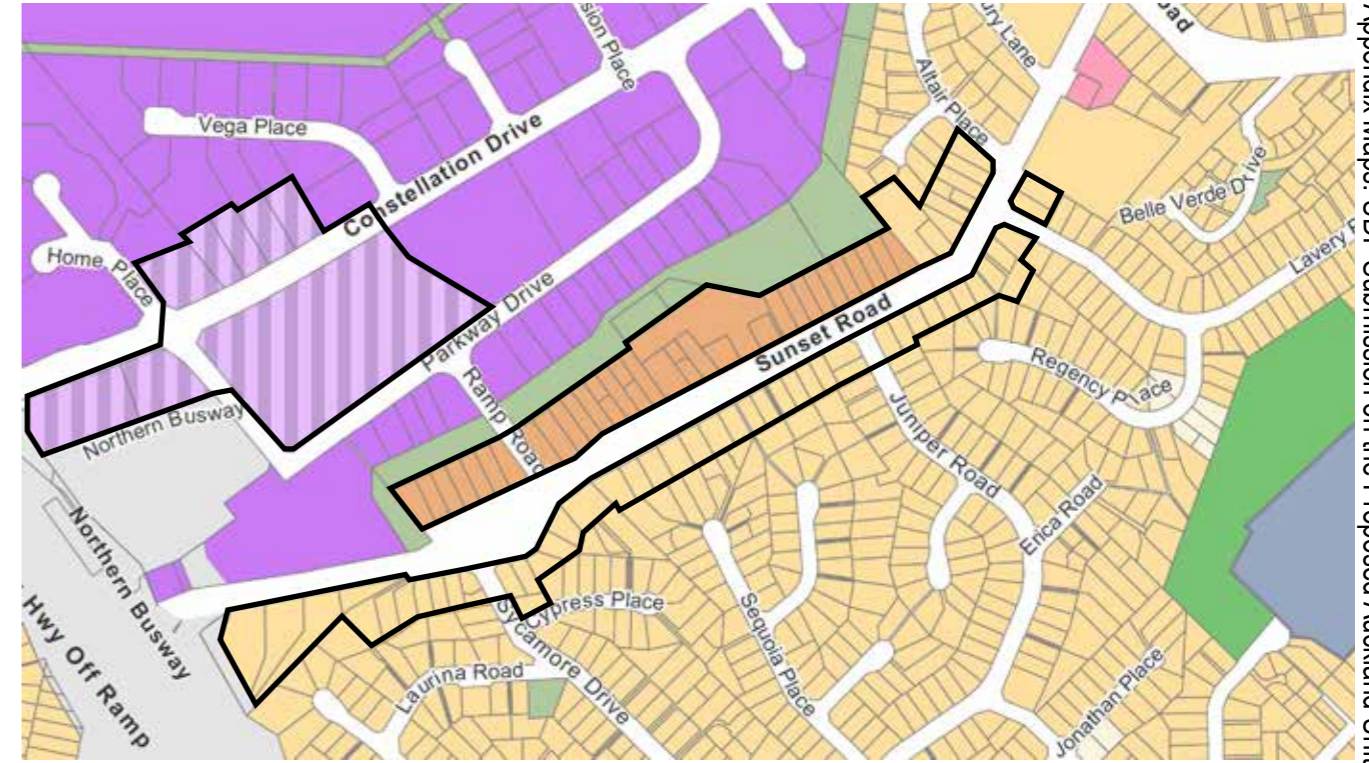
LOCATION Browns Bay Centre
PAUP ZONING Town Centre, Mixed Use with Additional Height Controls
RELIEF SOUGHT Remove height overlays
EXPLANATION Browns Bay is an ideal centre for intensification and already has 4-storey apartments. The height overlays are unnecessary.

LARGE GREENFIELD SITES - NOT UTILISED FOR DENSIFICATION

HIBISCUS AND BAYS



LAND ADJOINING PUBLIC TRANSPORT NODE NOT UTILISED FOR DENSIFICATION



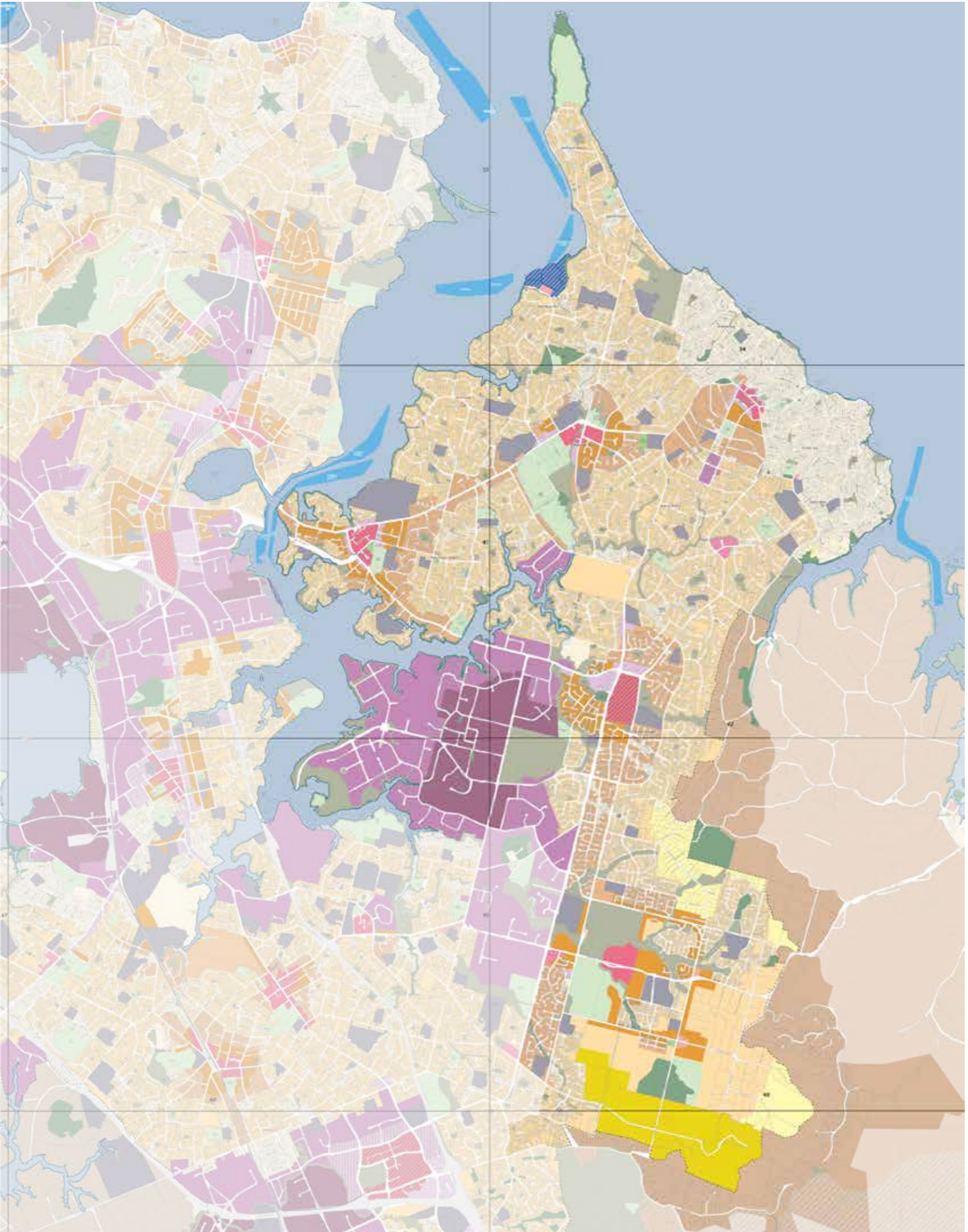
Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION	Silverdale
PAUP ZONING	Countryside Living
RELIEF SOUGHT	Future Urban
EXPLANATION	CL conflicts with reserving this attractive area for future intensive residential zoning. High potential coastal amenity combined with strong environmental enhancements. Good access to recreational amenity and potential future road. Complimentary to existing pattern of settlement at Stillwater. Structure Plan as part of wider Weiti Integrated Catchment Management Plan - strong open space and environmental enhancement focus. Provides for a diversity of living environment. Avoid Penlink visual catchment - stay SE of Messenger Rd.

LOCATION	Streets surrounding Constellation Station
PAUP ZONING	General business, Mixed Housing Suburban, Mixed Housing Urban
RELIEF SOUGHT	Light Industry, Terrace Housing and Apartment Buildings
EXPLANATION	The zoning around Constellation Drive is inconsistent, reflecting the ad hoc development that has occurred around this strategic node. In the long-term it deserves precinct planning to resolve it as some sort of centre, but the immediate submission is to halt further out-of-centre retail and mushroom offices, and to intensify the ridgeline near the bus interchange.

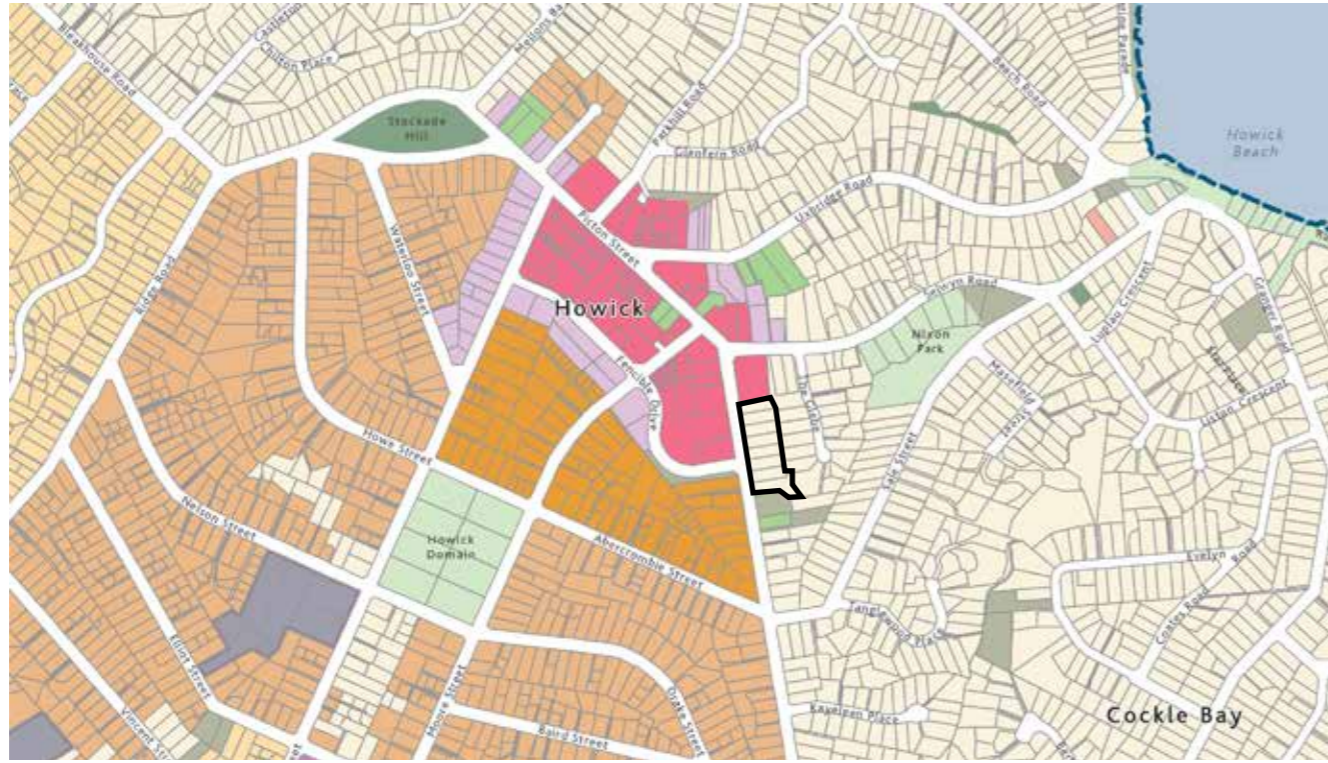
LOCATION	
PAUP ZONING	
RELIEF SOUGHT	
EXPLANATION	

LOCATION	
PAUP ZONING	
RELIEF SOUGHT	
EXPLANATION	

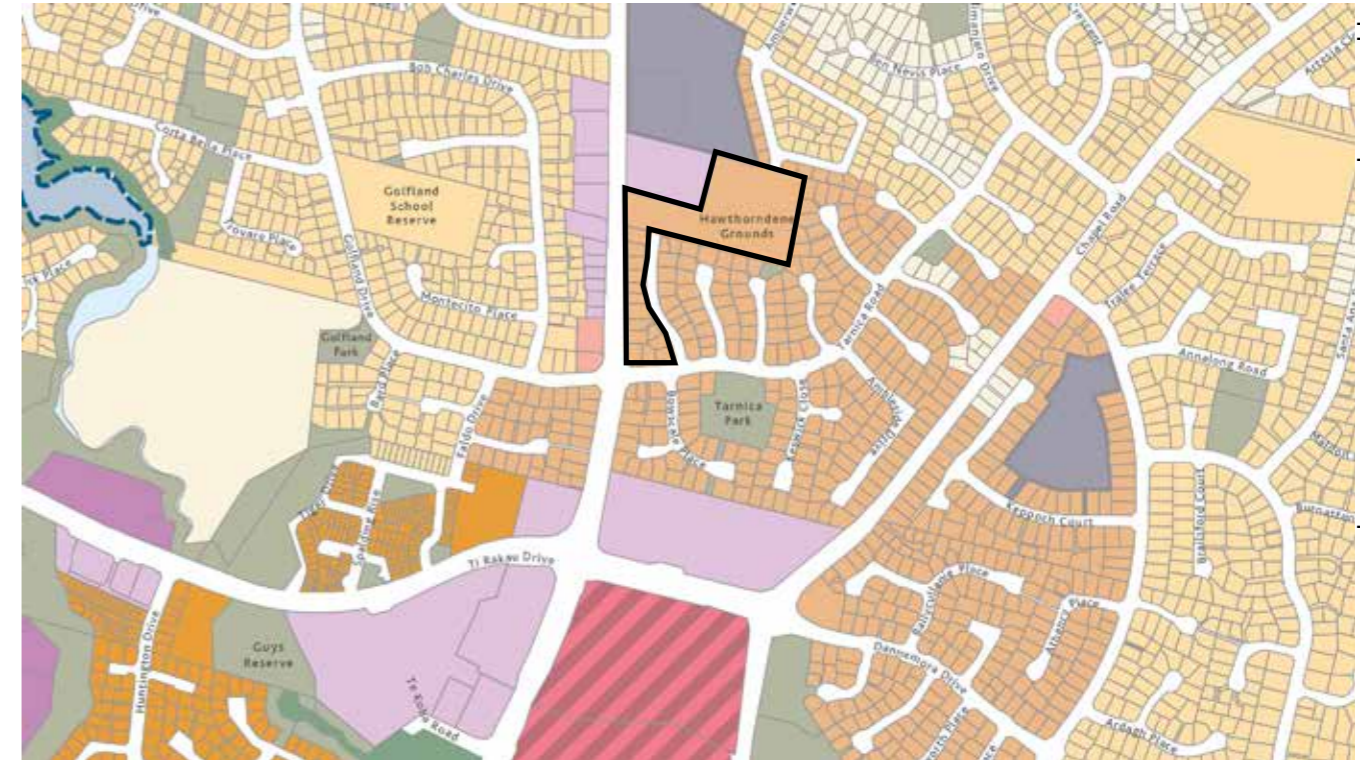


HOWICK

HOWICK



LOCATION Cook St
PAUP ZONING Single House
RELIEF SOUGHT Mixed Use
EXPLANATION Inappropriate “roll over” of old low density residential to Single House zone. These sites are in close proximity to Howick town centre and along the main street extension. Highly suitable for higher density, mixed-use development. Land is also on a ridgeline.



LOCATION Botany Road
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Mixed Use
EXPLANATION Existing houses along this stretch of Botany Road have already been converted to business activities, this is not reflected in the PAUP. The properties are recommended for Mixed Use zone to allow shops/ offices on the ground level while apartment/ residential can be accommodated at the upper levels. By allowing development of these areas into Mixed Use zone, it will increase the vitality of the area and create a more robust place to live in.



LOCATION Ti Rakau Drive
PAUP ZONING Terrace Housing and Apartment Building
RELIEF SOUGHT Mixed Use
EXPLANATION These vacant site along Ti Rakau Drive should be utilised as mixed-use development due to the proximity to other retail uses, market-attractive area and to provide a more uniform street frontage along the arterial road.

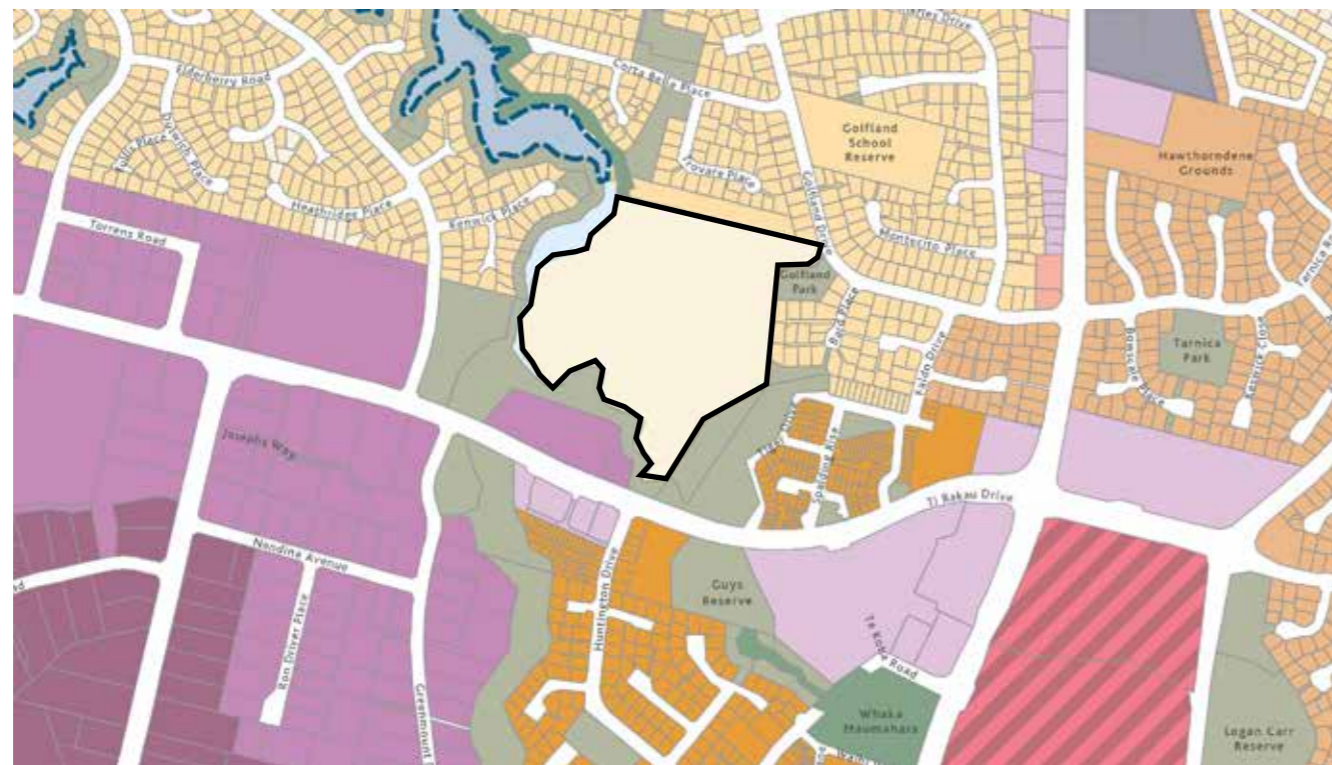
LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION

HOWICK



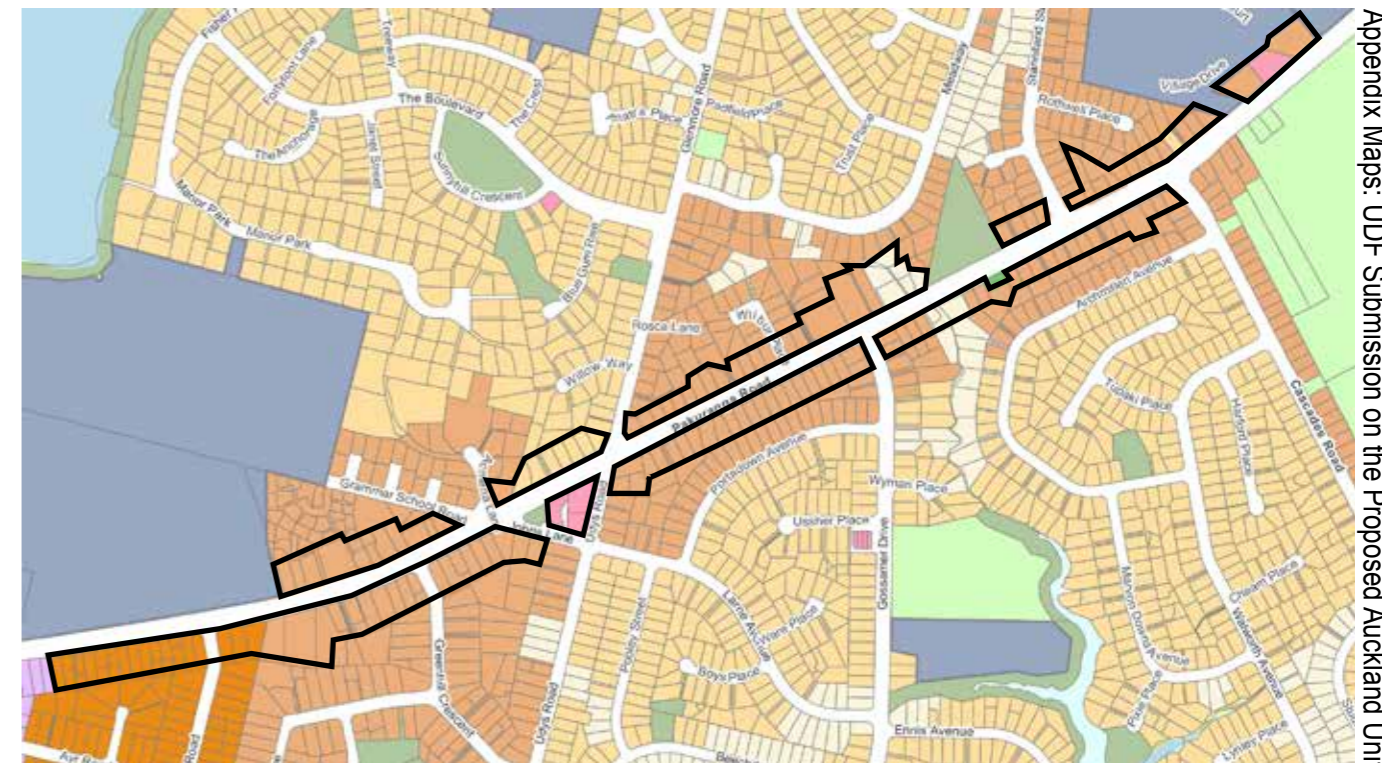
LOCATION	Millen Avenue and Tiraumea Drive Peninsulas
PAUP ZONING	Mixed Housing Suburban
RELIEF SOUGHT	Mixed Housing Urban
EXPLANATION	Millen Ave and Tiraumea Drive Peninsulas are in close proximity to the Pakuranga Highway, State Highway One on ramp and Pakuranga Town Centre. This land should be utilised for residential redevelopment.

ZONING DOES NOT REFLECT CURRENT LONG TERM USE



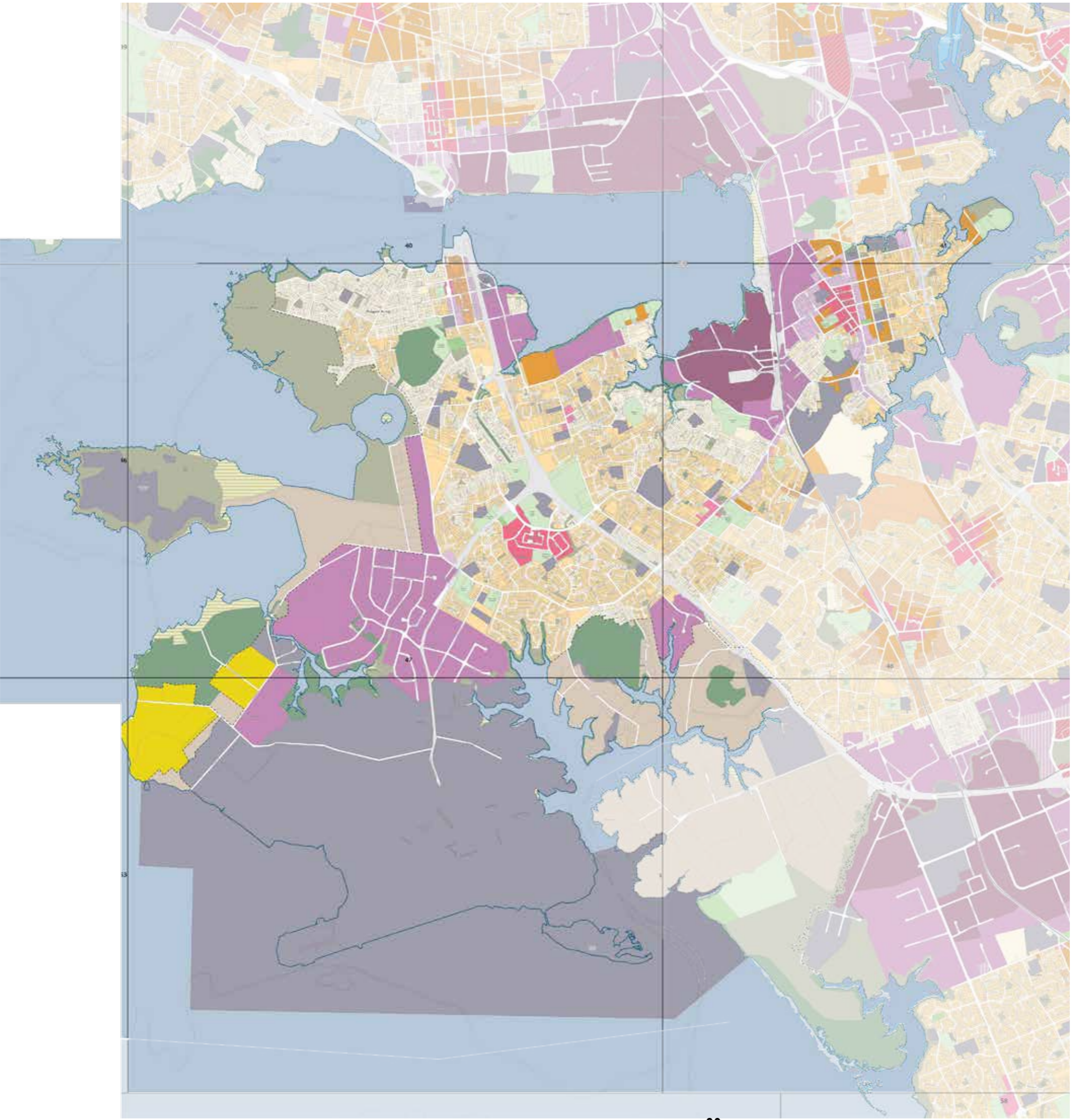
LOCATION	Golfland Drive
PAUP ZONING	Single House
RELIEF SOUGHT	Light Industry, Special Purpose
EXPLANATION	This land is currently a large HV electricity substation and is unlikely to change in the near future. There is little or no development opportunity on this site. We may want to suggest special use zoning if this assists with the bigger picture discussion.

LAND ADJOINING PUBLIC TRANSPORT NODE NOT UTILISED FOR DENSIFICATION



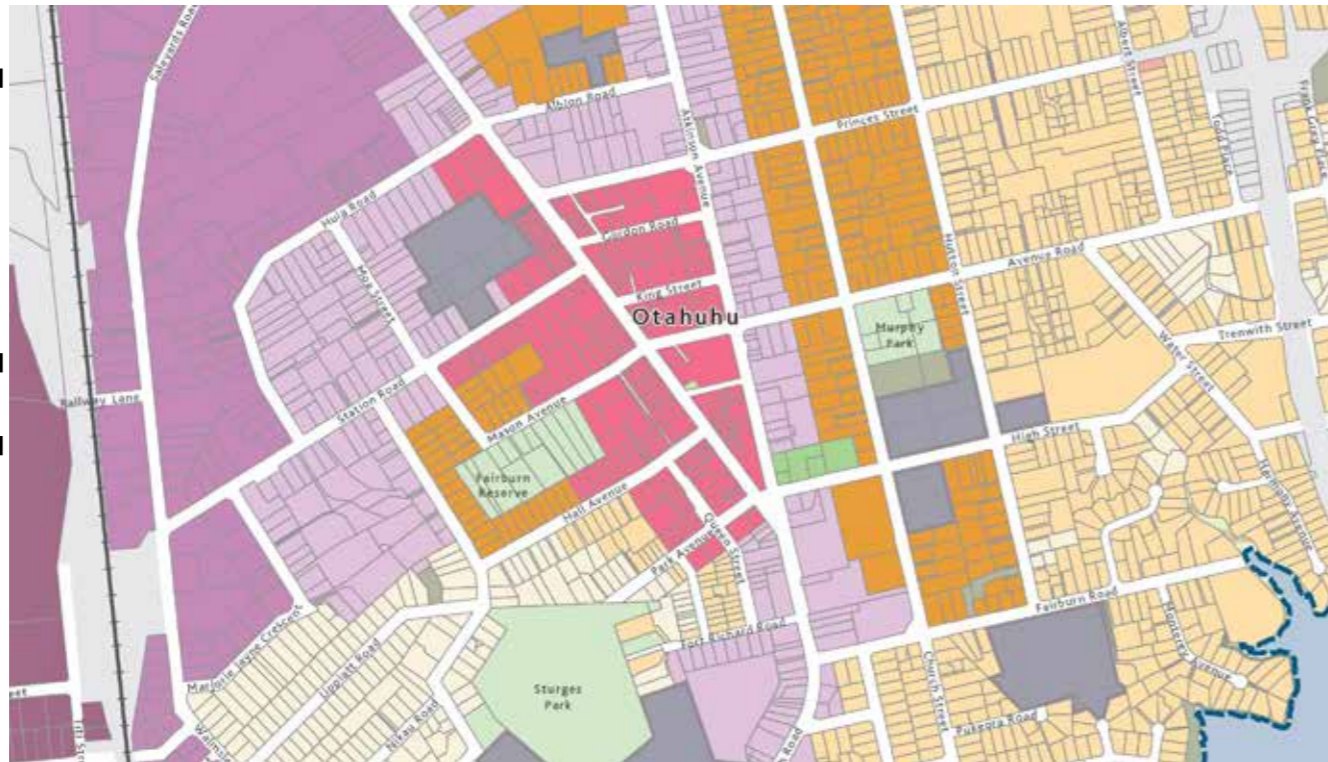
LOCATION	Pakuranga Road
PAUP ZONING	Mixed Housing Urban, THAB, Mixed Housing Suburban, Single House
RELIEF SOUGHT	Terrace Housing and Apartment Buildings
EXPLANATION	Pakuranga Rd will be serviced by the AMETI public transport corridor. The properties along the main frontage of Pakuranga Rd are recommended for THAB. Higher density developments along the road frontage will create a noise barrier for the residential areas beyond as the sites have High Land Transport Route Noise. Mixed Use zoning should be avoided to prevent a strip mall development.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

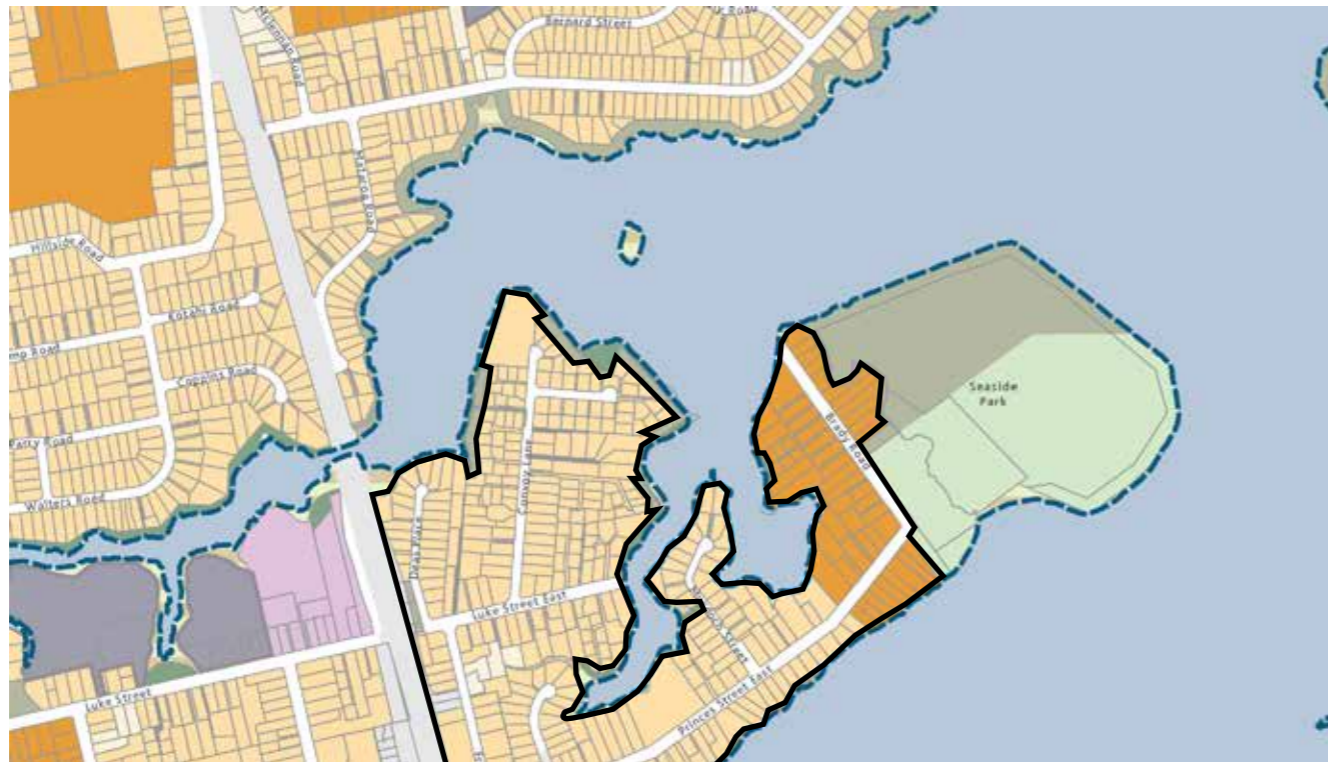


MĀNGERE-ŌTĀHUHU

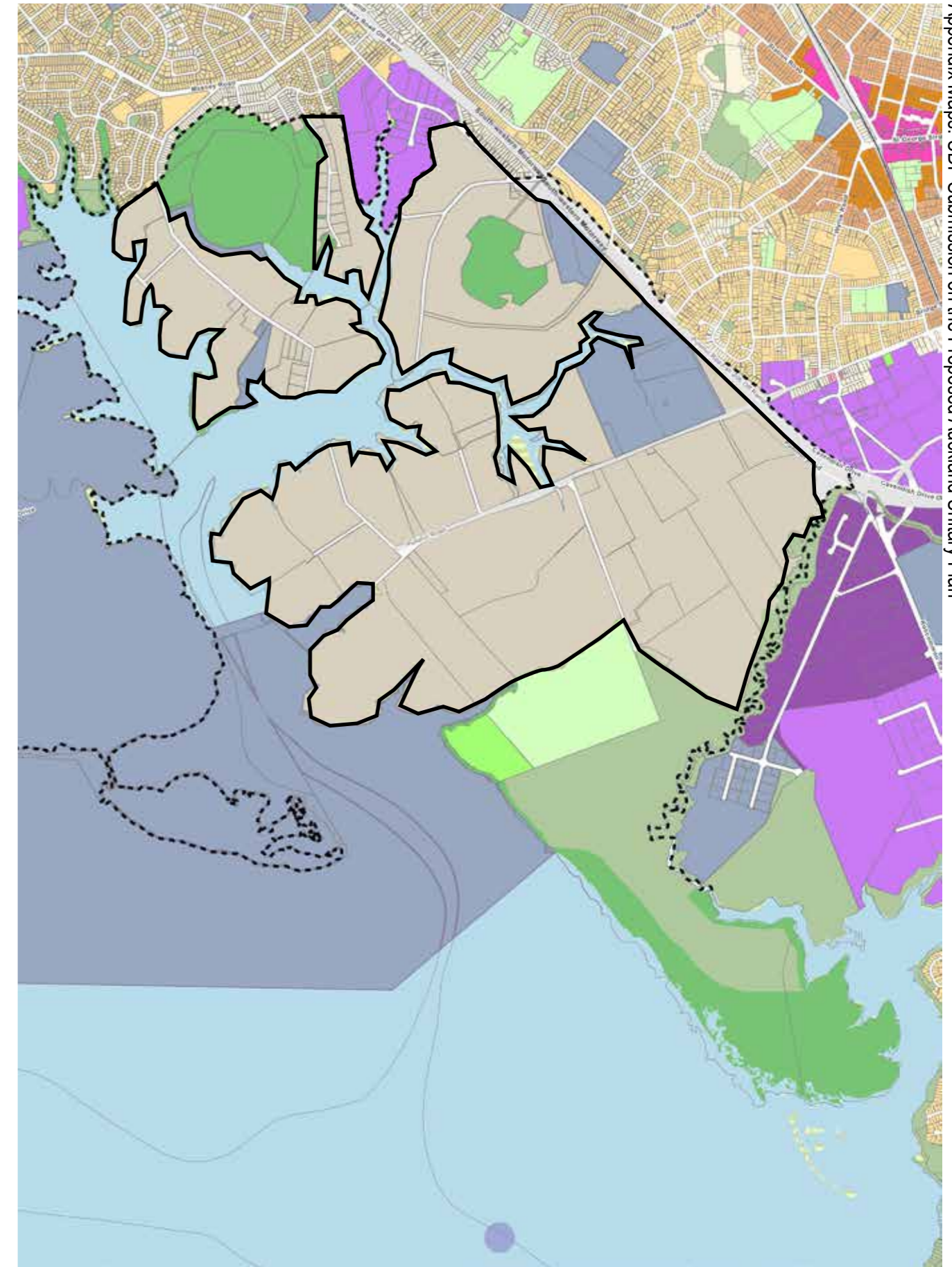
MĀNGERE-ŌTĀHUHU



LOCATION Otahuhu Town Centre
PAUP ZONING Mixed Housing/THAB/Business
RELIEF SOUGHT Support proposed zoning
EXPLANATION Good use of zoning to support the town centre. Residential zoning used effectively to provide a graduated density



LOCATION Otahuhu East
PAUP ZONING Mixed Housing Suburban, Terrace Housing and Apartment Buildings
RELIEF SOUGHT Support proposed zoning
EXPLANATION Good use of area of high amenity to support residential intensification.



LOCATION Puhinui Peninsula
PAUP ZONING Rural
RELIEF SOUGHT Future Urban- inclusion into Unitary Plan process
EXPLANATION Recommend structure plan for entire area. Incorporated into wider PAUP process now as may effect "opportunity costs" of other land areas - i.e. if business/ employment uses were to go here that means we would not need so much elsewhere. Key piece of the Southern Initiative puzzle. Would also influence other land use planning and infrastructure considerations (i.e. Weymouth Bridge options) and strategic transport planning. Look at expanding the residential zone to the north and industrial zone to the east into this area. Integrate cultural landscape and amenity values through a sensitive development approach as has been determined by Mangere Gateway.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

MĀNGERE-ŌTĀHUHU

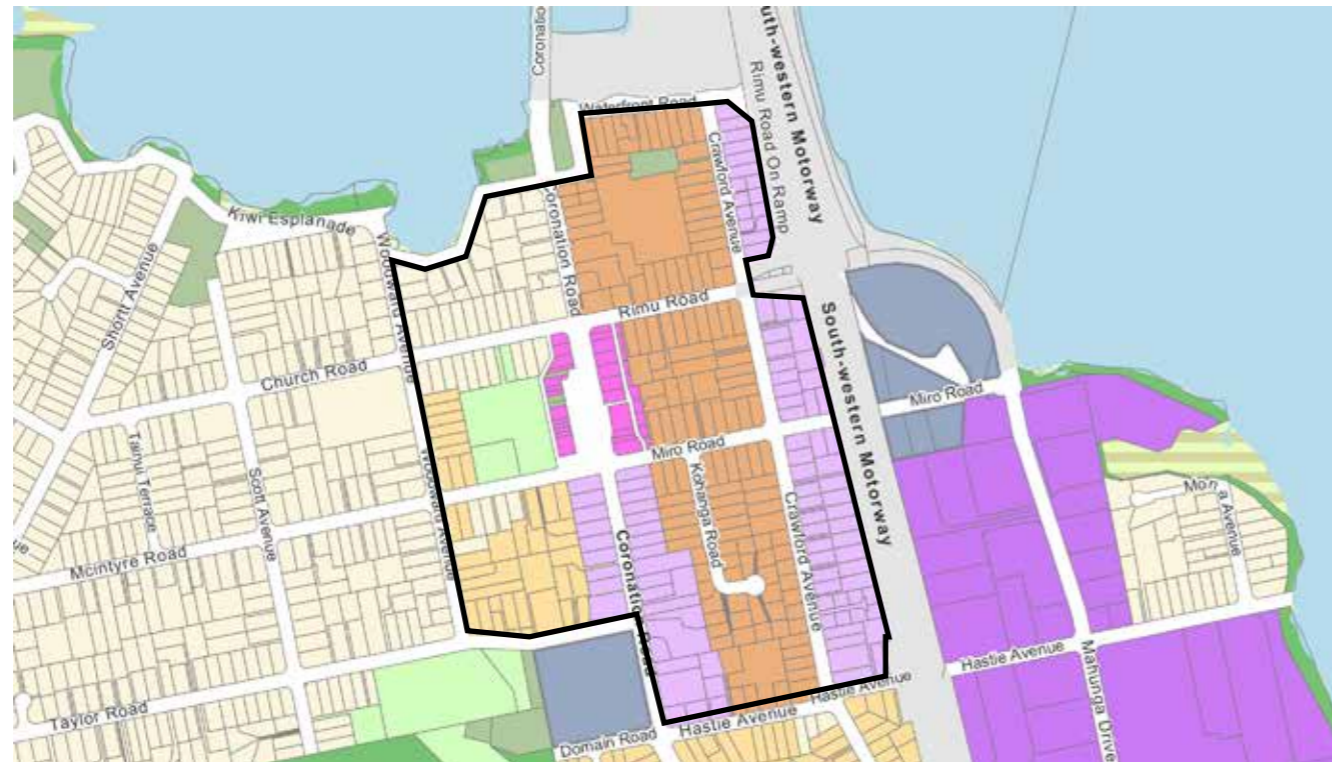


LOCATION	Residential areas surrounding Mangere Town Centre
PAUP ZONING	Single House, Mixed Housing Suburban
RELIEF SOUGHT	Mixed Housing Urban
EXPLANATION	Ideal area to encourage greater housing density around the Mangere Town Centre. There is a need to provide as much housing choice as possible to cater for the community housing needs in this location (large family homes - small units).

LAND ADJACENT TO PHYSICAL OR VISUAL AMENITY NOT UTILISED FOR DENSIFICATION



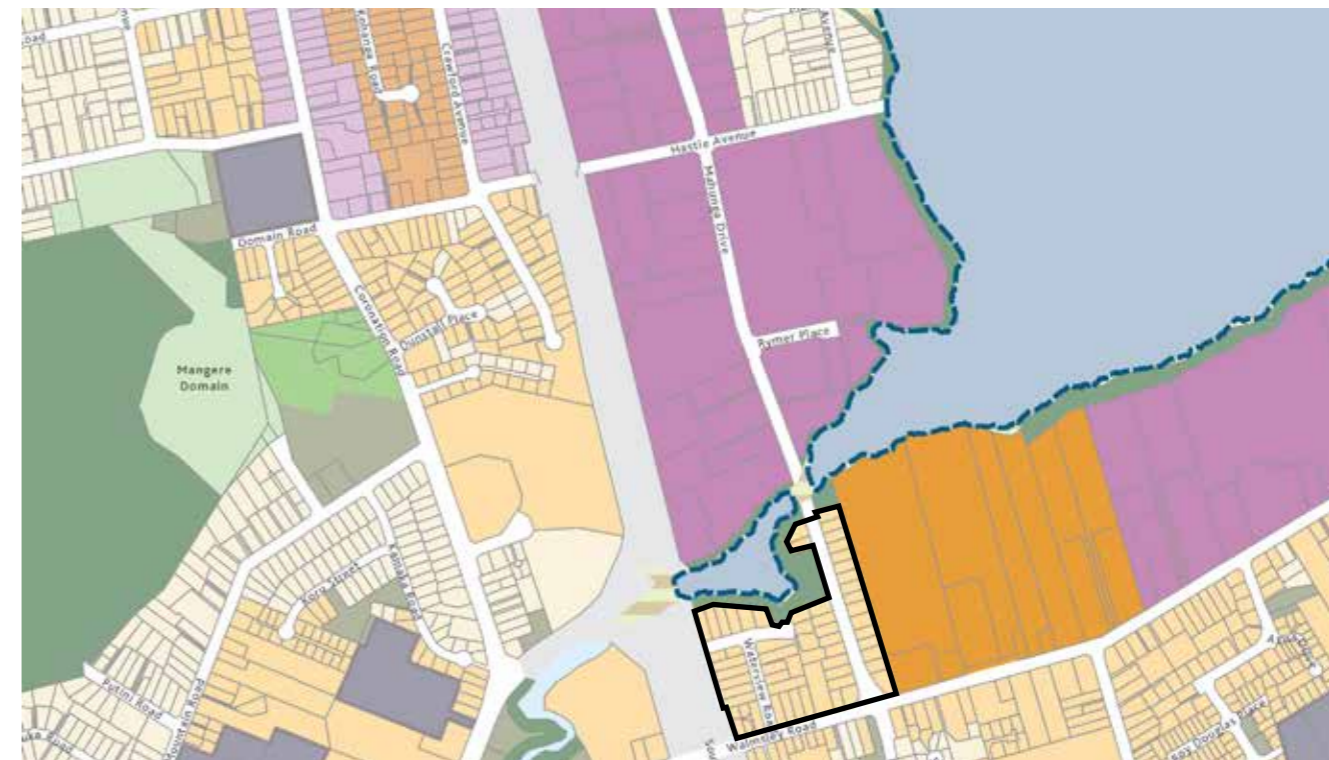
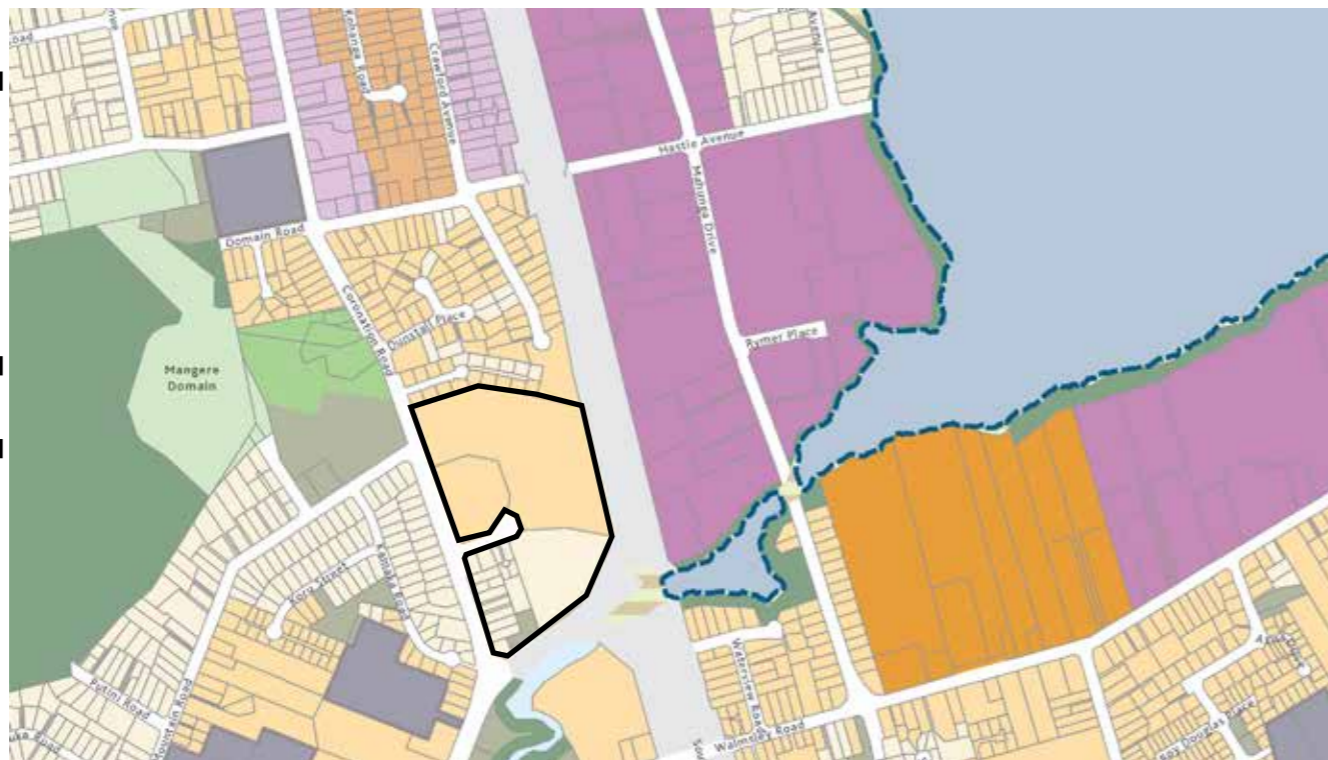
LOCATION	Mona Ave, Mangere Bridge
PAUP ZONING	Single House
RELIEF SOUGHT	Terrace Housing and Apartment Buildings
EXPLANATION	Inappropriate "roll over" of old low density residential to Single House zone. This is an area of low density housing surrounded by light industry/employment. The land has high amenity – coastal foreshore reserves and north facing. Great location to up zone the residential density for housing for people working nearby.



LOCATION	Mangere Bridge Town Centre
PAUP ZONING	Single House, Mixed Housing Suburban, Mixed Housing Urban, Business
RELIEF SOUGHT	Terrace Housing and Apartment Buildings, Business
EXPLANATION	Opportunity to provide quality apartment development around a Town Centre with high amenity and attractive to the market. Need to review the height restriction (8m) in relation to Mangere Mountain as planning map overlays effectively preclude densification.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

MĀNGERE-ŌTĀRHUHU



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

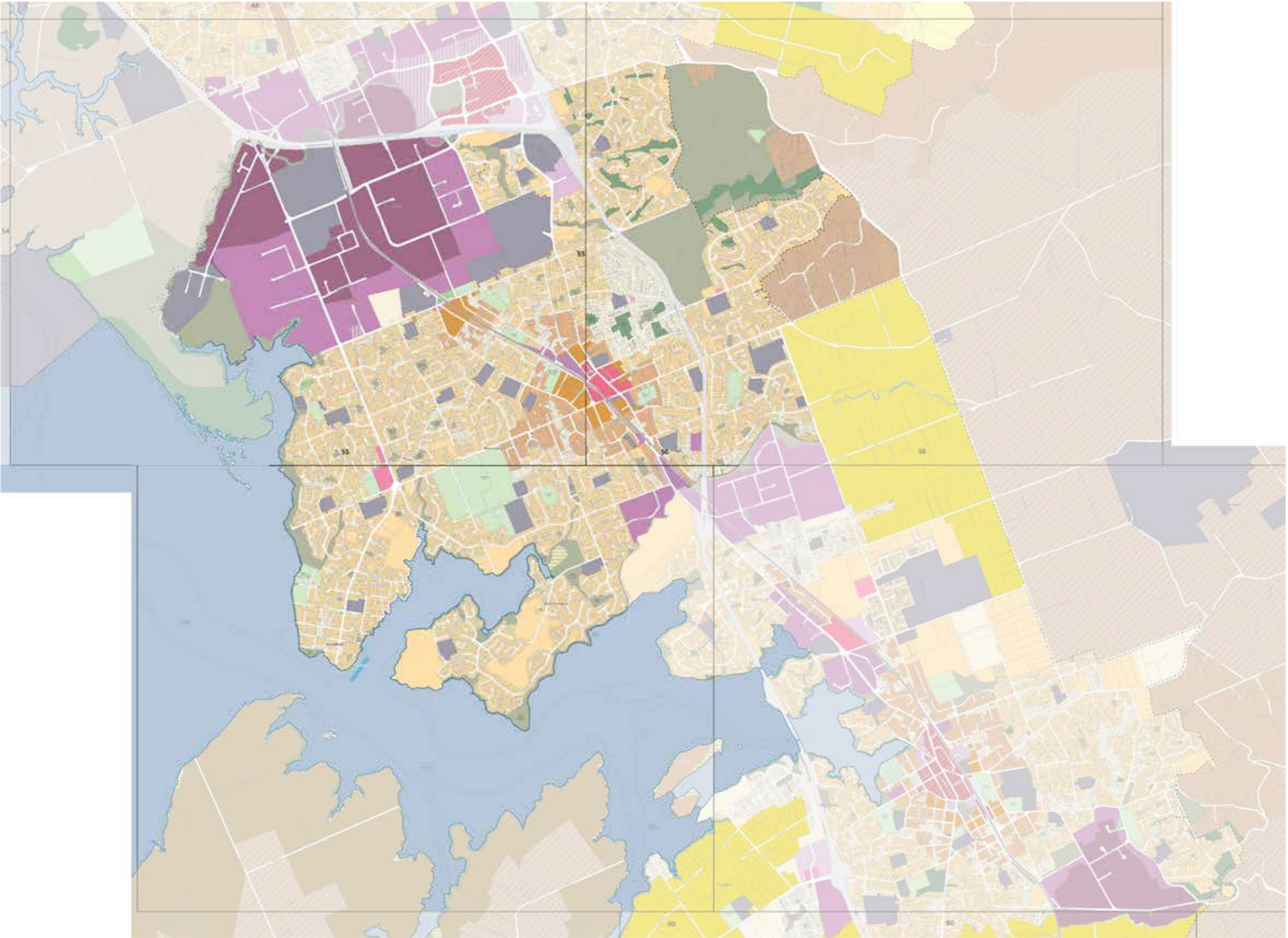
LOCATION Coronation Road, Mangere Bridge
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Largely vacant site in good location for residential intensification. Sites located to good motorway connection and well linked to employment areas (e.g. Auckland Airport, Maunga Drive, Favona Road).

LOCATION Maunga Drive (South end), Mangere Bridge
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION This area is located next to the motorway - well connected. It has THAB zoning to the east of the area. THAB type housing would address environmental effects best (e.g. noise from the motorway). The area is located close to employment areas.



LOCATION Mangere Bridge foreshore
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Location is north facing with coastal amenity. Location near Mangere Bridge Town Centre, schools and high amenity reserves such as Ambury farm and Mangere Mountain. Location near transport links and Auckland Airport. Requires a review of the Building Height restriction (8m) in relation to Mangere Mountain as planning map overlays effectively preclude densification. Review the Mangere Bridge Precinct in general.

LOCATION
PAUP ZONING
RELIEF SOUGHT



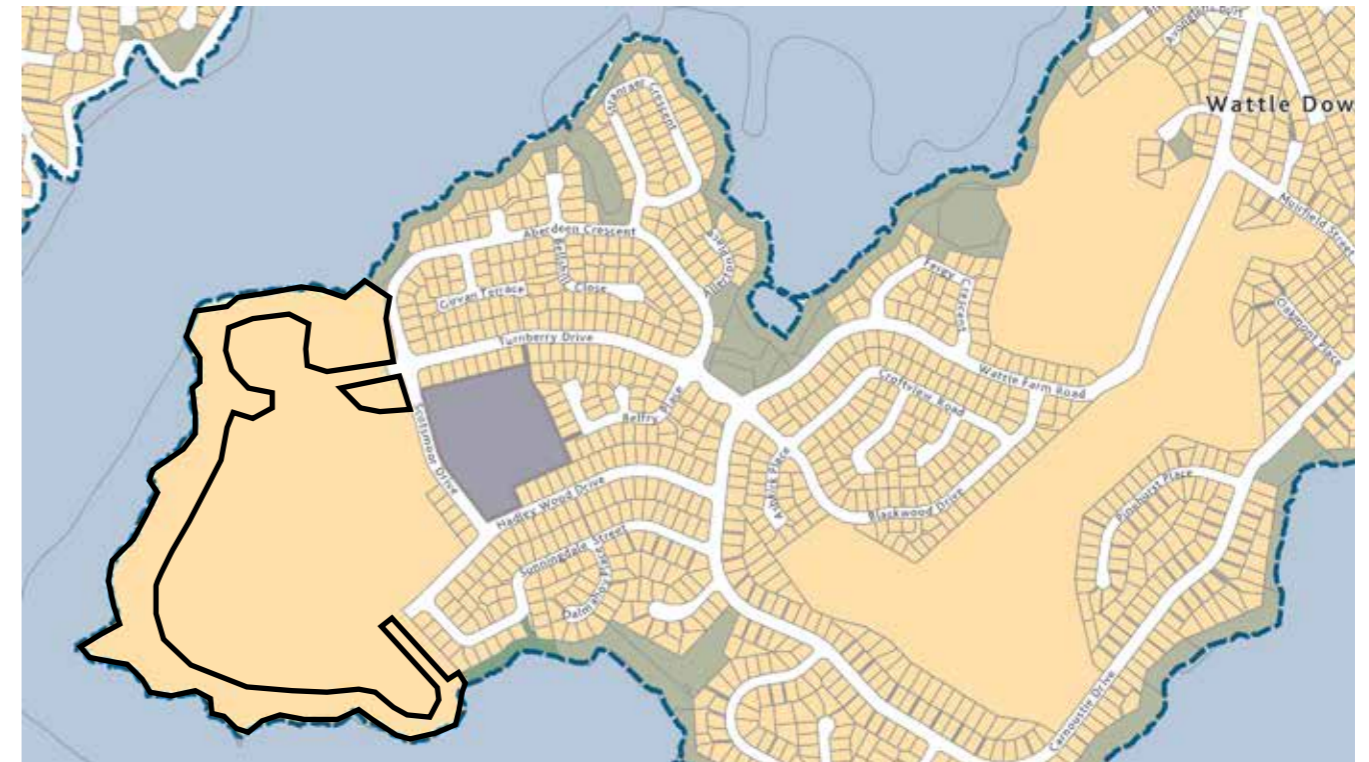
MANUREWA

MANUREWA



LOCATION Kerrs Road and Great South Road
PAUP ZONING Special Purpose
RELIEF SOUGHT Public Open Space- Informal Recreation
EXPLANATION Ensure continuity of waterways and public access.

LOCATION Lambir Drive on ramp, Druces Road
PAUP ZONING Mixed Housing Suburban, Light Industry
RELIEF SOUGHT Public Open Space with some extension to the Special Purpose Zone
EXPLANATION Increased density requires more and improved quality open space, preference is to avoid zone changes on either side of a stream/water body and or catchment.

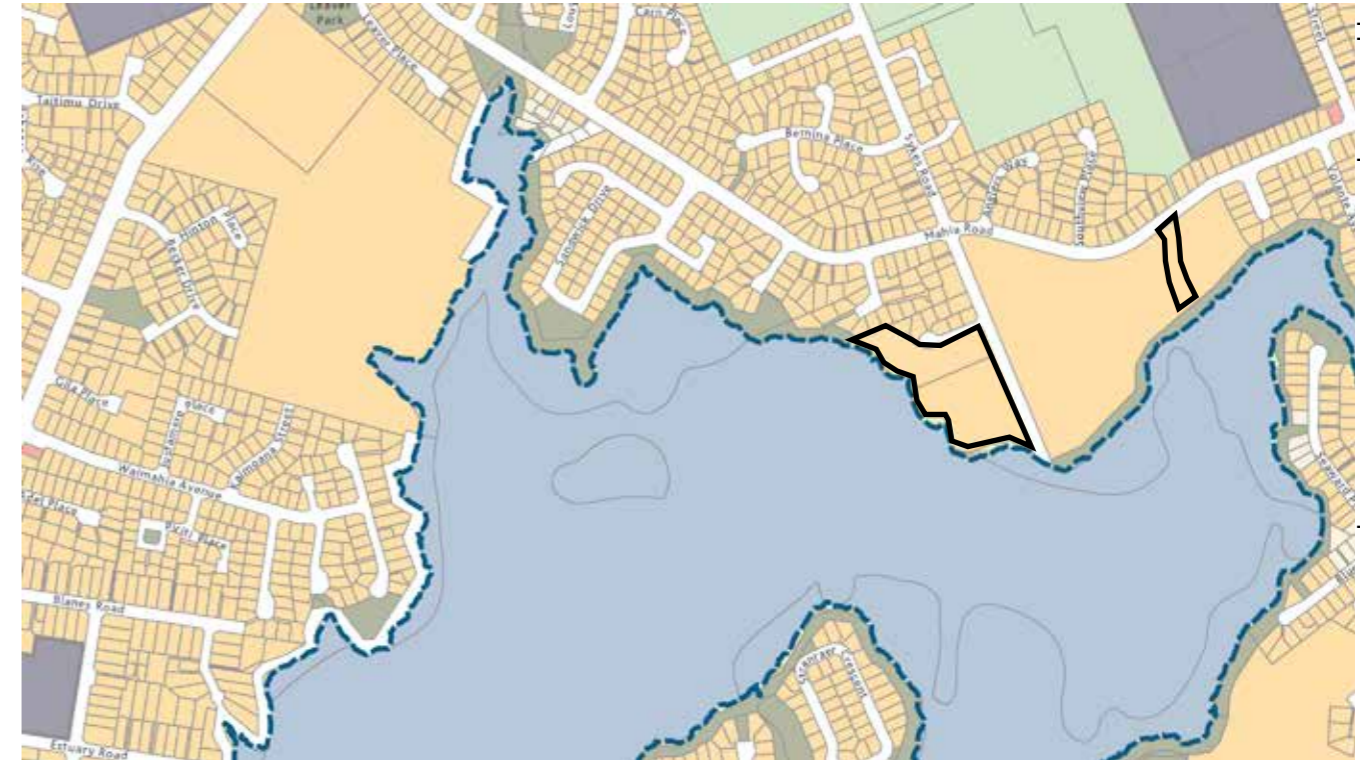
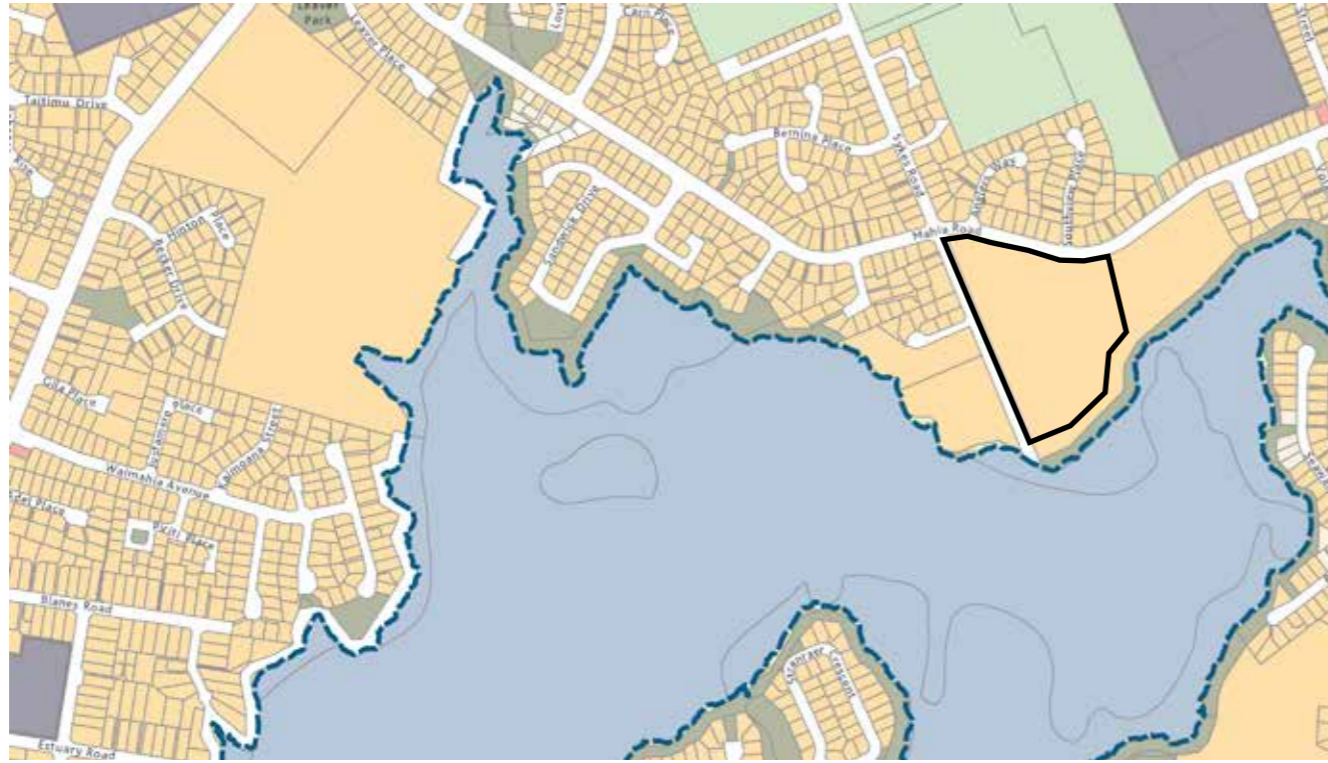


LOCATION Kiwi Tamaki Road, Roscommon Road
PAUP ZONING Light Industry
RELIEF SOUGHT Public Open Space- Informal Recreation
EXPLANATION Ensure continuity of waterways and public access, link to public street network with reasonable street frontage. Refer to Puhinui Stream Restoration Concept Plan 2002.

LOCATION Aberdeen Cres, Scotsmoor Drive, Hagley Wood Drive
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Public Open Space - Informal Recreation
EXPLANATION Increased density requires improved Open Space Network with improve physical and visual connects, requiring more than potential esplanade reserve strips. Ensure street frontage to Public Open Space and/or connects back to local street network

INSUFFICIENT PUBLIC OPEN SPACE FOR PROPOSED HIGH DENSITY AREA

MANUREWA

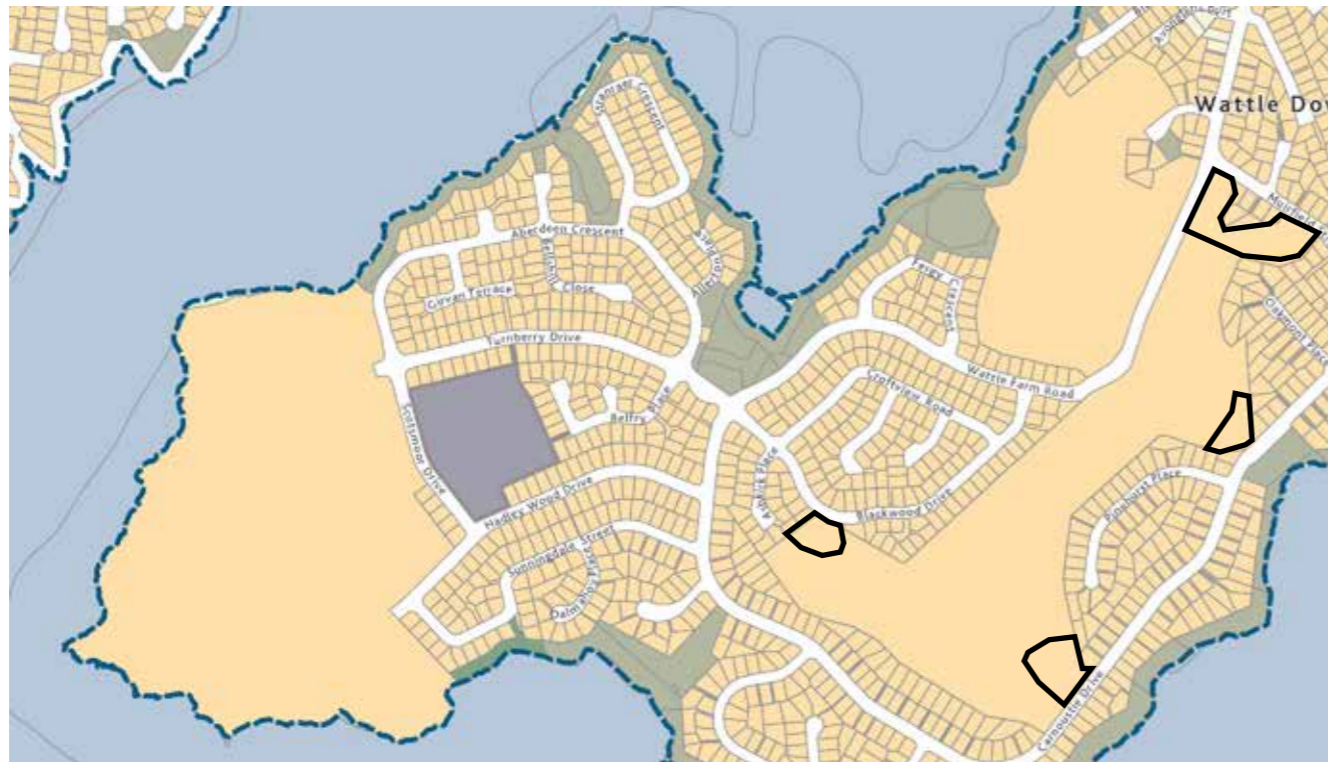


Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Mahia Road and Sykes Road
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Special Purpose
EXPLANATION There may be value in a 'Special Purpose – Cultural' zone.

LOCATION Browns Road, Roscommon Road, Weymouth Road area
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Public Open Space- Sport and Active Recreation (West), Informal Recreation (East)
EXPLANATION Increase density requires more and improved Public Open Space

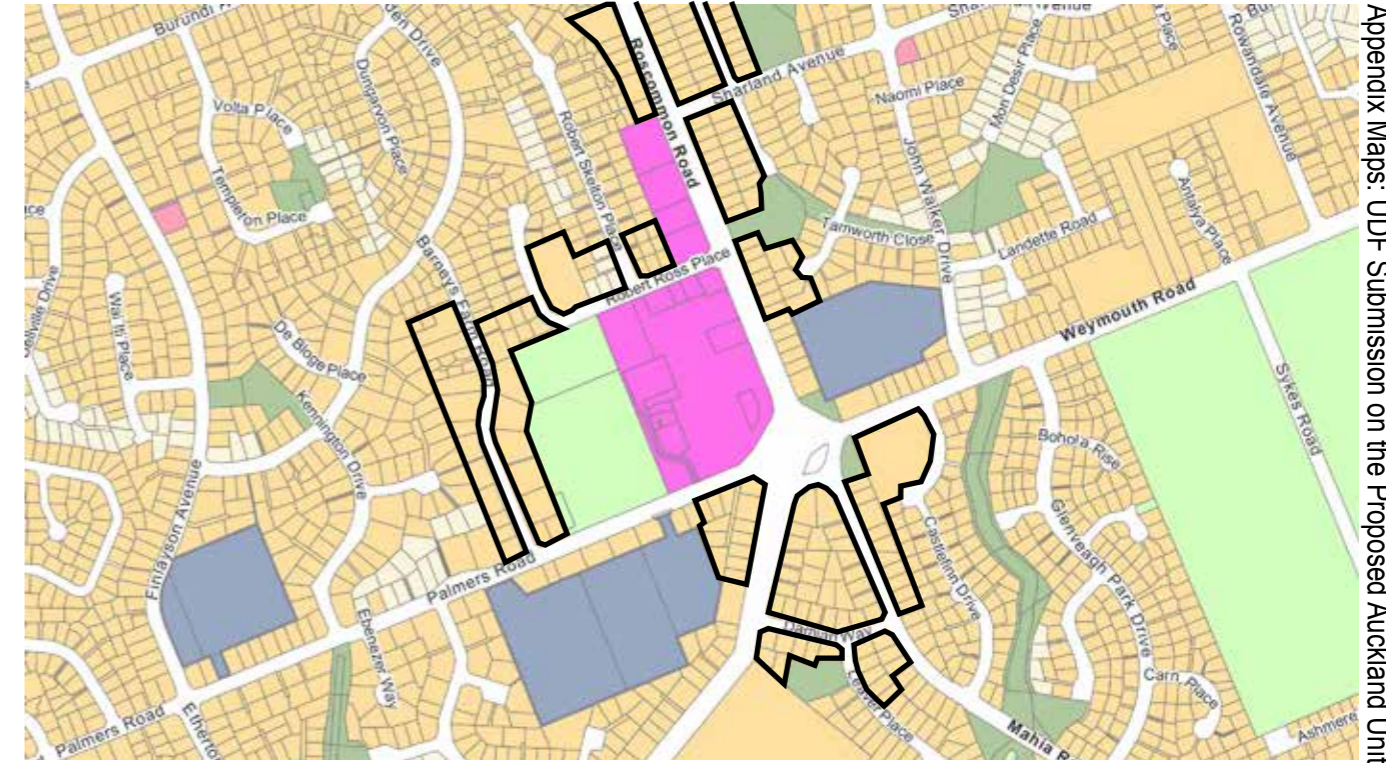
ZONING DOES NOT REFLECT CURRENT LONG TERM USE



LOCATION Carnoustie Drive, Blackwood Drive, Wattle Farm Road
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Public Open Space - Informal Recreation/ Mixed Use/ Future Urban
EXPLANATION Ensure appropriate distribution of quality pocket parks in large areas of residential housing. The entire golf course site is valuable land that should have a proper planning structure to ensure any future development is favourable to the wider area.

LOCATION Marble Place
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Special Purpose
EXPLANATION Existing cultural centre not reflected in current zoning.

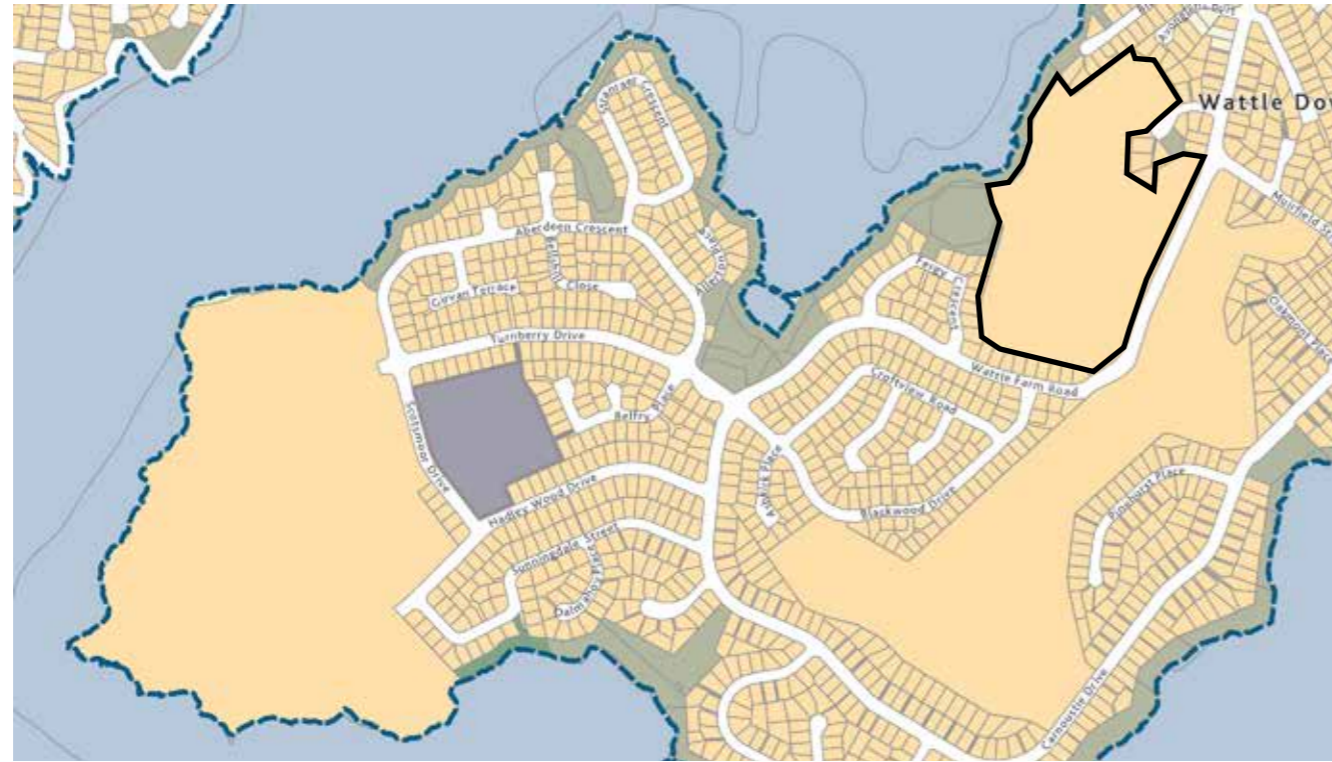
MANUREWA



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Charles Prevost Drive
PAUP ZONING Mixed housing Suburban
RELIEF SOUGHT Special Purpose- Healthcare Facility
EXPLANATION Proposed zoning does not correspond with current, and long term use for Totara House Hospice.

LOCATION Clendon Centre
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Although dependent on market demand, the existing centre in Clendon offers the opportunity to intensify. The area currently enjoys bus connections and has the potential to connect to Manurewa railway station. There is an opportunity to redesign the main intersection to a controlled intersection.

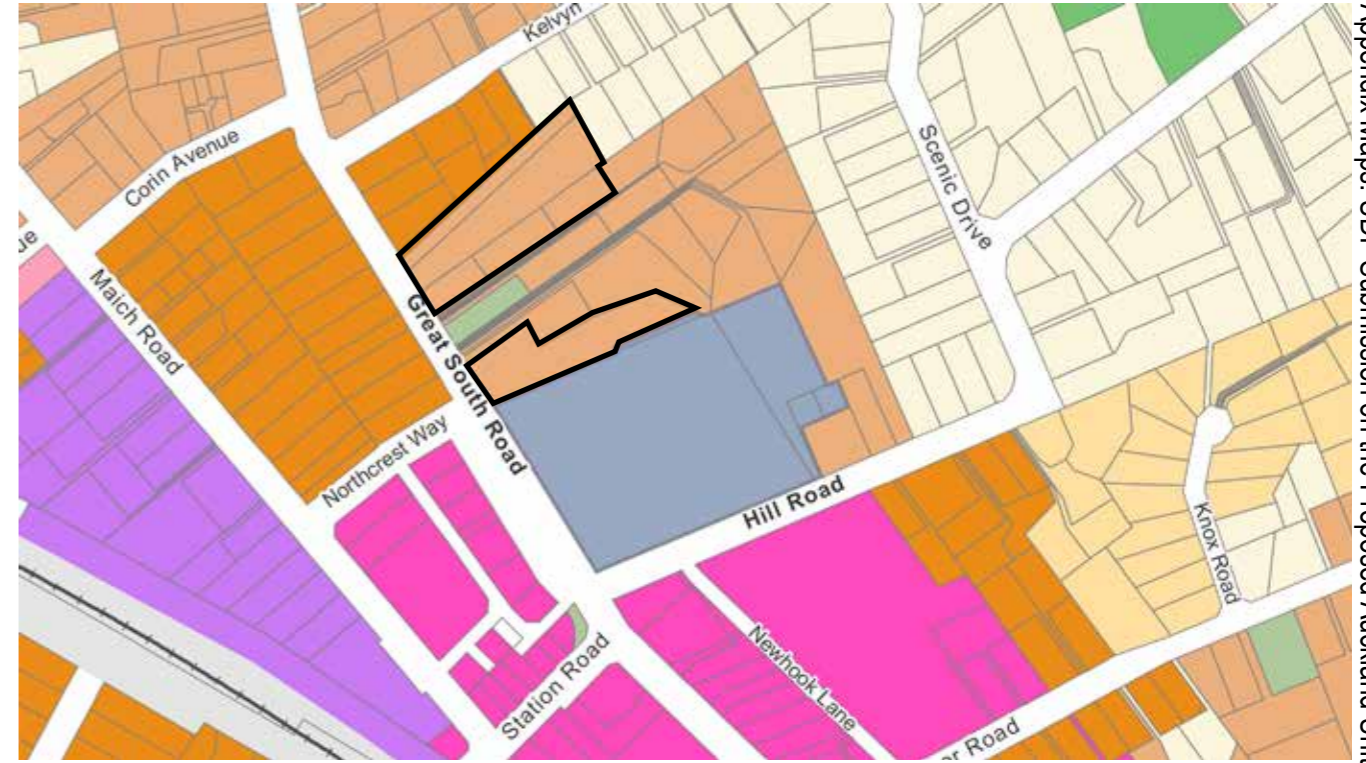
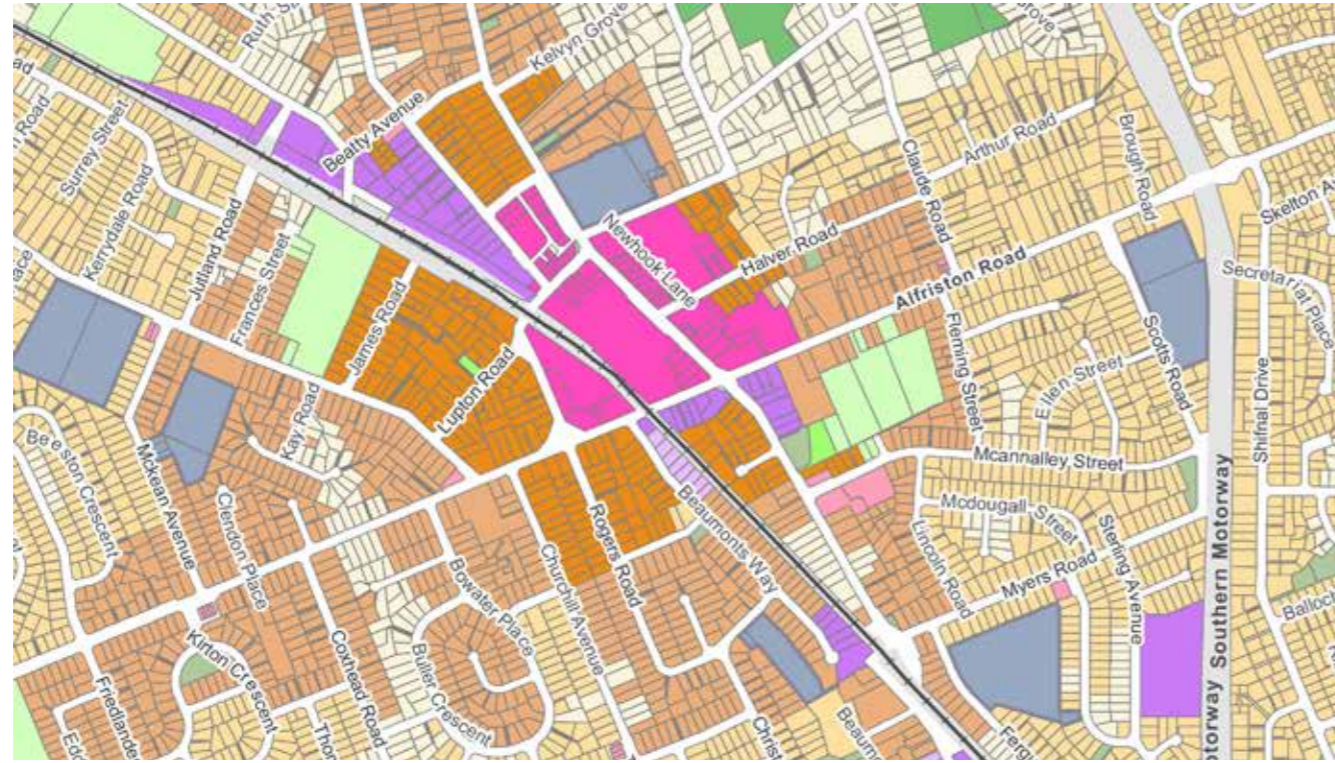


LOCATION Wattle Farm Road
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Special Purpose – Retirement Village
EXPLANATION Acacia Cove Retirement Village is presently located on this site.

LOCATION Beaumonts Way, Manurewa
PAUP ZONING Mixed Use
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Inappropriate location of retail or commercial activity outside of the Town Centre. The proposed zoning seems inconsistent with the zoning on the opposite side of the street. It is unclear why this land is zoned as it is.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

MANUREWA



LOCATION Manurewa

PAUP ZONING Various

RELIEF SOUGHT Integrate the Manurewa Town Centre Concept Plan (December 2003) into the Unitary Plan.

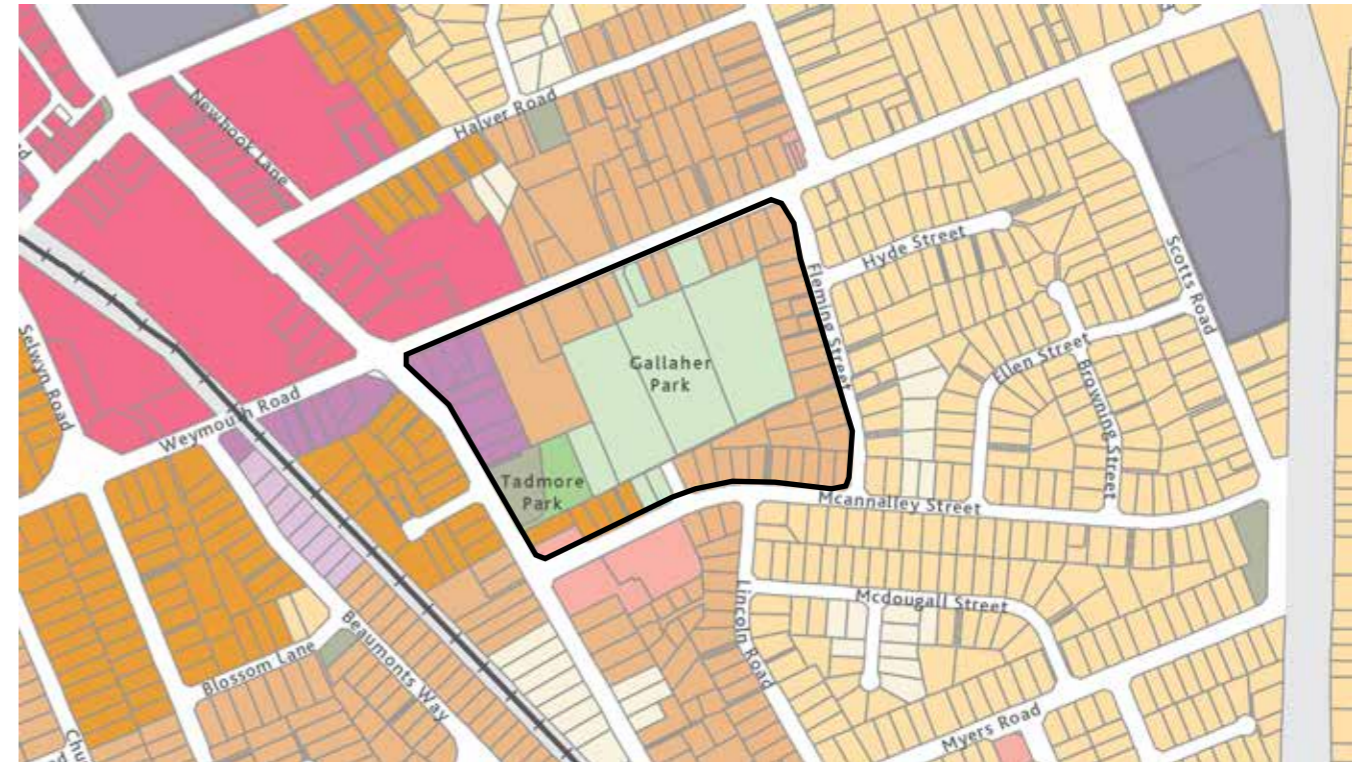
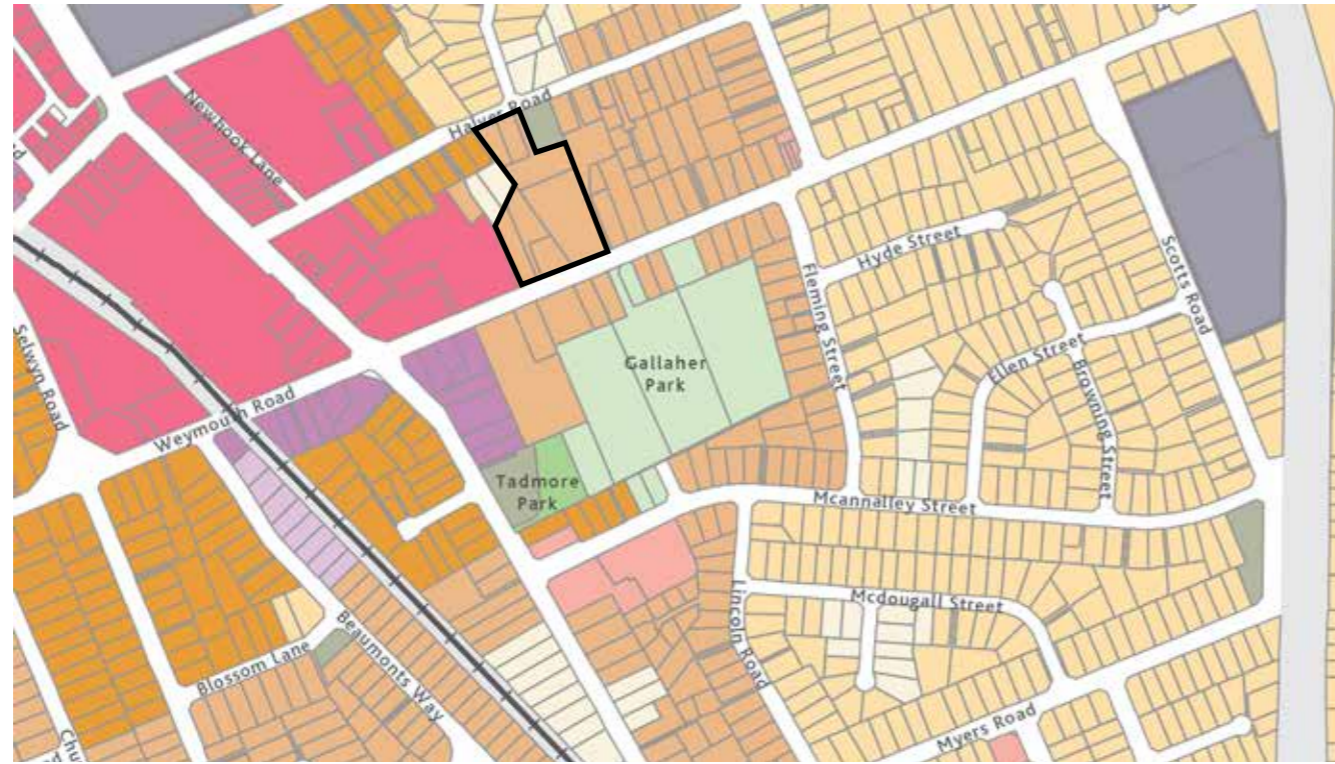
EXPLANATION The zoning around Manurewa simply follows existing property boundaries. Past thinking by Manukau City Council and the community (i.e.. Manurewa Town Centre Concept Plan 2003) seems to have been overlooked. According to the Manurewa Local Board Plan 2011, the concept plan has been on hold since 2008.

LOCATION Great South Road/ Hill Road Manurewa

PAUP ZONING Mixed Housing Urban

RELIEF SOUGHT Terrace Housing and Apartment Building, Special Purpose

EXPLANATION Extend THAB south on Great South Road frontage and extend Special Purpose Zone north to recognise existing church buildings. Draft zoning results in different zonings on opposite sides of same street for no apparent reason. Proposed zoning needs to consider improving the quality of streets through matching opposite sides of streets as far as practicable. Appropriate depths of street frontage zoning should be adopted to suit typical development needs.



LOCATION Halver Road, Manurewa

PAUP ZONING Mixed Housing Urban

RELIEF SOUGHT Rezone to Terrace Housing and Apartment Building

EXPLANATION Large sites and proximity to existing open space suggest the potential for increased density close to town centre.

LOCATION Tadmor and Gallaher Parks, Great South Road and Mcannalley Street

PAUP ZONING Mixed Housing Urban, Terrace Housing and Apartment Buildings

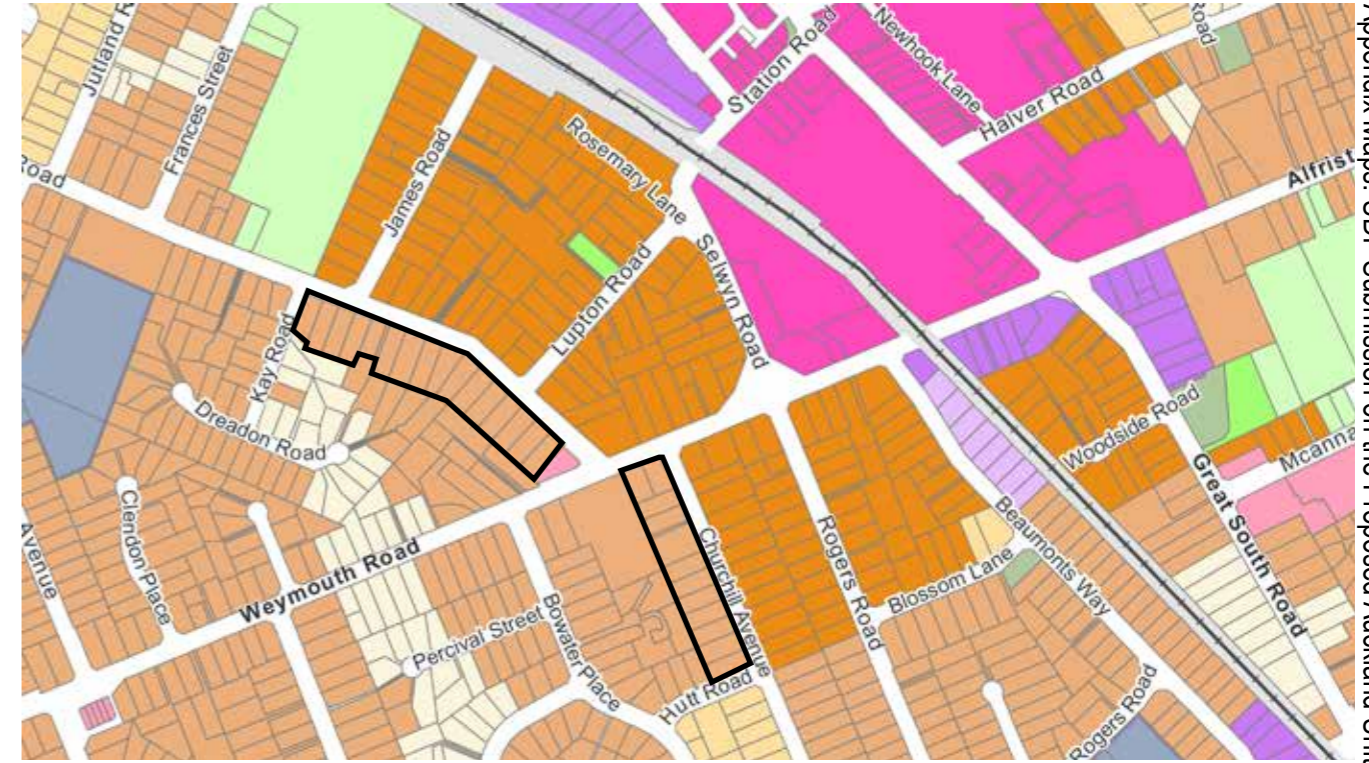
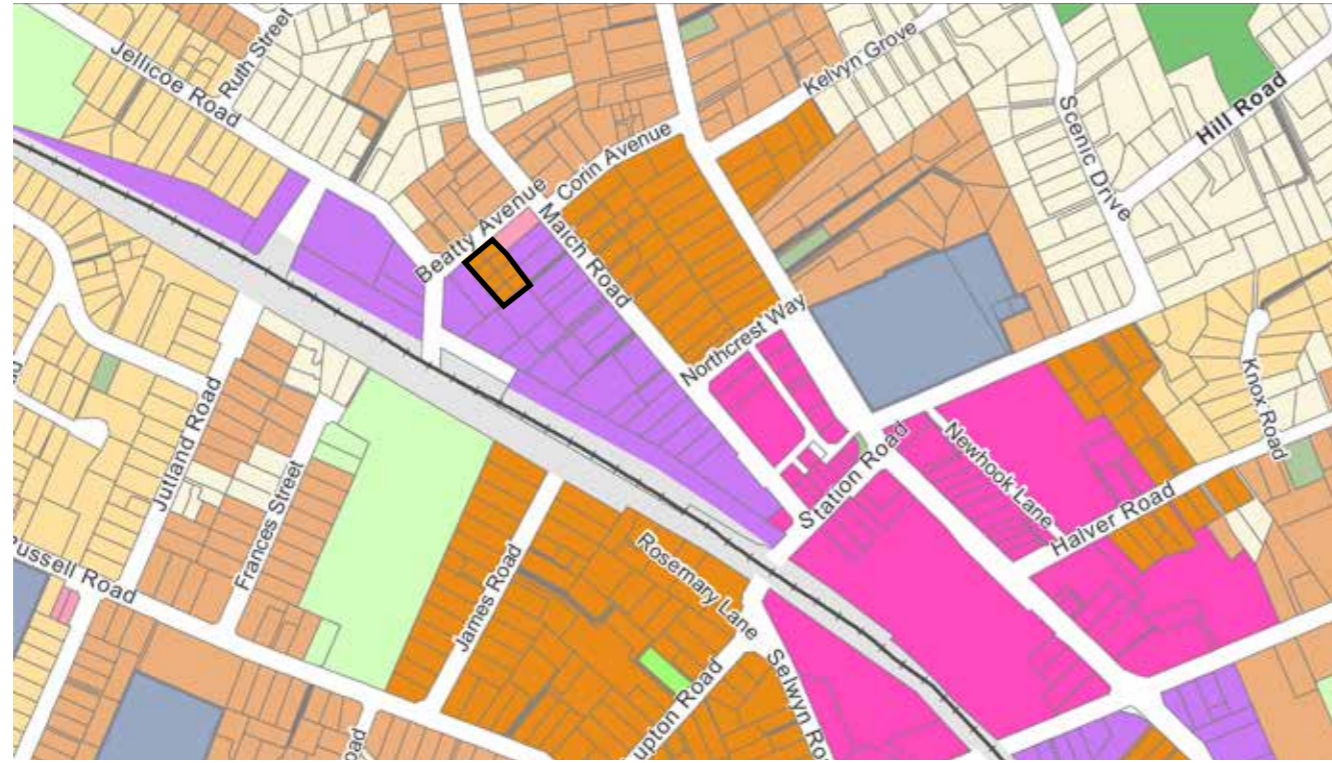
RELIEF SOUGHT Comprehensive plan for the area around Gallaher Park

EXPLANATION Develop a plan for the area around Gallaher Park that allows for terrace or apartment housing and improved relationships of built form and open space. Increase park street frontages, increase Neighbourhood Centre, terrace/apartments rear of retail considered undesirable

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

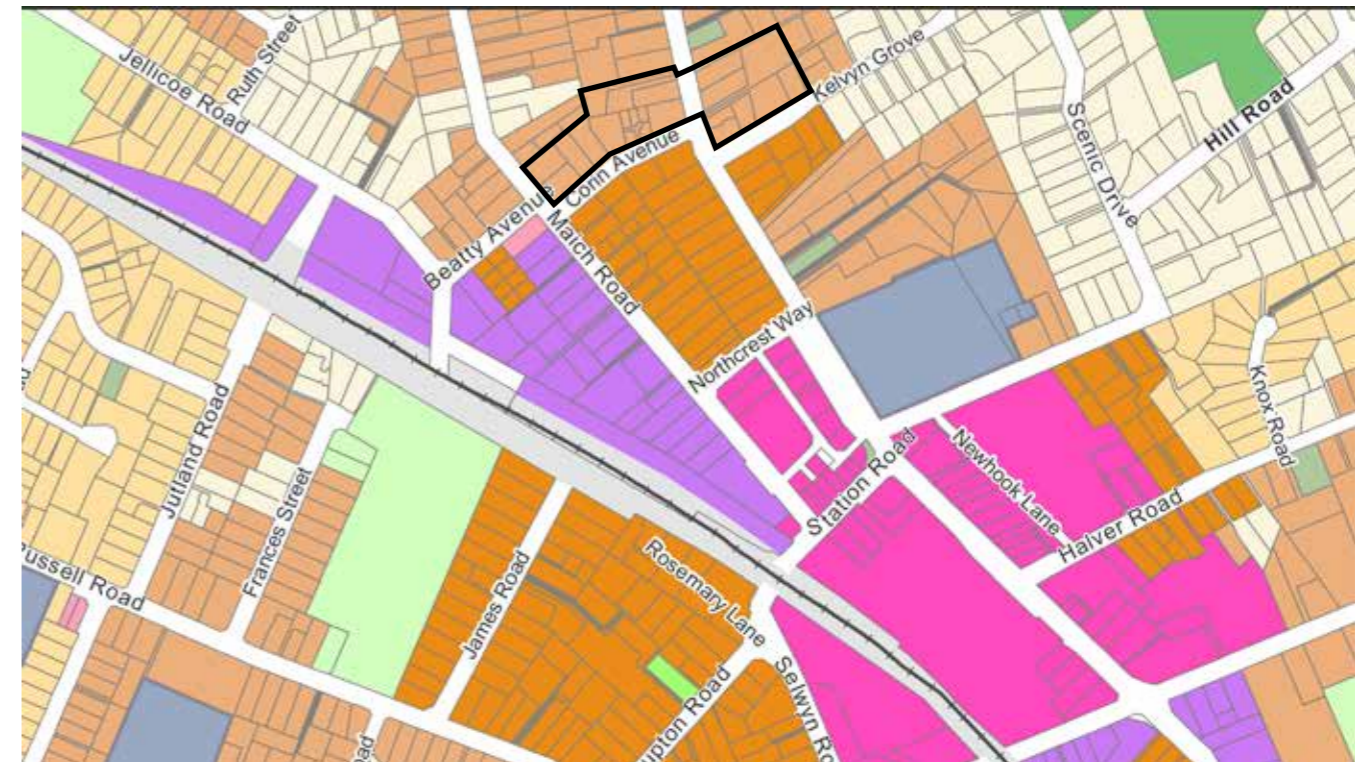
INAPPROPRIATE ZONE ADJACENCIES

MANUREWA



LOCATION Beatty Way, Manurewa
PAUP ZONING Terrace Housing and Apartment Buildings
RELIEF SOUGHT Mixed Use (with the capability to incorporate residential)
EXPLANATION The proposed zoning merely reflects existing land uses, rather than taking the opportunity to design a more structured future and consider uses on opposite sides of the same street.

LOCATION Churchill Avenue and Russel Road, Manurewa
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Land use zoning along both sides of the street should be the same. An alternative is to change the zoning on the other side of the street to match. This seems like an example where forward planning seems absent and merely works within existing boundaries

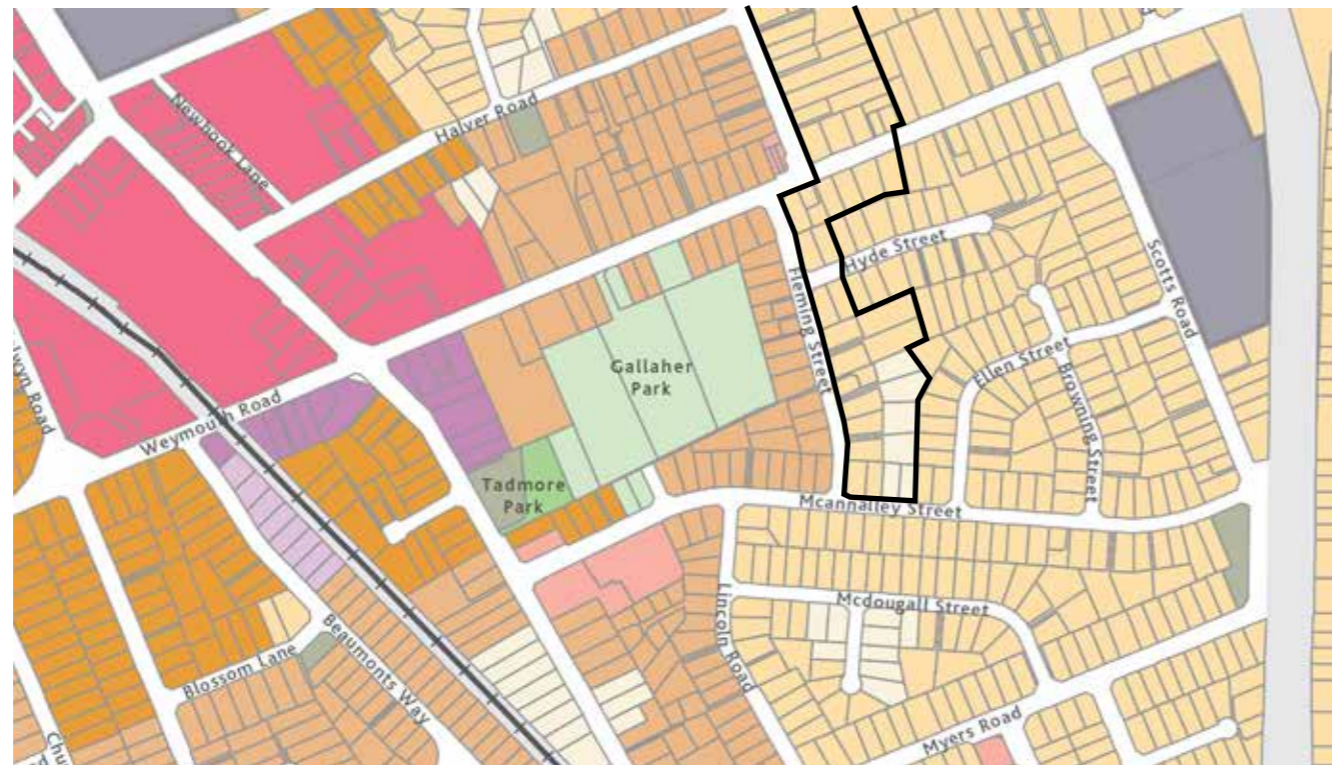


LOCATION Jutland Road, Manurewa
PAUP ZONING Light Industry
RELIEF SOUGHT Rationalise distribution Light Industry and Mixed Housing Suburban to effectively utilise awkward boundary
EXPLANATION The zoning of this land seems reasonable, but the zoning has simply adopted the existing land boundaries, which are probably a consequence of historical land uses (e.g.. sidings). The land use zoning could rationalise of the zoned area.

LOCATION Corin Avenue / Kelvyn Grove, Manurewa
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Zoning needs to be the same on both sides of the street. This also seems like an example where forward planning seems absent and merely works within existing boundaries.

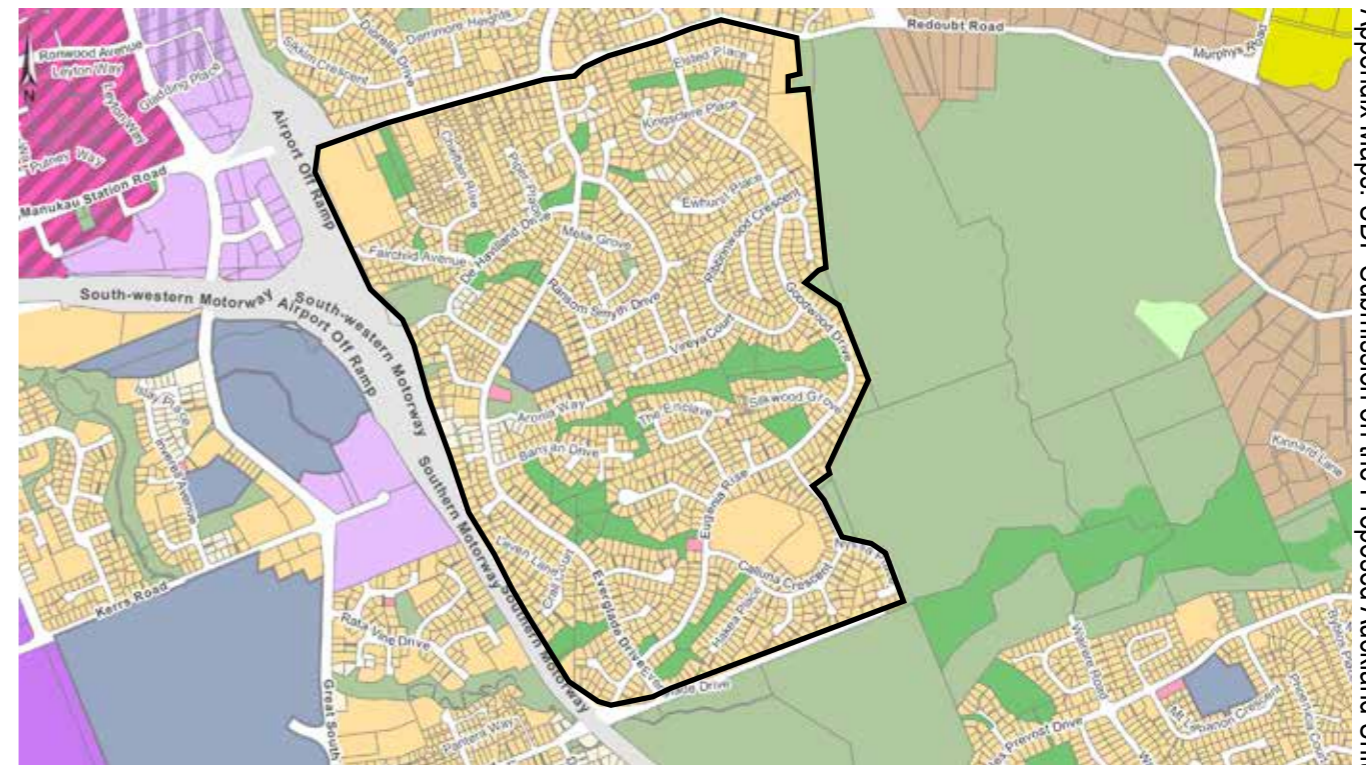
INAPPROPRIATE ZONE ADJACENCIES

MANUREWA



LOCATION Claude Road and Fleming Street
PAUP ZONING Mixed Housing Suburban, Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION The current Unitary Plan zoning changes zoning at the street interface, rather than mid block.

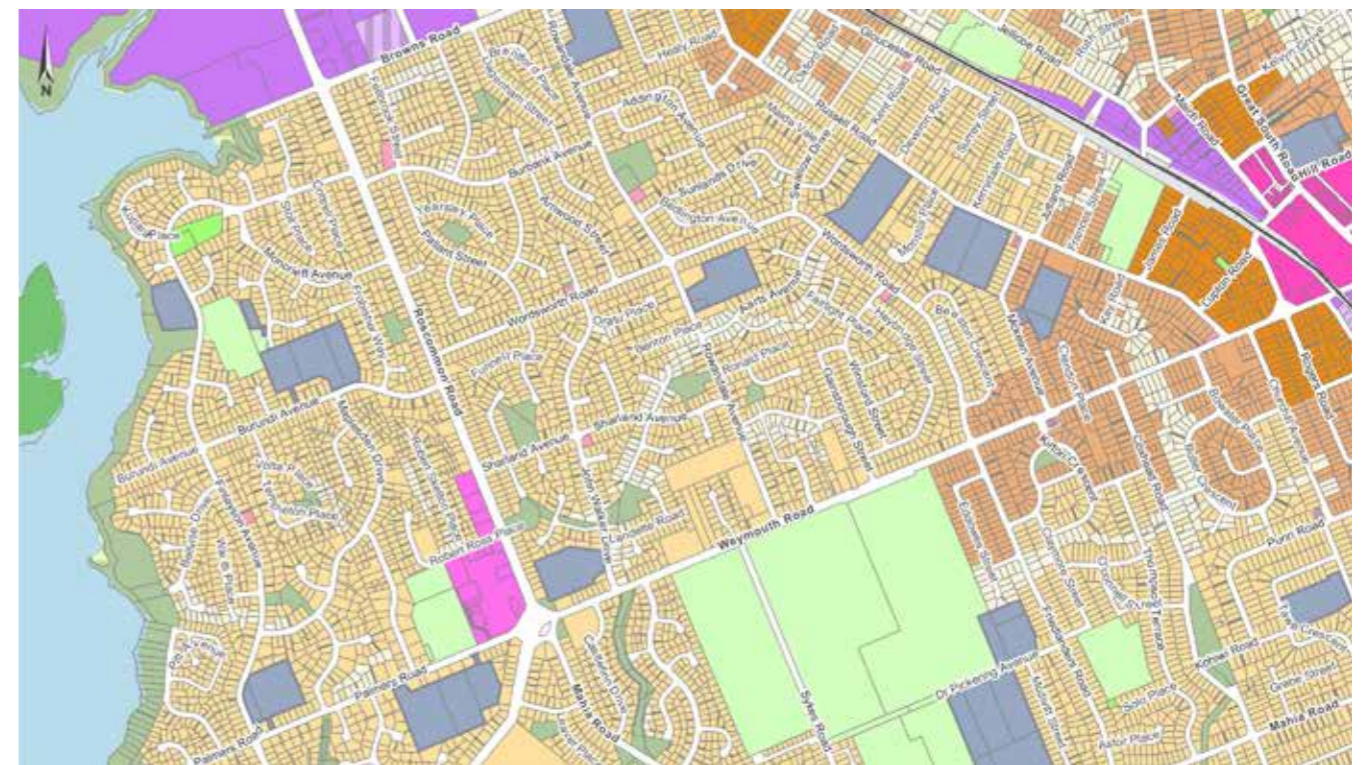
INAPPROPRIATE "ROLL OVER" OF OLD LOW DENSITY RESIDENTIAL ZONINGS TO SINGLE HOUSE ZONE



Residential area between Redoubt Road and Orams Road
 Mixed Housing Suburban with small areas of Single House
 Mixed Housing Suburban
 Make all residential zoning the same. Develop Open Space Network to strengthen quality, visibility, usability of Public Open Space, promote links to Totara Park and ensure area Calluna Cres – Eugenia Rise to include open space with significant street frontage.



LOCATION Halsey Road and Great South Road, Manurewa
PAUP ZONING Mixed Housing Suburban, Single House
RELIEF SOUGHT Mixed Housing Urban with connection between public open space and Great South Road
EXPLANATION Improve the quality of streets through change of zoning at mid-block rather than the street interface. Increased density calls for more and improved quality open space – accessible and visible.



Browns Road, Roscommon Road, Weymouth Road area
 Mixed Housing Suburban with small areas of Single House
 Mixed Housing Suburban
 Change small areas of Single House zone to Mixed Housing Suburban and develop Open Space Network to strengthen quality, visibility, usability of Public Open Space, promote links to and visual connectivity with the Manukau Harbour

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

MANUREWA



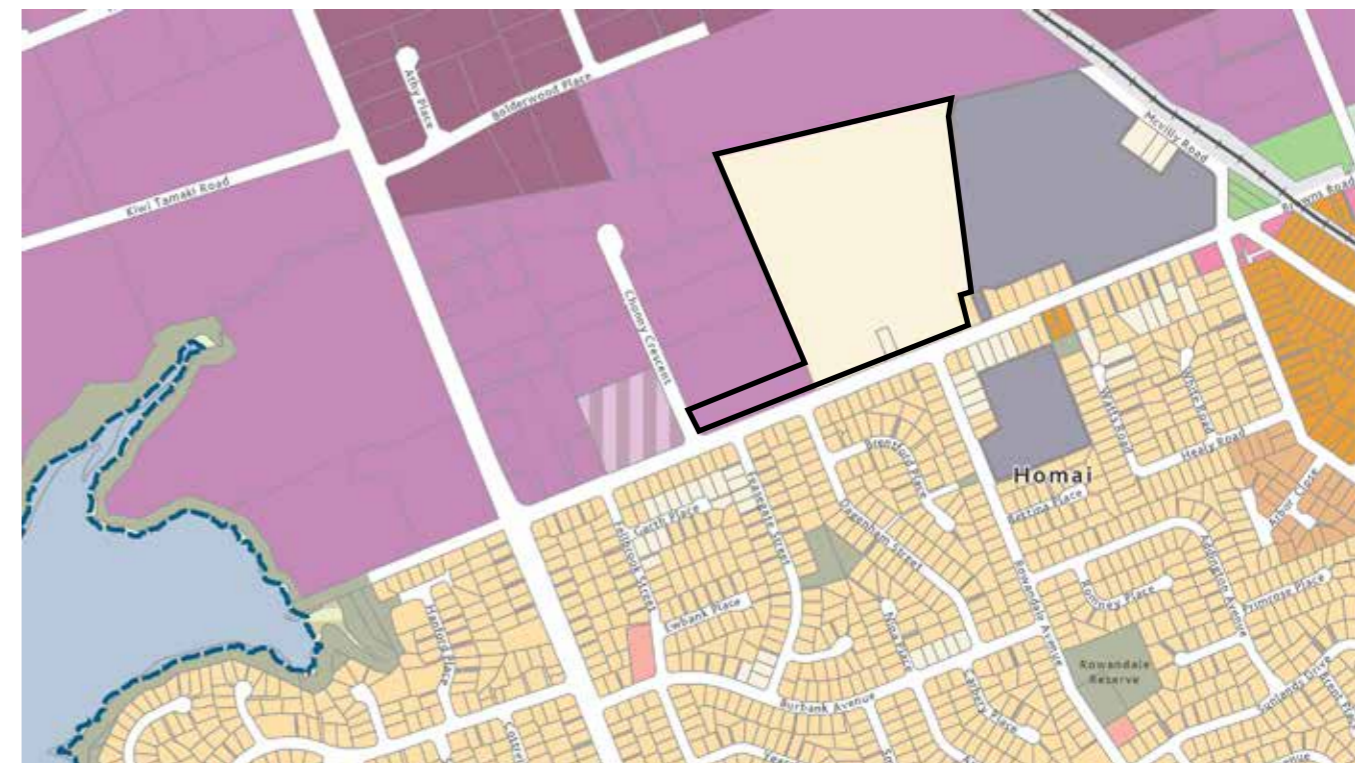
LOCATION Halver Road, Manurewa
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban, adopt a consistent approach to addressing stormwater/ flooding issues.
EXPLANATION Unless the flood prone areas can be confirmed as accurate, the site should be designated Mixed Housing Urban. The zoning is inconsistent with adjacent zoning presumably because of the flood plan overlay on the site. However, the adjacent sites are also subject to the same overlay but are zoned Mixed Housing Urban.



LOCATION Jutland Road, Kent Road, Oxford Road, Russell Road
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Mixed Housing Suburban (to match surroundings)
EXPLANATION The proposed zoning is inconsistent with surrounding zoning for no clear reason. This is just one example if many within the Manurewa and other Local Board areas where residential zoning has been applied inconsistently.



LOCATION Halsey Road, Jellicoe Road, Ruth Street, Maich Road Manurewa
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban, adopt a consistent approach to addressing stormwater / flooding issues
EXPLANATION Unless the flood prone areas can be confirmed as accurate, the site should be designated MHU. This is one example of where the plan proposes minimal densities in areas of apparent flood risk. However it is not clear if the extent of land affected by flood risk is based on real contours, LIDAR contours (with a degree of inaccuracy) or detailed engineering study. Small level changes could have a large effect on the extent of flooding. If the proposed zoning is based on flood data with a degree of inaccuracy, the fine grained zoning pattern could simply be wrong. It is noted that the land is generally occupied by dwellings which would presumably shape any actual overland flows.



LOCATION Browns Road
PAUP ZONING Single House and Light Industry
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Also change small areas of Single House zone to Mixed Housing Suburban and increase potential density of residential area adjacent to school and match as far as practical zoning on either side of Browns Road

MANUREWA

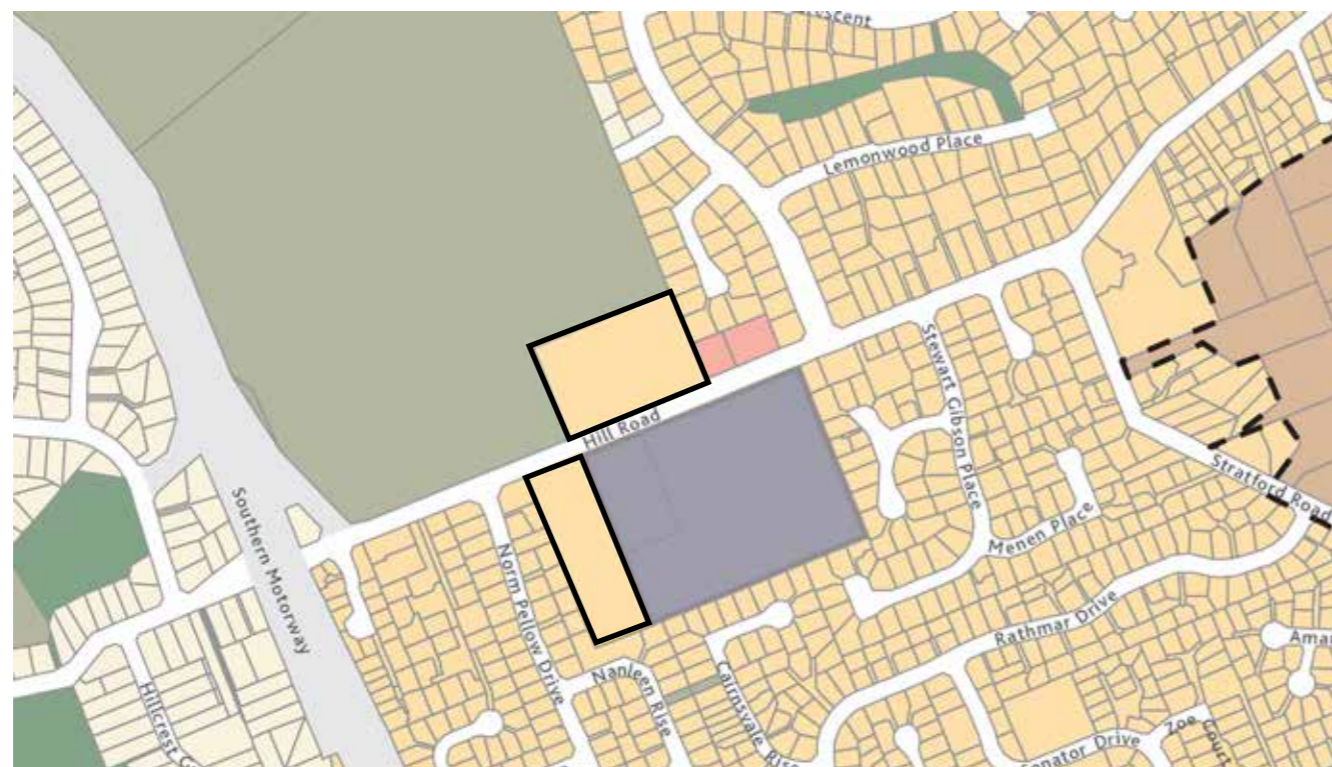


LOCATION Marr Road and Jellicoe Road, Manurewa

PAUP ZONING Mixed housing Suburban, Single House

RELIEF SOUGHT Terrace Housing and Apartment Buildings

EXPLANATION The land use zoning around open space is no different to further afield. The plan should be more proactive in encouraging intensity around areas of amenity. The zoning along streets should also be consistent. Higher density development could conceivably extend further south to the railway line if stormwater solutions can be economically engineered.

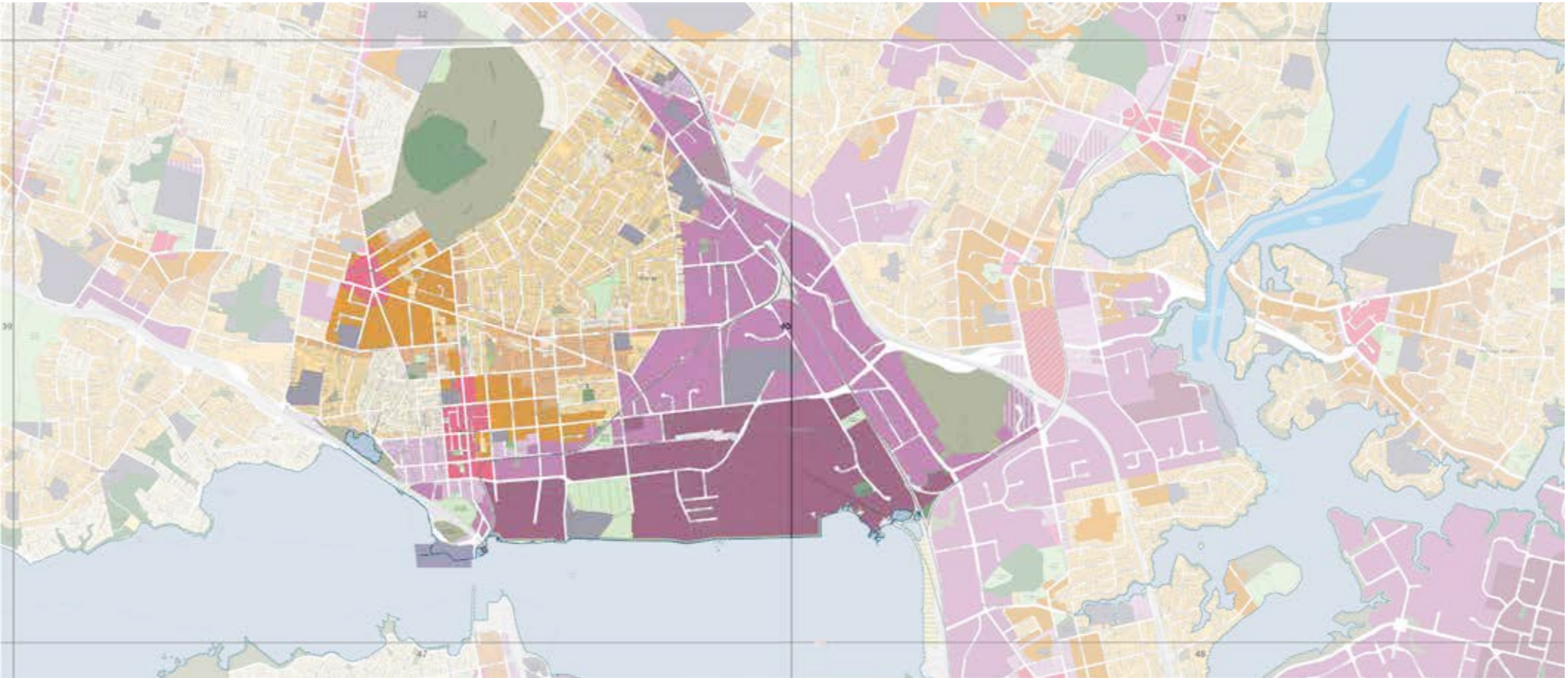


LOCATION Hill Road, adjacent to the Auckland Botanic Gardens

PAUP ZONING Mixed Housing Suburban

RELIEF SOUGHT Terrace Housing and Apartment Buildings

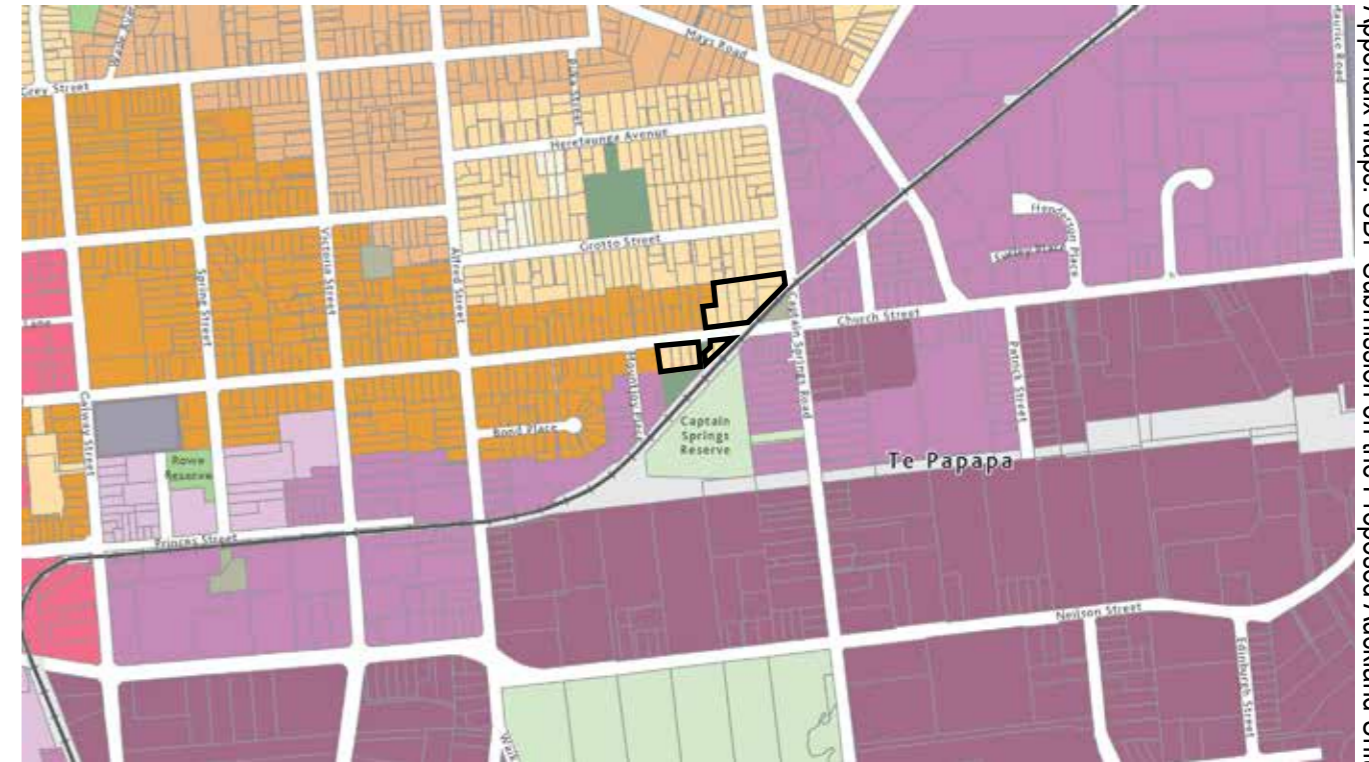
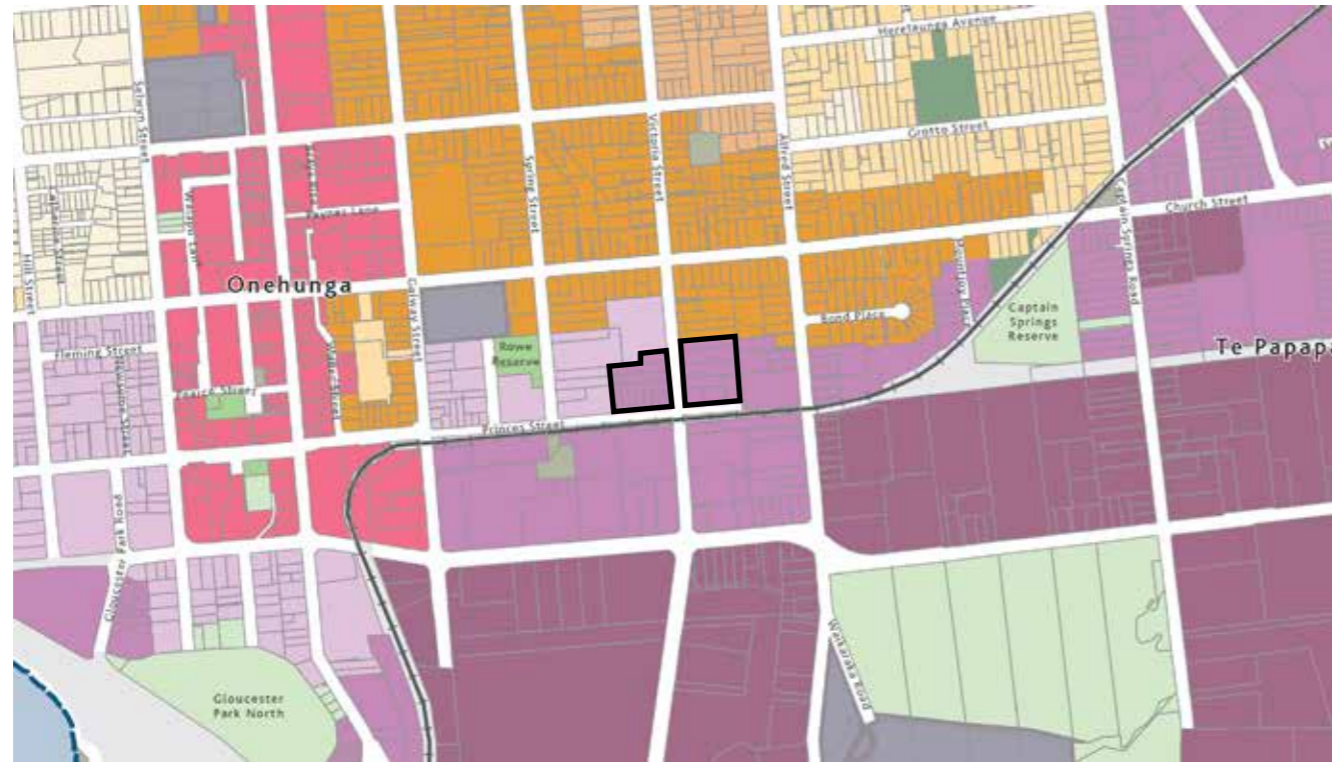
EXPLANATION Opportunity to develop mini centre on the east side of motorway – Botanic Gardens, retail, retirement village.



MAUNGAKIEKIE

INAPPROPRIATE ZONE ADJACENCIES

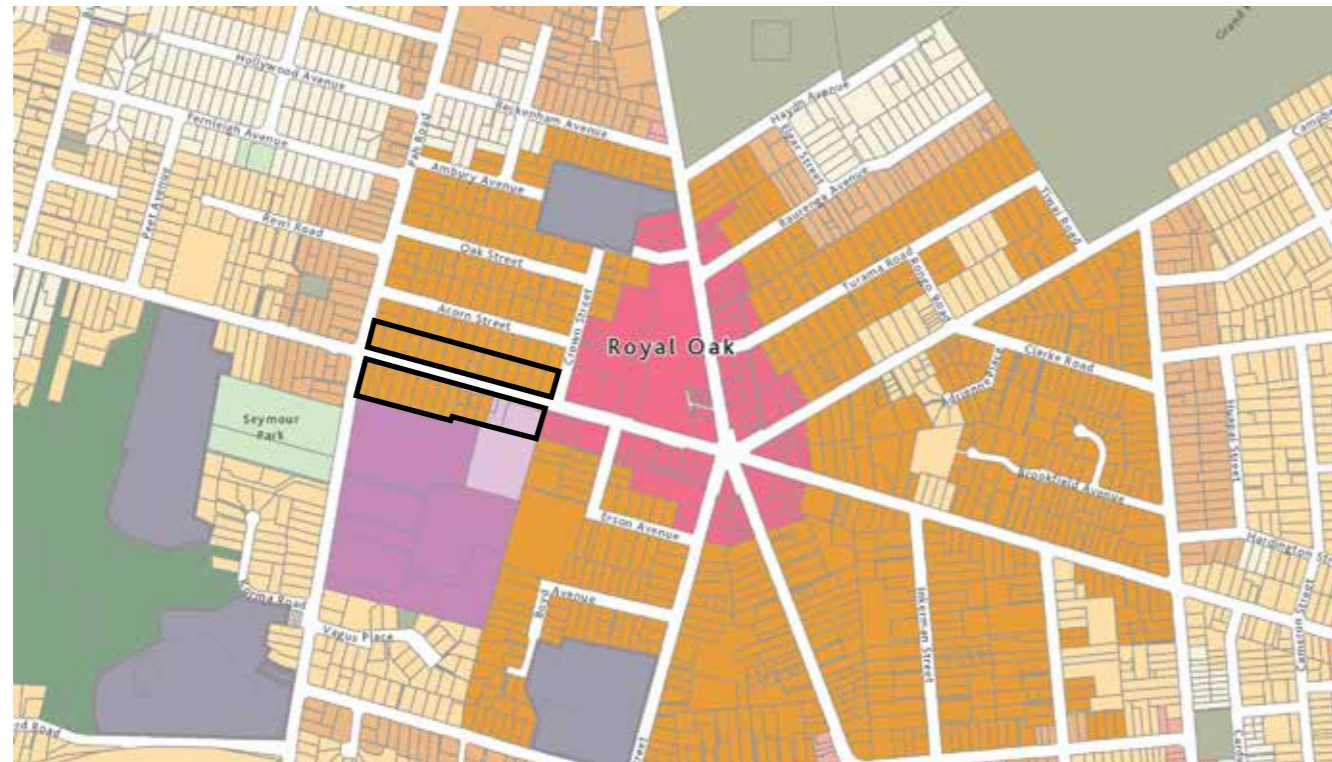
MAUNGAKIEKIE



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Princes St, Onehunga
PAUP ZONING Light Industry
RELIEF SOUGHT Mixed Use
EXPLANATION Continue Mixed Use to entire block to frame and activate corners while enhancing the streetscape character. Land adjoining public transport node not utilised for densification.

LOCATION Church St, Onehunga
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Train lights located at intersection. Propose building type to act as buffer before lower density housing and to reflect THAB zones across Church Street.



LOCATION Mount Albert Road, Royal Oak
PAUP ZONING Terrace Housing and Apartment Buildings
RELIEF SOUGHT Mixed Use (with conditions)
EXPLANATION Strengthen retail and shopping strip along Mt Albert / Mt Smart axis to aid delineation of Royal Oak as destination centre as opposed to vehicle thoroughfare. Suggested conditions to MU zone include creating desirable ground floor and street frontages.

LOCATION
PAUP ZONING
RELIEF SOUGHT

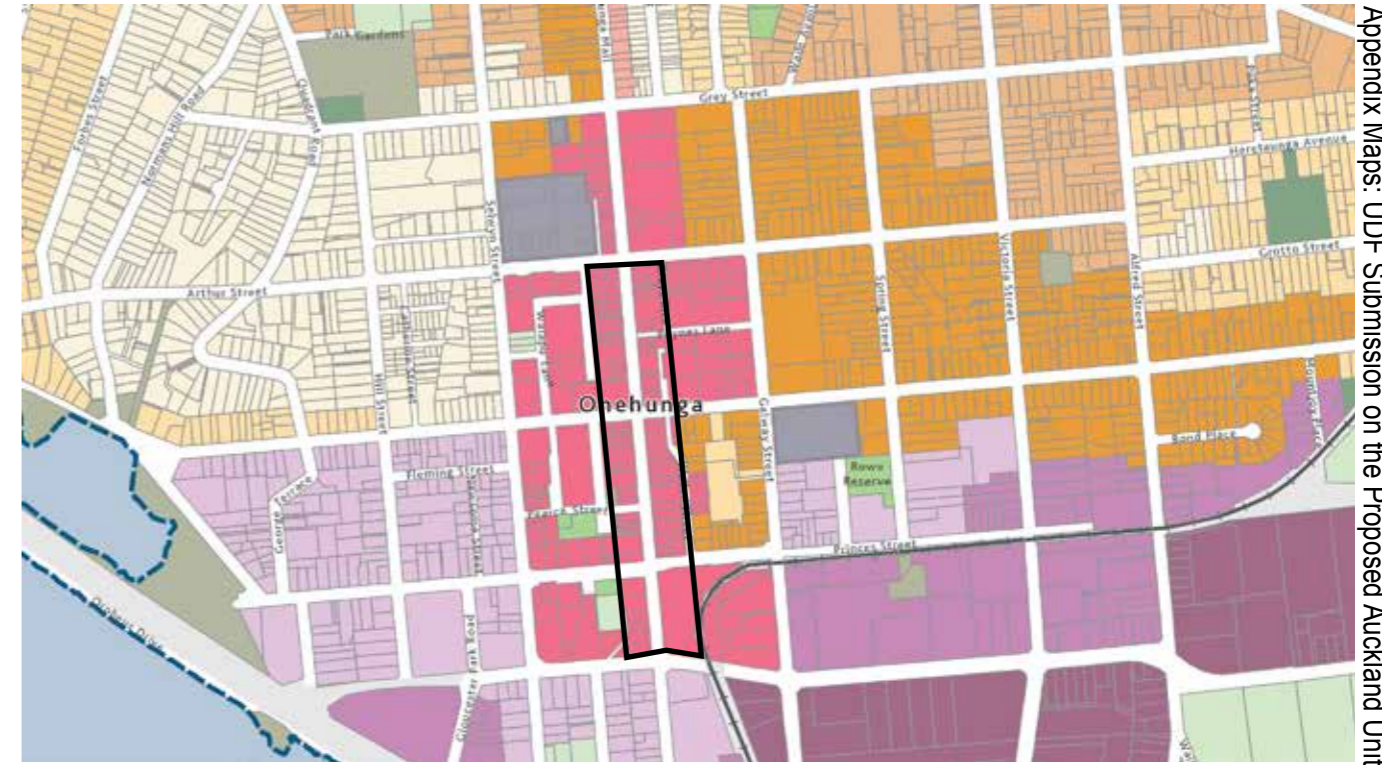
INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

MAUNGAKIEKIE

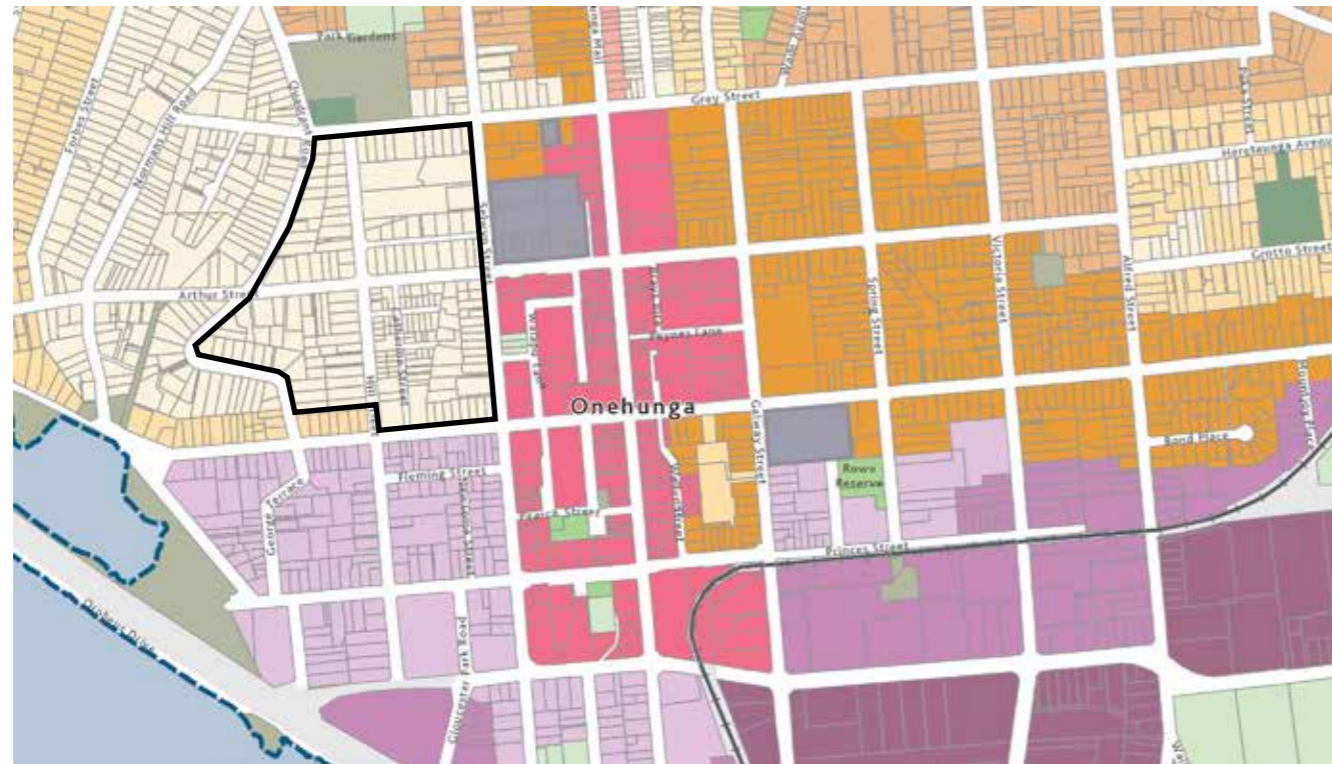


LOCATION Onehunga's Southern Gateway to and from the Airport
PAUP ZONING Light Industry
RELIEF SOUGHT Mixed Use
EXPLANATION Opportunity for Mixed Use type activities to frame Onehunga's Southern entry and exit points. More appropriate zone to screen the reserve / park.

INAPPROPRIATE HIGH PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

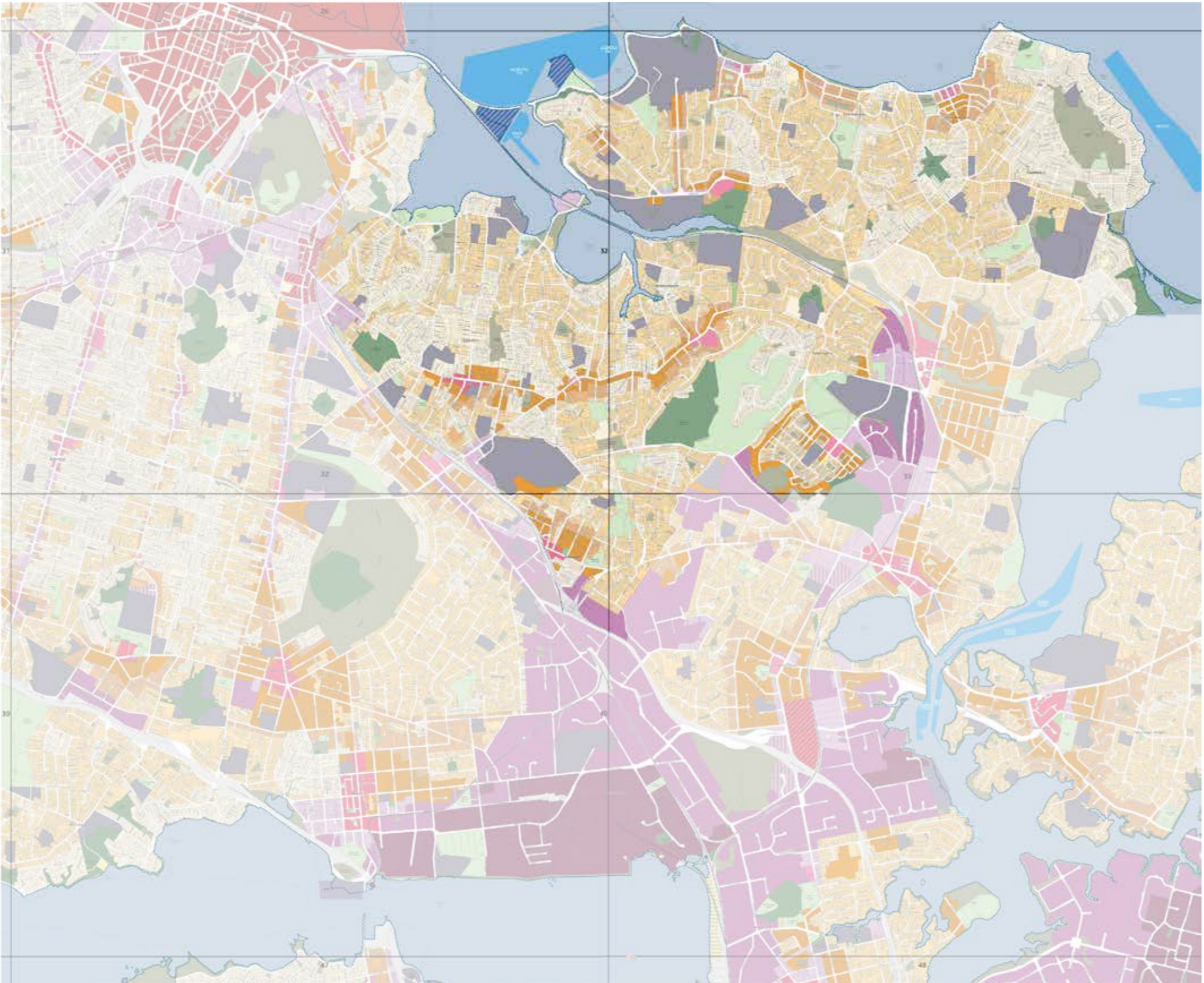


LOCATION Onehunga Mall, Onehunga
PAUP ZONING Town Centre
RELIEF SOUGHT Town Centre with modified height limits
EXPLANATION Blanket 24.5m height limit proposed for buildings fronting Onehunga mall conflicts with current historic fabric and current pedestrian friendly environment. Reconfigure height limits from a design point of view.



LOCATION Hill St, Onehunga
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings, Mixed Housing Urban
EXPLANATION Residential area is close to Town Centre and amenities, public transport and amenities. Increase density to THAB along Selwyn St and Grey St ridge, feathering out to MHU to create a smoother transition between busy centre and single house zones. Use heritage/ built environment overlays to protect buildings/ streets of significance without having to remain Single House.

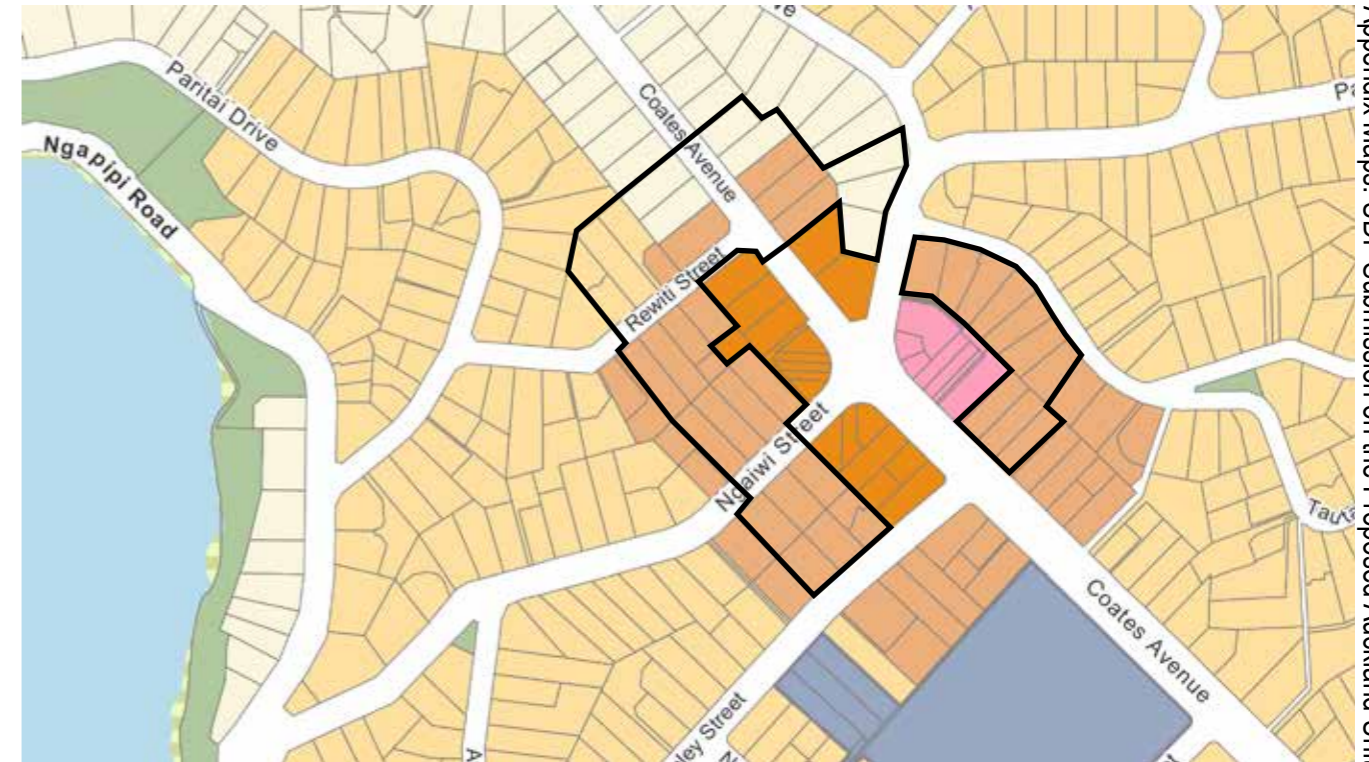
Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan



ORĀKEI

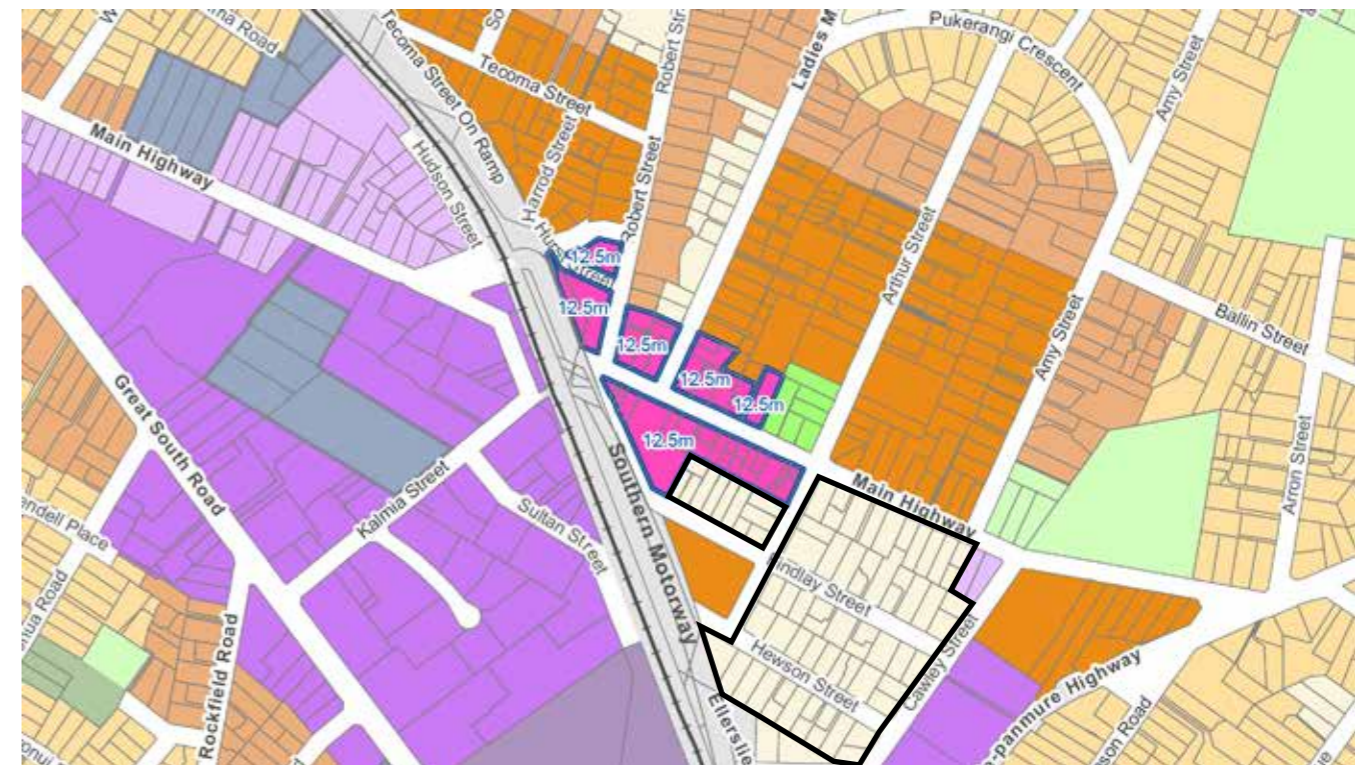
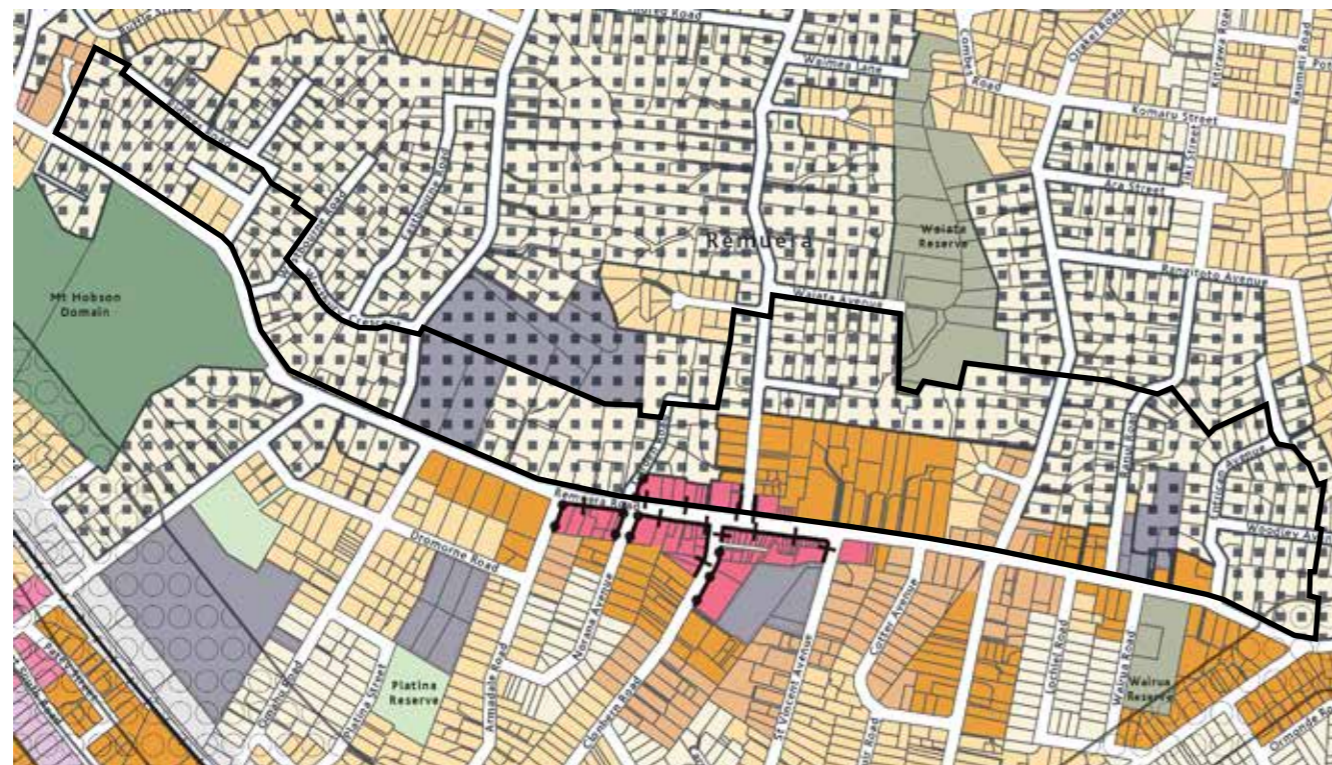
INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

ORAKEI



LOCATION Orakei
PAUP ZONING Various
RELIEF SOUGHT Mixed Housing Urban or Terrace Housing and Apartment Buildings
EXPLANATION Increased density. A more intense use of traffic node can develop Orakei central township especially if heavy transport is kept off Kepa Rd. This could be a real hub.

LOCATION Orakei shops and surrounds
PAUP ZONING Various
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Land in market attractive area not utilised for densification. Under utilised ridge location with potential for much higher densities.



LOCATION Remuera Road: Bassett - Entrican
PAUP ZONING Single House with Special Character overlay
RELIEF SOUGHT Mixed Housing Urban or THAB in pockets at main crossings: Bassett, Portland, Victoria, Orakei, Ranui
EXPLANATION Planning map overlay effectively precludes densification. Higher densities can be achieved while still following view shafts, and special character. Northern slopes protected from sensible development along good public transport route offering excellent opportunity for higher density with good outlook. Inappropriate "roll over" of old low density residential zonings to single house zone.

LOCATION Eilerslie Town Centre
PAUP ZONING Town Centre with height restriction, Single House
RELIEF SOUGHT Town Centre, Terrace Housing and Apartment Buildings
EXPLANATION Town Centre should expand to Findlay Street. Maximum Height Restriction overlay on area should be reverted to 16.5m (4 stories). Up-zone surrounding residential blocks to allow for required densification near Town Centre, using overlays as the method to protect special character of area presented.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

ORAKEI



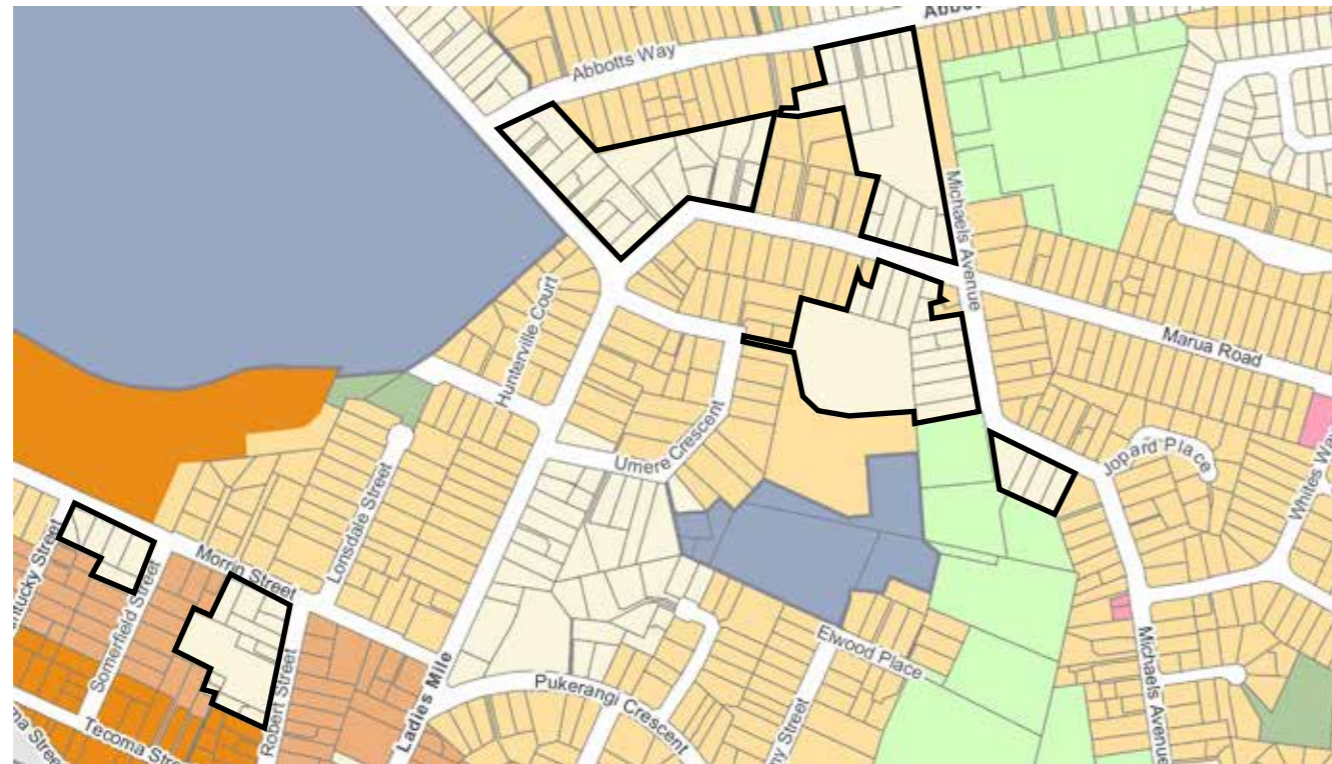
LOCATION Cawley St, Wilkinson Rd and Laud Ave Ellerslie

PAUP ZONING Heavy Industry, Single House

RELIEF SOUGHT Terrace Housing and Apartment Buildings, Mixed Housing Suburban

EXPLANATION THAB should be extended across whole block due to proximity to Ellerslie Town Centre and public transport nodes. Patches of Single House are inappropriate when surrounded by MHS.

INAPPROPRIATE "ROLL OVER" OF OLD LOW DENSITY RESIDENTIAL ZONINGS TO SINGLE HOUSE ZONE



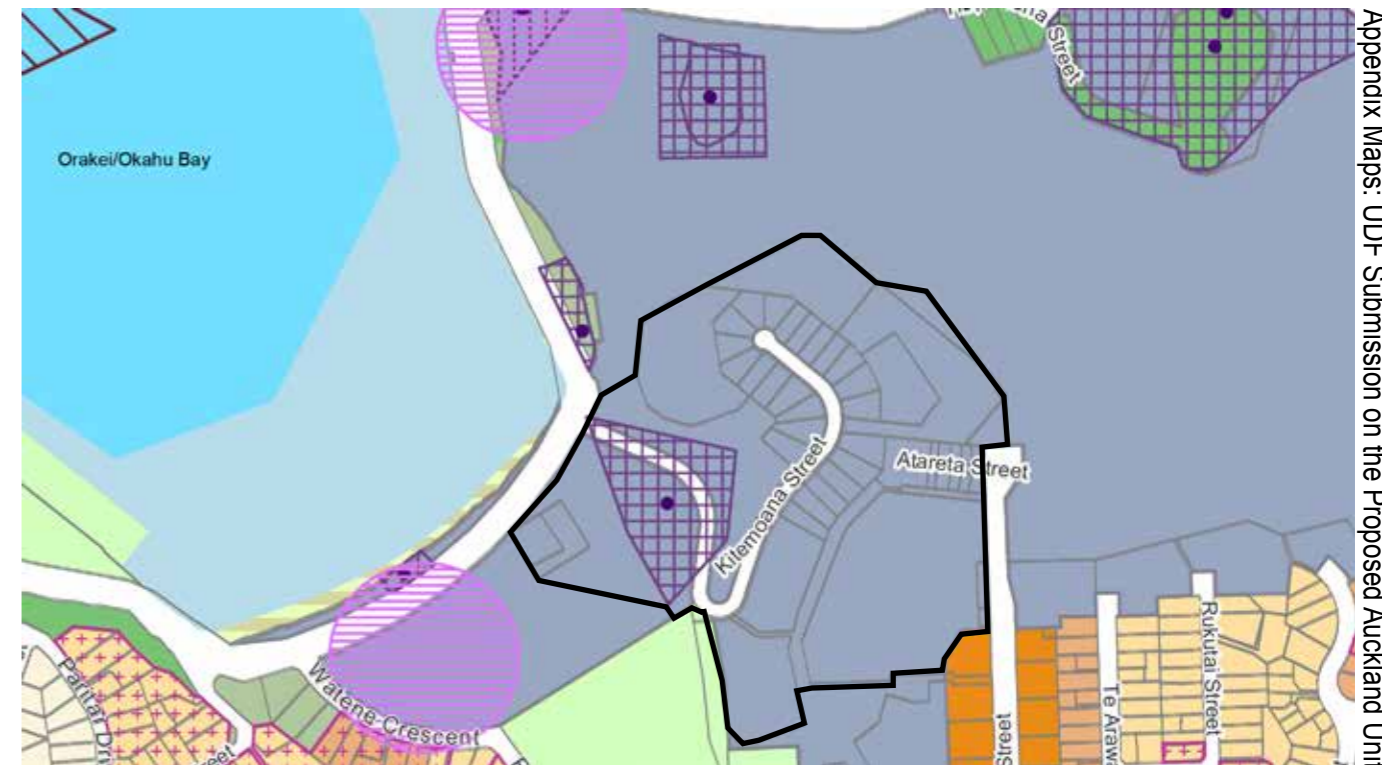
LOCATION Abbotts Way, Michaels Ave, Marua Road Ellerslie

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Suburban and Mixed Housing Urban

EXPLANATION Sites should be rezoned to fit with the surrounding blocks.

LAND ADJACENT TO PHYSICAL OR VISUAL AMENITY NOT UTILISED FOR DENSIFICATION

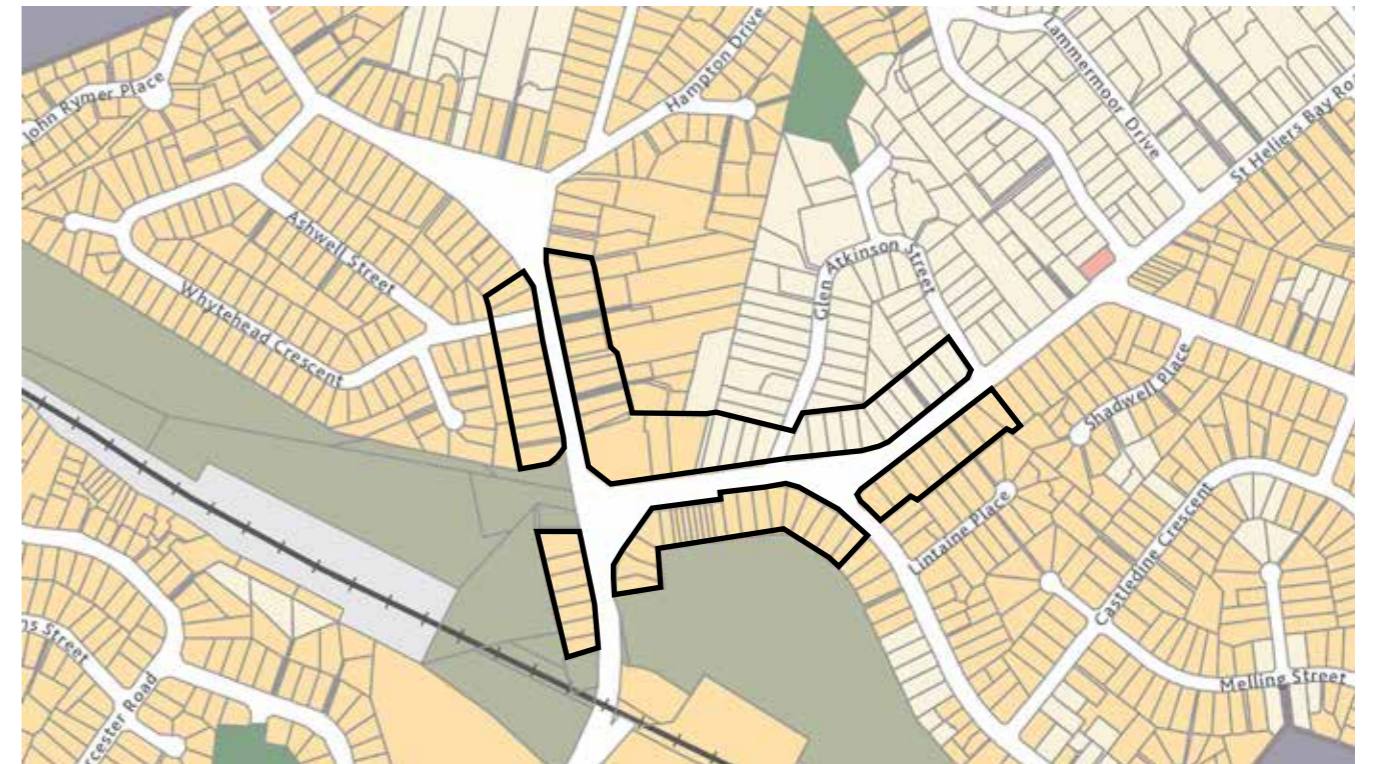


Ngati whatua O Orakei

Various

Neighbourhood Centre with Mixed Housing Urban

This area should be developed to re-instate the village destroyed in the 1950's in conjunction with presently well established iwi facilities along the ridge: Orakei must have their village back. Proximity to public transport node and market attractive area requires densification.



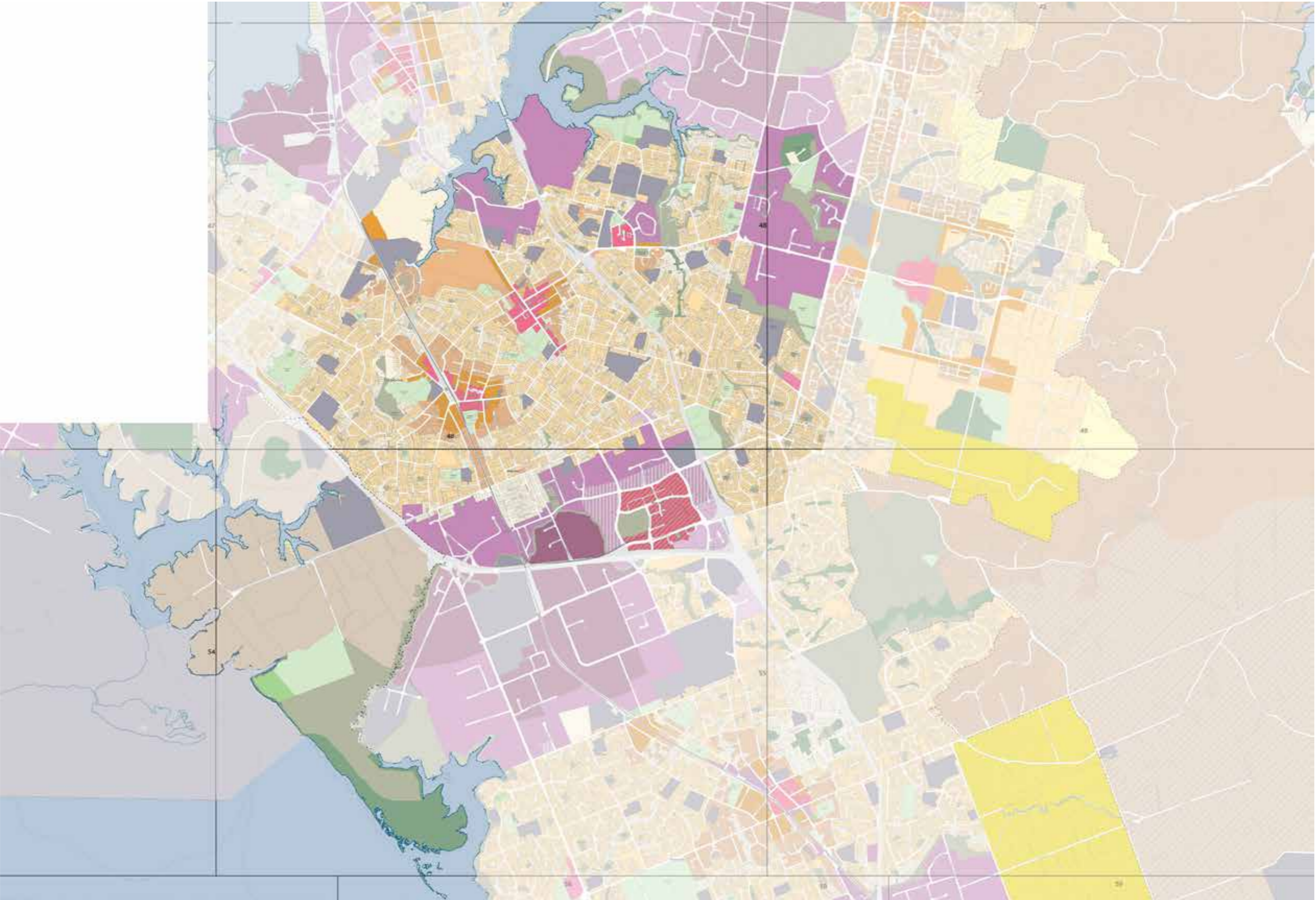
Ridge at crossroads St John - Kohimarama - St Heliers

Single House and Mixed Housing Suburban

Terrace Housing and Apartment Buildings

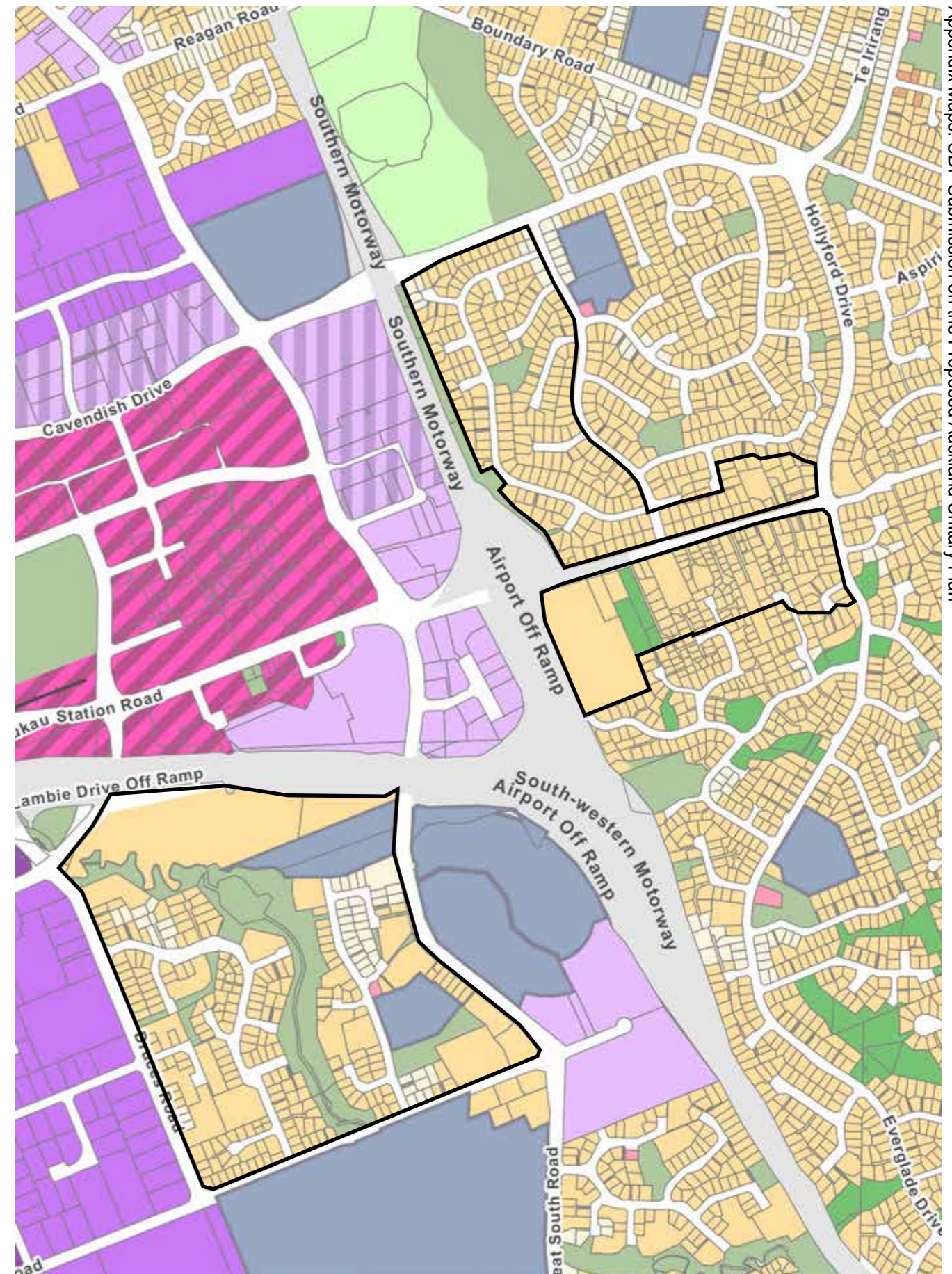
Inappropriate "roll over" of old low density residential zonings to Single House zone. Transport node well located for intensification with good outlook (on a ridgeline) and many amenities close by, deserves higher usage and development as local centre with character.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan



ŌTARA-PAPATOETOE

ŌTARA-PAPATOETOE



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Manukau Metropolitan Centre
PAUP ZONING General Business and Mixed Use
RELIEF SOUGHT Mixed Use and Metropolitan Centre
EXPLANATION Remove General Business zone (see text of submission) and change to Mixed Use. Extend Metropolitan Centre into proposed Mixed Use zone to be consistent with surrounding and reflect the market attractiveness and visibility of sites along the motorway.

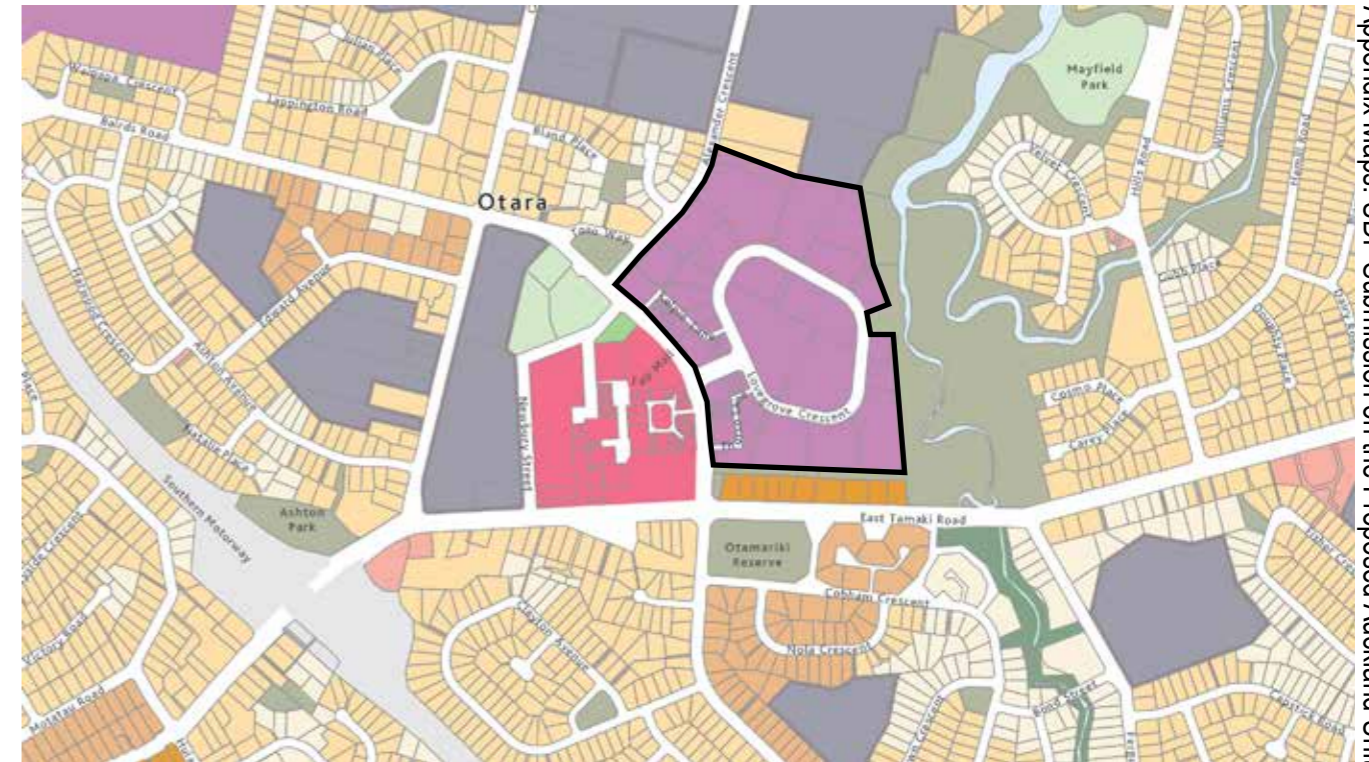
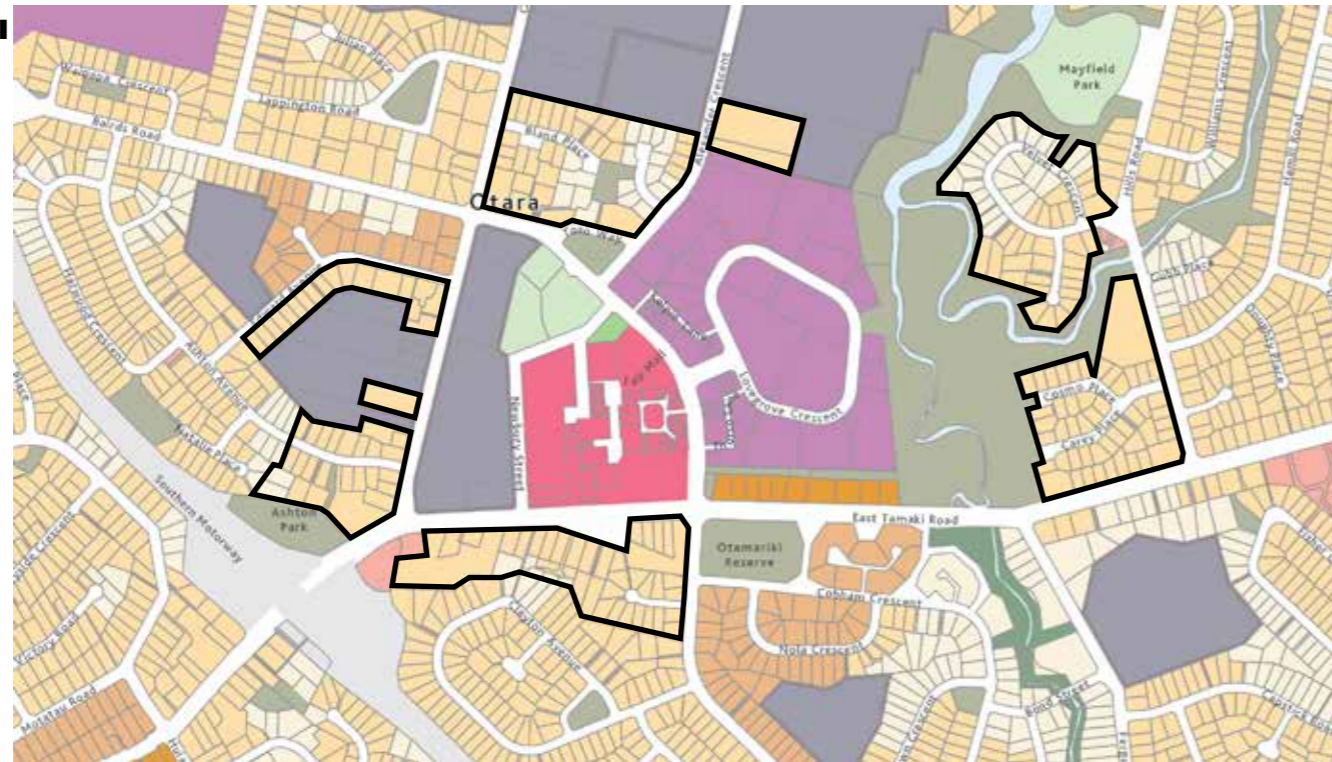


LOCATION Off Puhinui Road
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Strange block of Single House zone. Great location next to employment, main route to airport (more employment), Puhinui Station, schools, parks and potential greenways.

Residential streets surrounding Manukau Metropolitan Centre
 Mixed Housing Suburban
 Terrace Housing and Apartment Buildings and Mixed Housing Urban
 Residential land within walking distance of Manukau Metropolitan Centre not utilised for densification. Zone for THAB close to centre and main roads (ensuring relevant pedestrian links developed to counter divisive motorway and off-ramps) and feather out density with MHU toward MHS areas.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

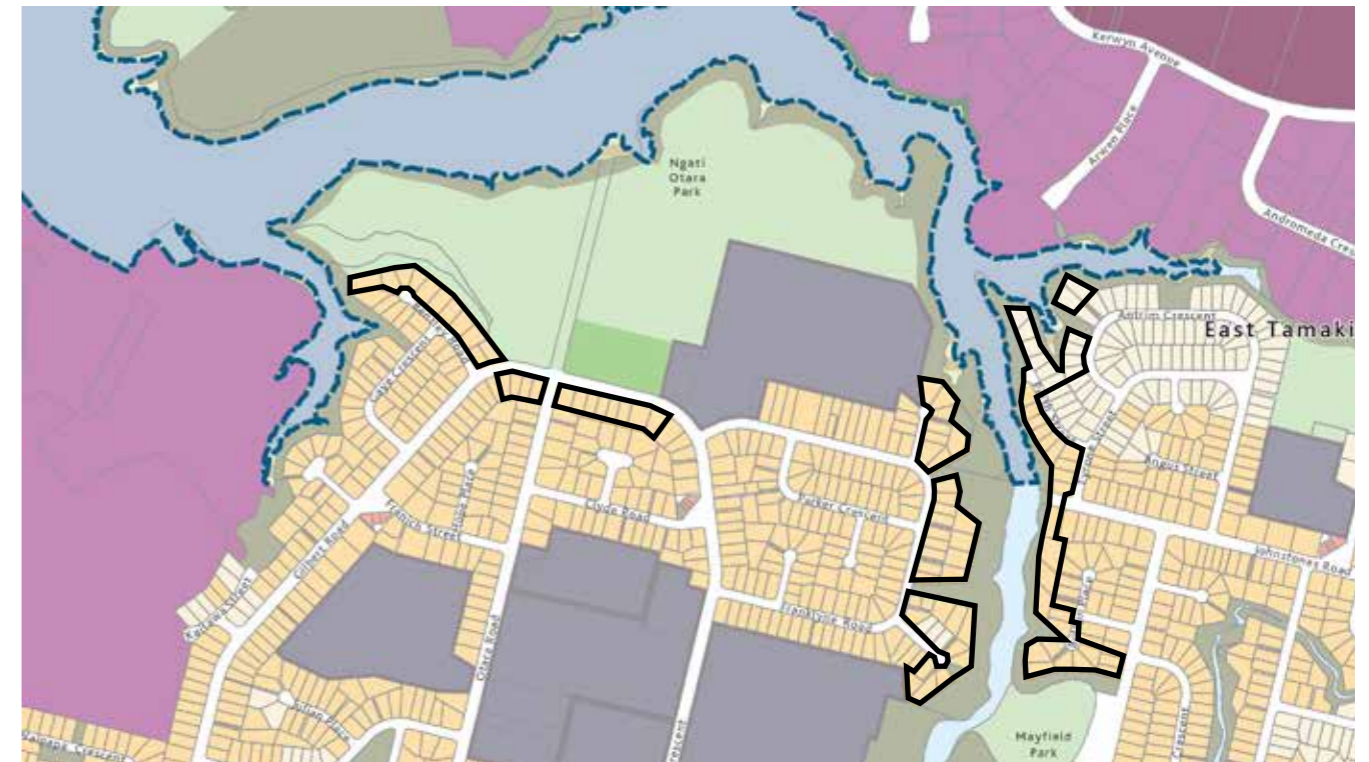
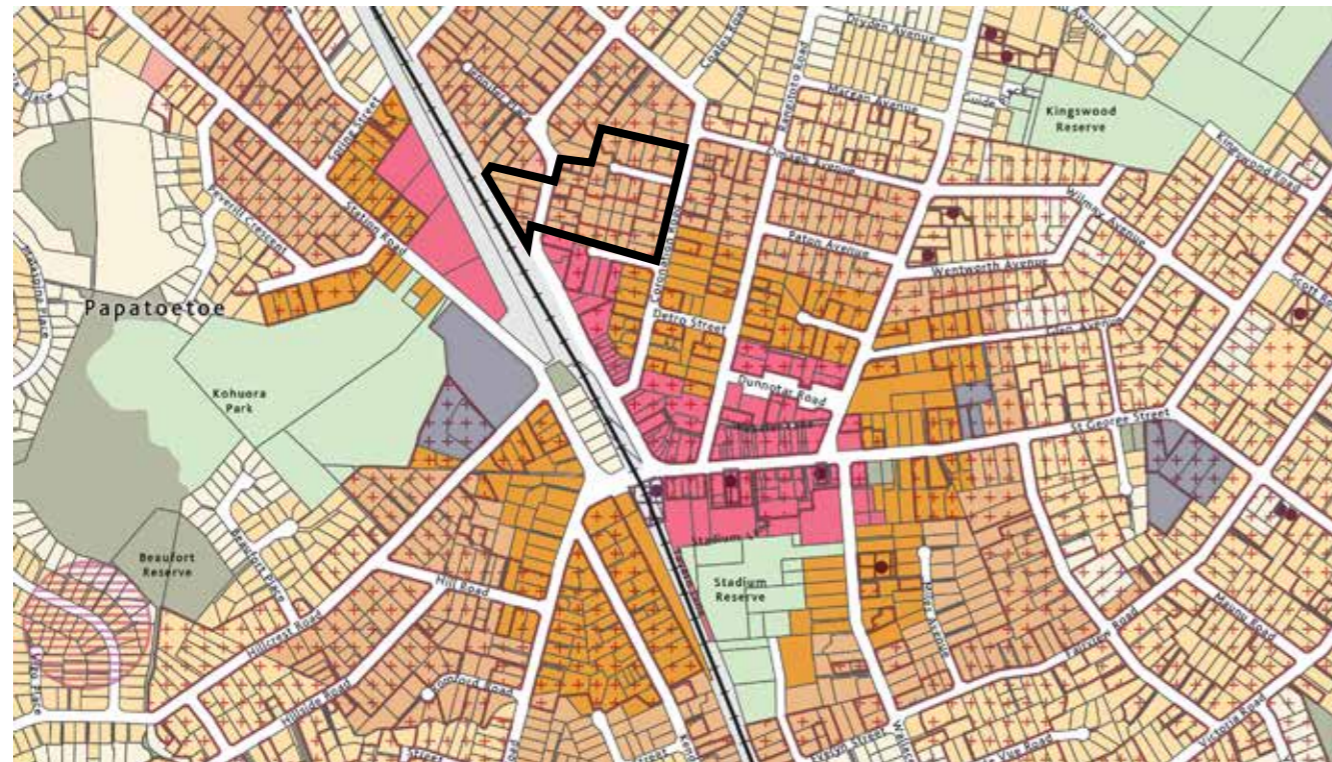
ŌTARA-PAPATOETOE



LOCATION Residential surrounding Otara Town Centre
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Otara has an attractive mix of town centre, business, recreation land and is supported by a large tertiary institution (MIT). Up-zoning to THAB and Mixed Housing Urban within walkable catchment (densities feathering out away from the centre).

LOCATION Otara Town Centre
PAUP ZONING Light Industry
RELIEF SOUGHT Mixed Use
EXPLANATION Change to reflect current occupations of site. Future Mixed Use developments will improve value of land and surrounds, respect and connect with the Otara Creek Reserve.

LAND ADJACENT TO PHYSICAL OR VISUAL AMENITY NOT UTILISED FOR DENSIFICATION



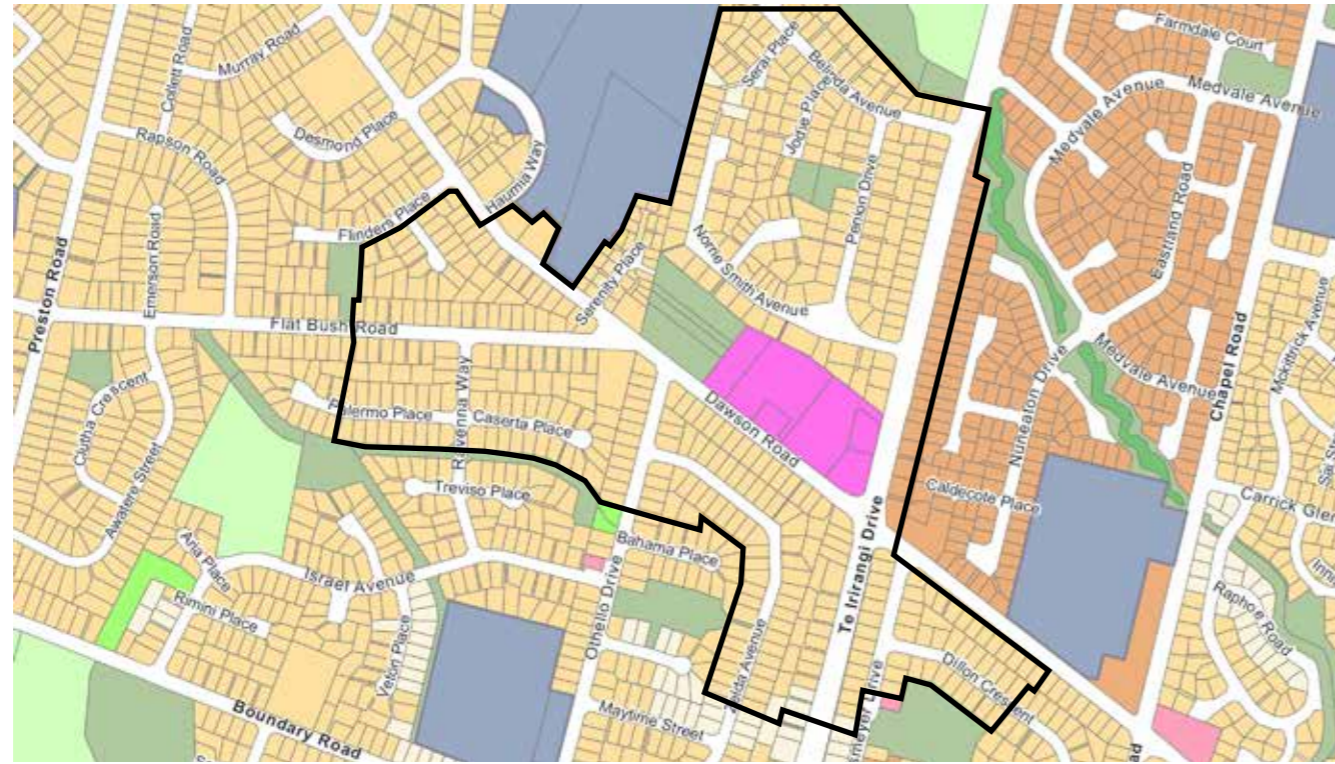
LOCATION Coronation Road, Papatoetoe
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Overall we support the zoning for Papatoetoe- good example of feathering out density away from Town Centre and public transport node. There is opportunity for more THAB zones to the north as these sites are still adjacent to the town centre and station. The Pre 1944 overlay spreads throughout the town and should not preclude up-zoning in this area.

LOCATION Surrounding Ngati Otara Park and streams around Otara
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Properties adjoining reserves can be redeveloped to take advantage of views and use of recreation areas. Redevelopment may improve CPTED aspects of reserve with higher buildings overlooking the reserves.

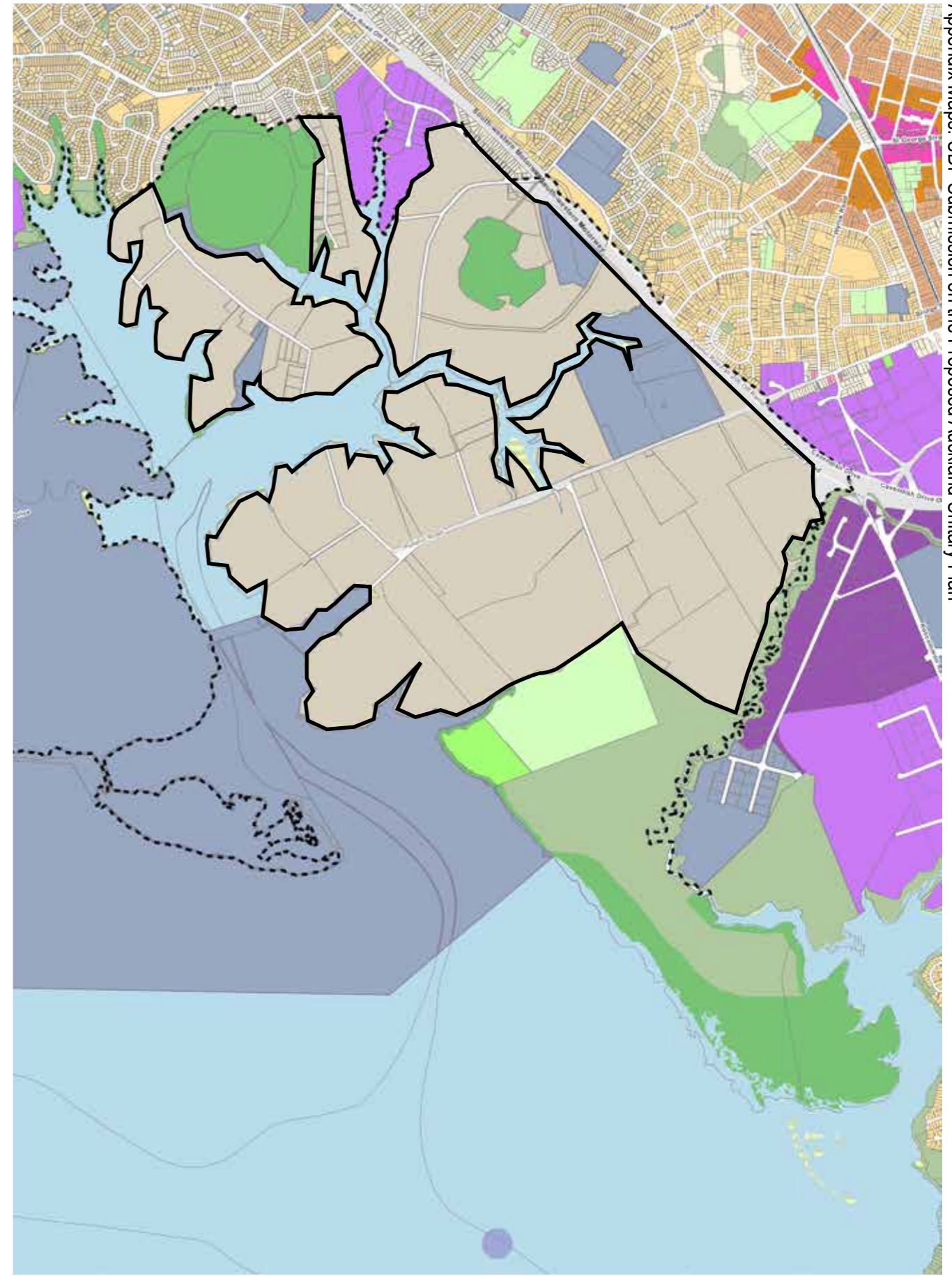
ŌTARA-PAPATOETOE



LOCATION	Many locations within the Otara-Papatoetoe Local Board area
PAUP ZONING	Mixed Housing Suburban
RELIEF SOUGHT	Mixed Housing Urban
EXPLANATION	Properties around neighbourhood centres can support three storeys, and encourage properties within neighbourhood centres to be redeveloped with taller mixed-use buildings. The Otara-Papatoetoe LB area has smaller, walkable neighbourhood centres well located within existing residential areas.

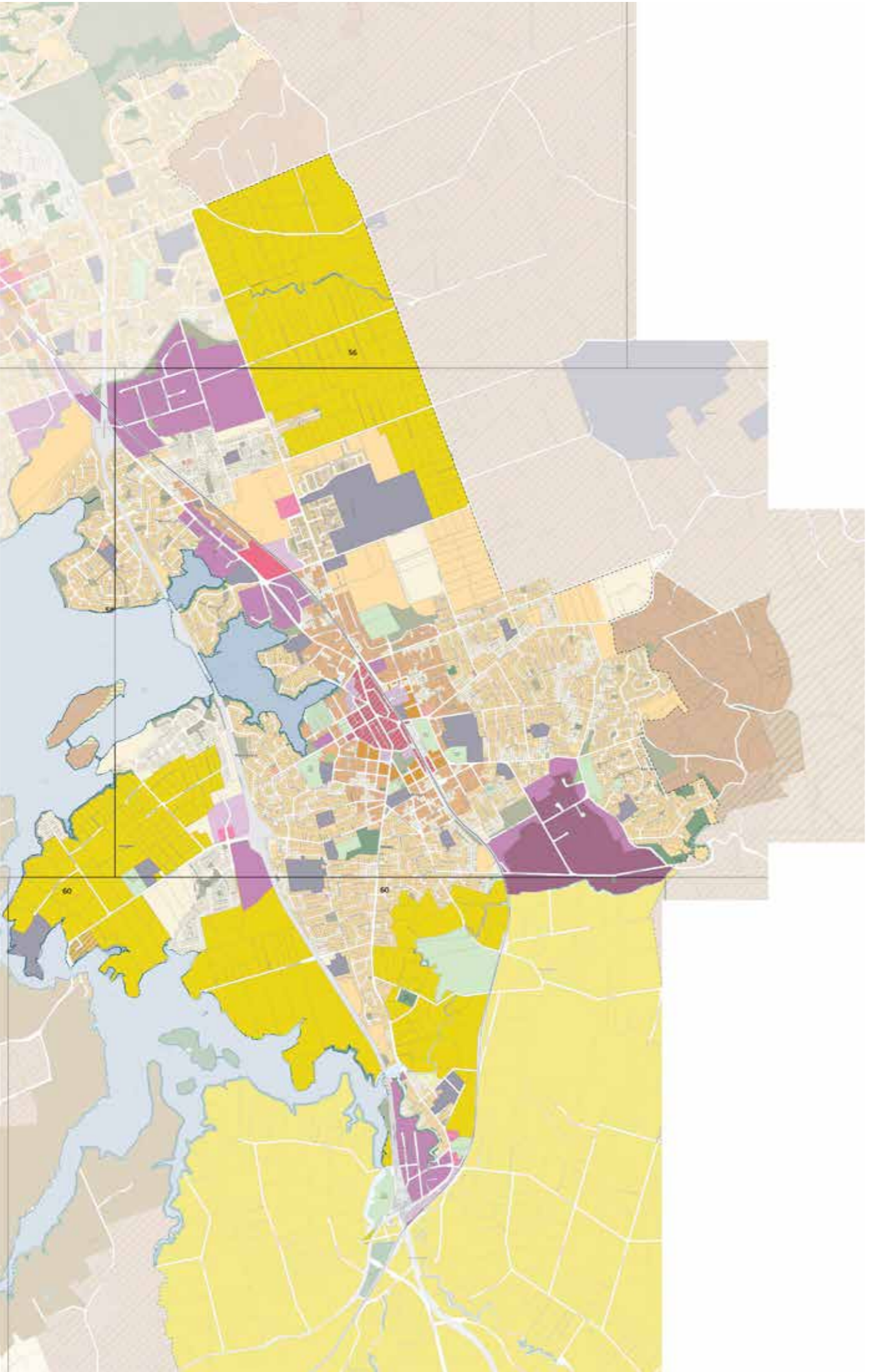


LOCATION	Along Dawson Road
PAUP ZONING	Mixed Housing Suburban
RELIEF SOUGHT	Mixed Housing Urban, some Terrace Housing and Apartment Buildings
EXPLANATION	Zone for THAB close to neighbourhood and local centres with density feathering out to MHU further away. Properties around neighbourhood centres can support three storeys, and encourage properties within neighbourhood centres to be redeveloped with taller mixed-use buildings. The Otara-Papatoetoe LB area has smaller, walkable neighbourhood centres well located within existing residential areas.



LOCATION	Puhinui Peninsula
PAUP ZONING	Rural
RELIEF SOUGHT	Future Urban- inclusion into Unitary Plan process
EXPLANATION	Recommend structure plan for entire area. Incorporated into wider PAUP process now as may effect "opportunity costs" of other land areas - i.e. if business/ employment uses were to go here that means we would not need so much elsewhere. Key piece of the Southern Initiative puzzle. Would also influence other land use planning and infrastructure considerations (i.e. Weymouth Bridge options) and strategic transport planning. Look at expanding the residential zone to the north and industrial zone to the east into this area. Integrate cultural landscape and amenity values through a sensitive development approach as has been determined by Mangere Gateway.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan



PAPAKURA

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

PAPAKURA

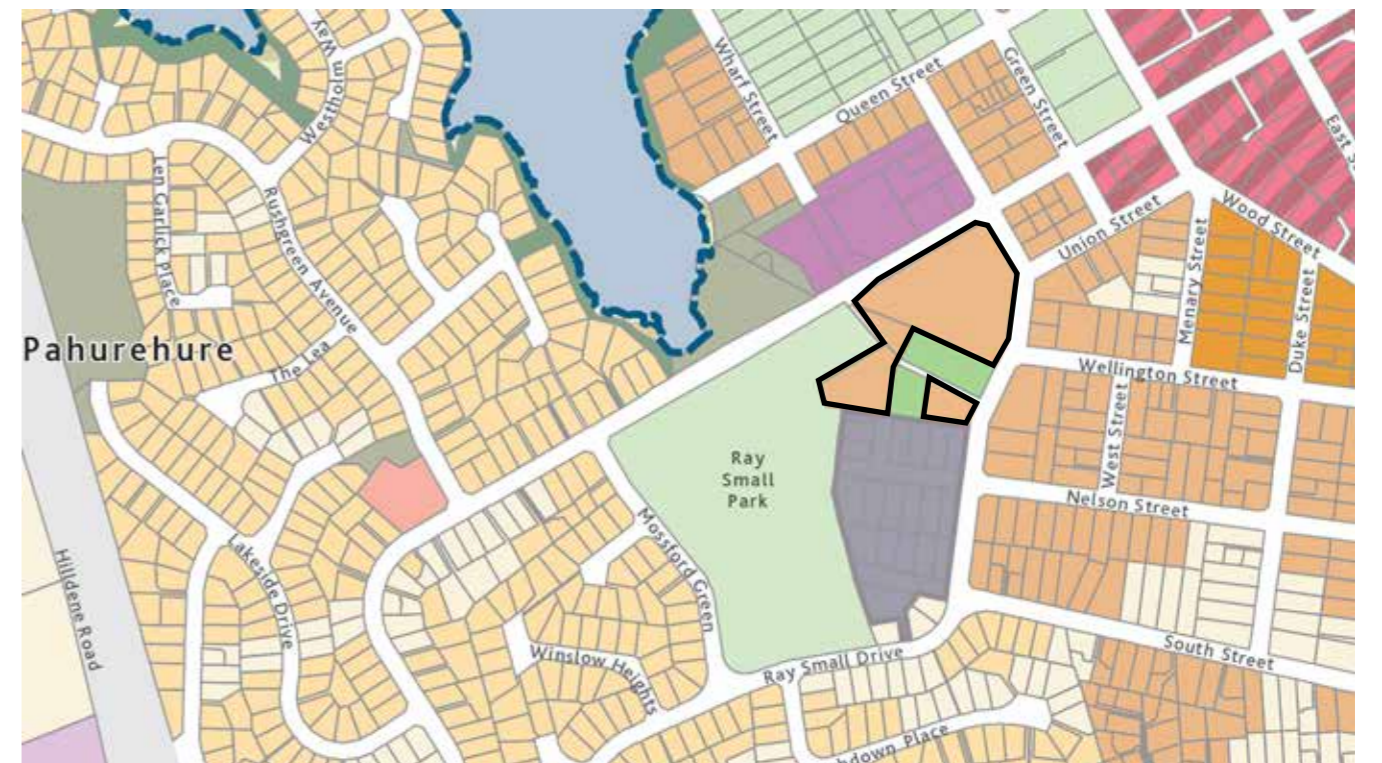


Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Green St, Ray Small Drive, Papakura
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION This is a representative example of many seen to the west and south of Papakura Metropolitan Centre. This land is very close to the boundary of the metropolitan centre. Reasonable distance to rail station. No logic to it not being THAB. Market attractive area.

LOCATION Ingram St and Pricot St, Papakura
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Land is close to Metropolitan Centre and adjacent to THAB. Whilst train line limits connectivity to metropolitan centre, railway station is still accessible from this location. Should be THAB to match other adjoining development.

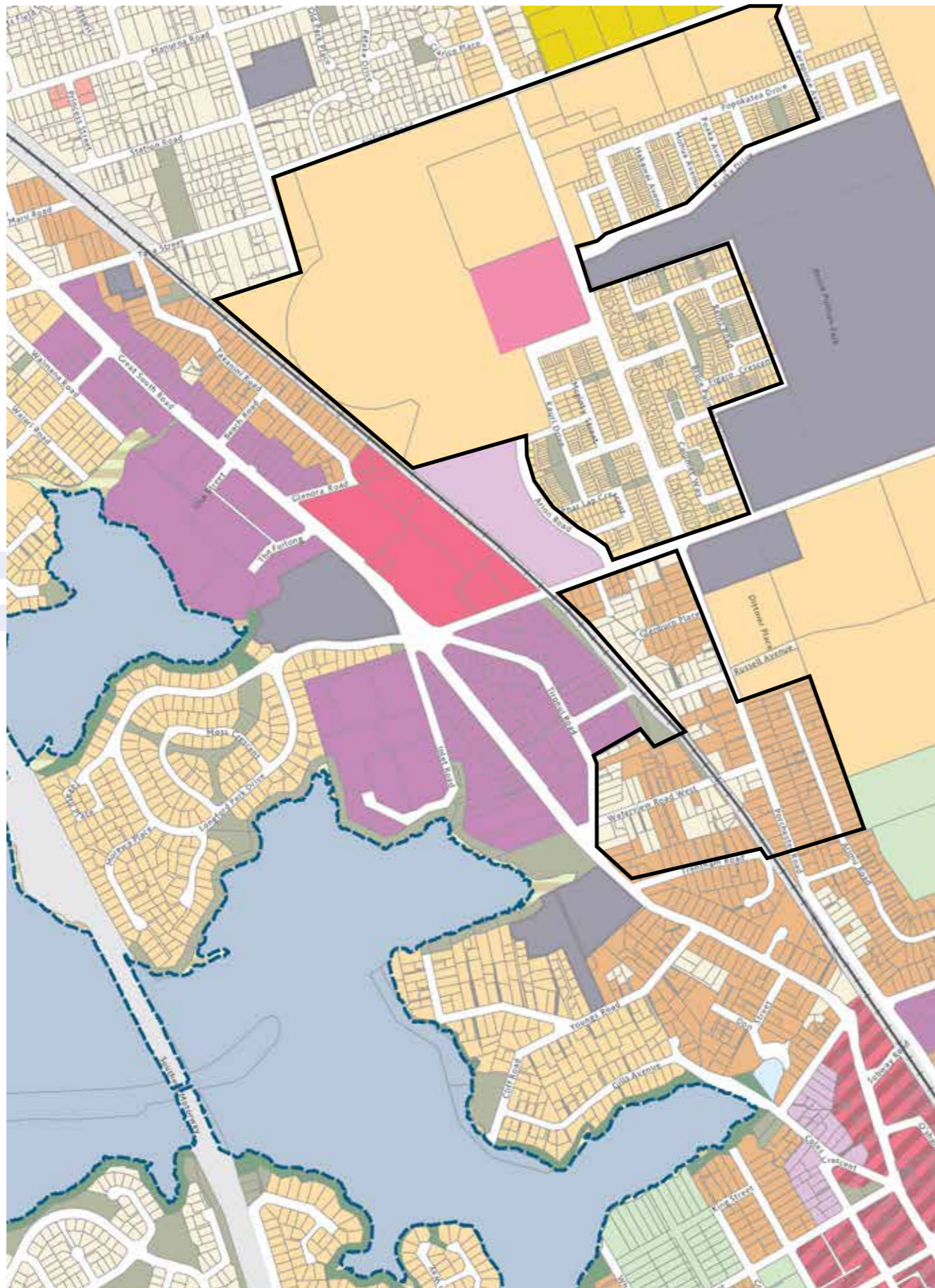
ZONING DOES NOT REFLECT CURRENT LONG TERM USE



LOCATION Menary St, Papakura
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban or Terrace Housing and Apartment Buildings
EXPLANATION This is a representative example of many seen to the west and south of Papakura Metropolitan Centre. This land is very close to the boundary of the metropolitan centre, currently surrounded by Mixed Housing Urban. No logic to it not matching the surrounding zoning. Potential for surrounding land to move into THAB; if this were to happen should match. Market attractive area.

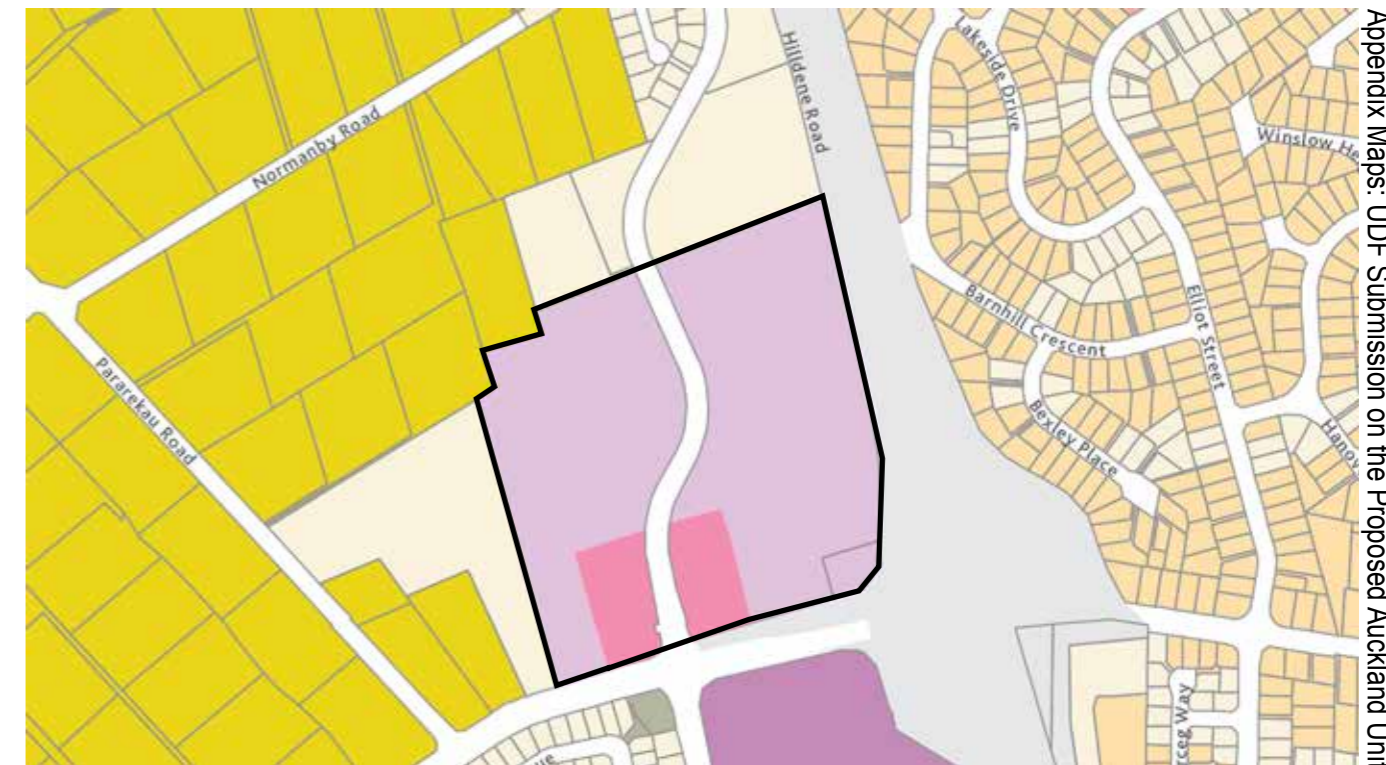
LOCATION Papakura RSA and community learning facilities
PAUP ZONING Mixed Housing Urban
RELIEF SOUGHT Public Open Space- Community
EXPLANATION Uses such as this provide important facilities for existing communities. Intensification will bring additional demand. It is inappropriate to encourage the increase in value of this land and potential redevelopment by adding a residential zoning on the land. There could be other examples of this around Auckland.

PAPAKURA

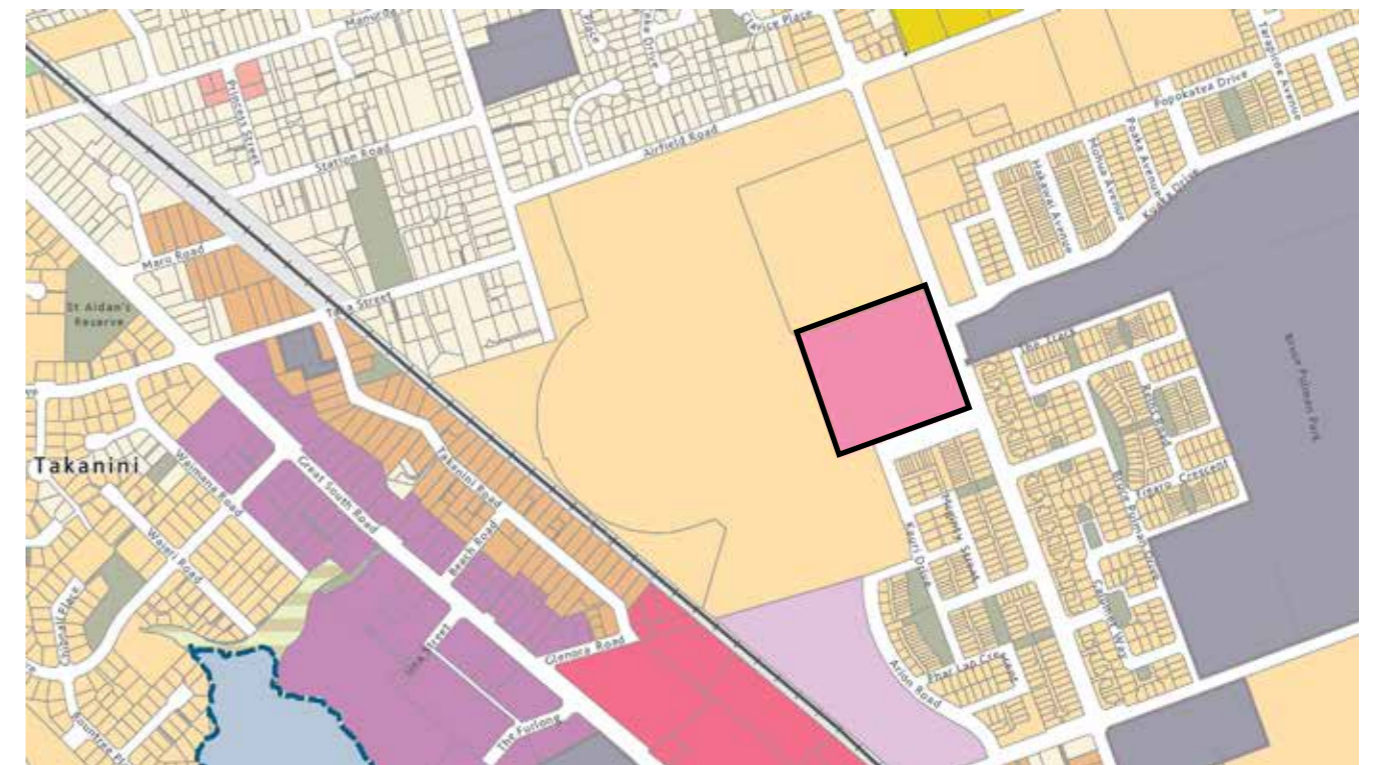


LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION

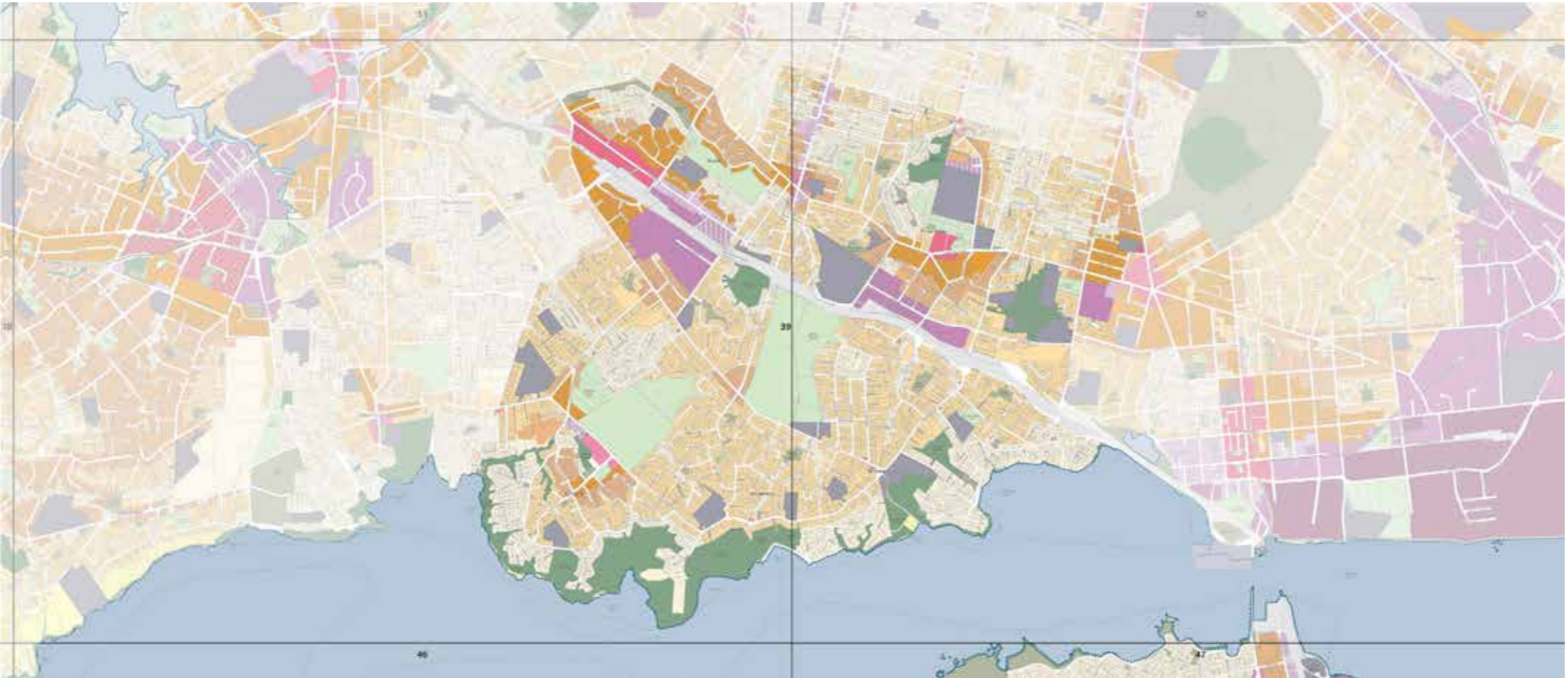
LOCATION North of Papakura Metropolitan Centre
PAUP ZONING Mixed Housing Suburban/ Mixed Housing Urban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION This is a representative example of many. The proposed zoning of land to the north of Papakura Metropolitan Centre appears haphazard. Areas of Addison, close to the Takanini Train Station are mixed housing suburban. Areas further to the south of this (further from the station and some distance from Papakura Station) are zoned mixed housing urban. There are sporadic pockets of single housing amongst this. There does not appear to be any logic for these zonings



Hingaia Local Centre
Mixed Use
Mixed Housing Suburban
 Land is only 2km from Papakura Metropolitan Centre. Area of Mixed Use/Local Centre zoning (0.14 sqkm) is very significant when compared to area of Metropolitan Centre zoning (roughly 0.3 sq km). Consideration should be given to reducing area of zoning to encourage development with Metropolitan Centre whilst still meeting local needs in Karaka development (i.e.. through smaller neighbourhood centres planned for within SHAs).



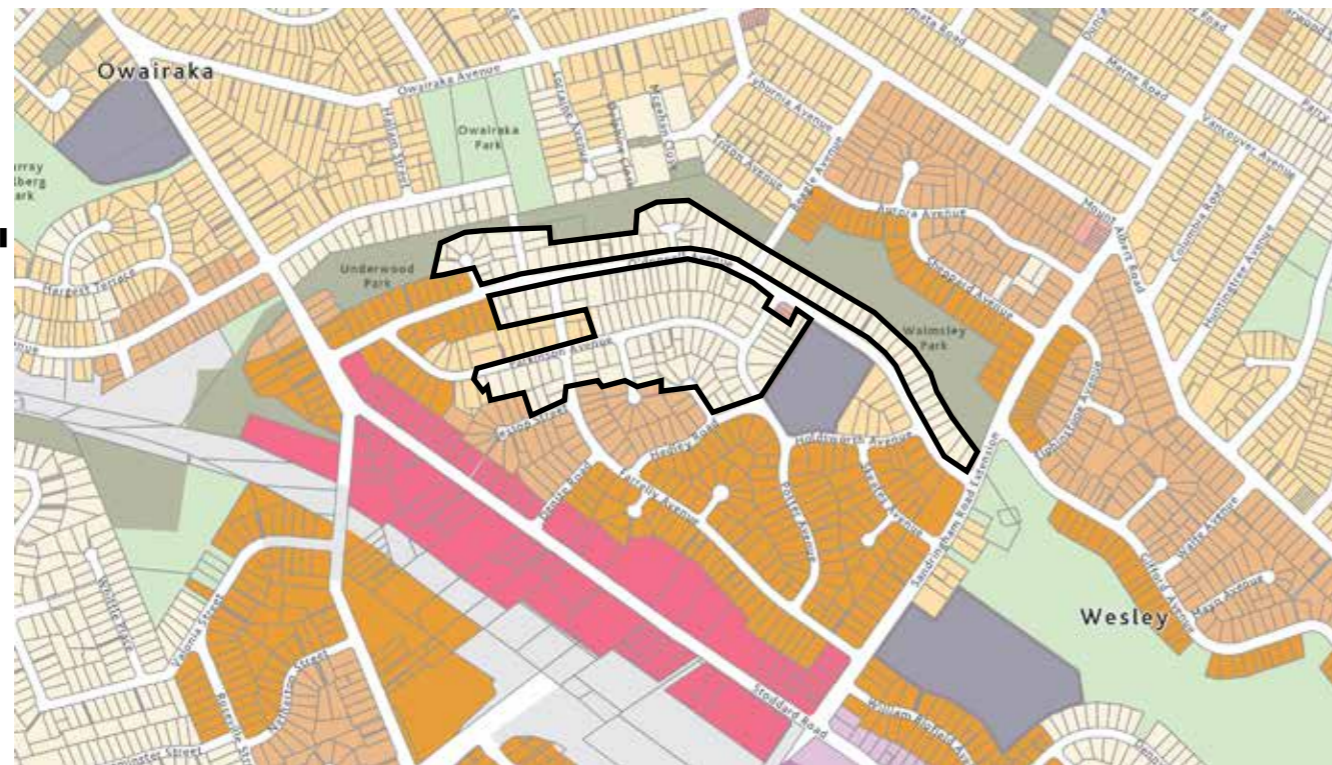
Addison Local Centre
Local Centre, Mixed Housing Suburban
Mixed Housing Suburban or Mixed Housing Urban (depending on final zoning of surrounding land)
 A 'local centre' for Addison has already been developed on Mixed Use land to the south of this on Arion Road; this is very close and is likely to meet local retail requirements. A supermarket and wider range of other shops is also close by in Great South Road. Allowing a further centre in this location, in addition to the existing commercial developments are likely to have a negative impact on Papakura Metropolitan Centre and the ability to encourage regeneration there.



PUKETĀPAPA

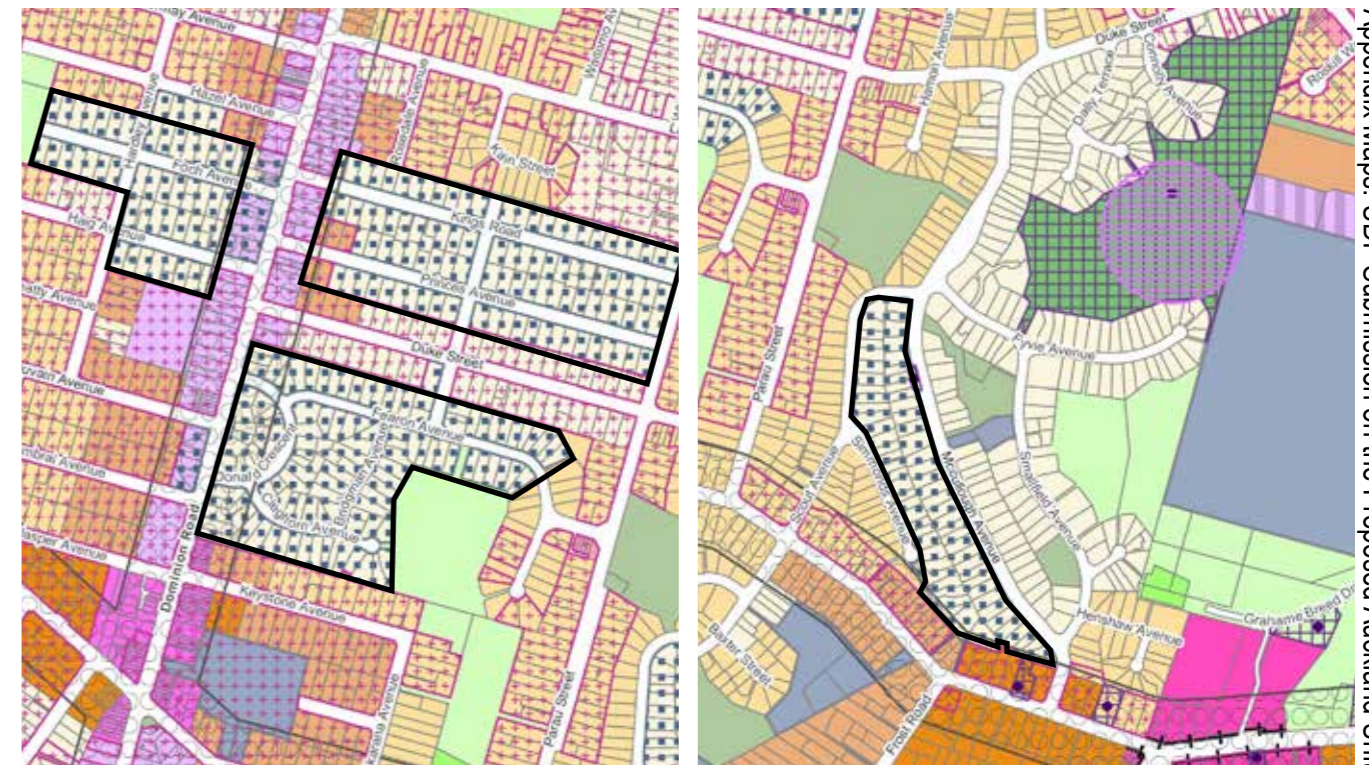
INAPPROPRIATE "ROLL OVER" OF OLD LOW DENSITY RESIDENTIAL ZONINGS TO SINGLE HOUSE ZONE

PUKETĀPAPA



LOCATION O'donnell Ave
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban/ Terrace Housing and Apartment Buildings
EXPLANATION Single House zone limits potential for new housing on large sites. Well-resourced area with town centre, neighbourhood centre, school and public open spaces. Rezone to THAB along Walmsley Park, feathering out to MHU.

PLANNING MAP OVERLAYS EFFECTIVELY PRECLUDE DENSIFICATION



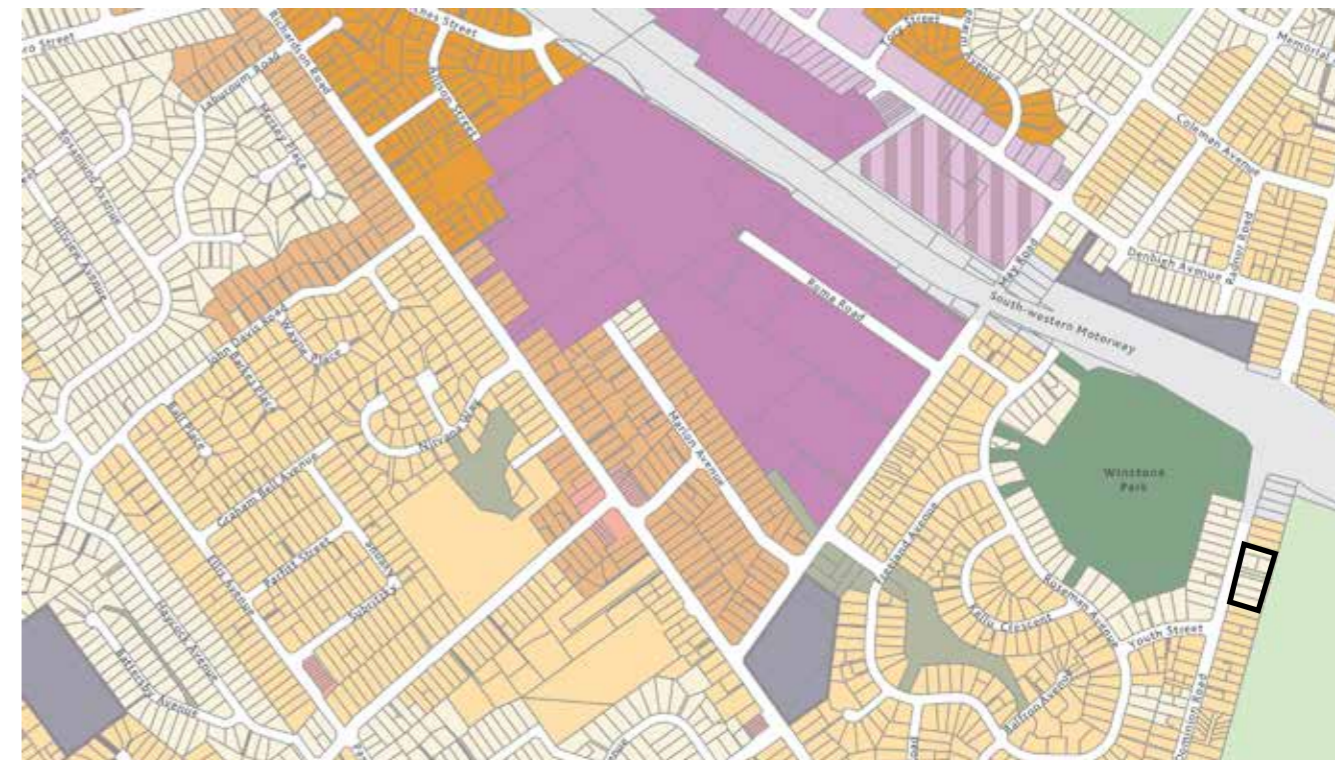
LOCATION Foch Ave- Haig Ave, Kings Rd- Princes Ave, Isthmus B site at Donald Cres, Scout Ave area
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Special Character overlays attempt to protect residential character that is commonplace across Auckland suburbs, precluding options for densification/introducing new housing stock via Single House zoning. Recommend the overlay to be removed and zoning changed to Mixed Housing Suburban to allow flexibility for future densification and new buildings, as limited by the site.



LOCATION St Andrew's Road, Landscape Road, Hollywood Ave, Fairholme Ave and surrounds
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION No provisions made for densification in neighbourhoods with potential on many sites. Roll over to Single House zone not recommended. Market attractive area.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

PUKETĀPAPA



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Rosamund Ave, John Davis Rd, Boundary Rd

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Suburban

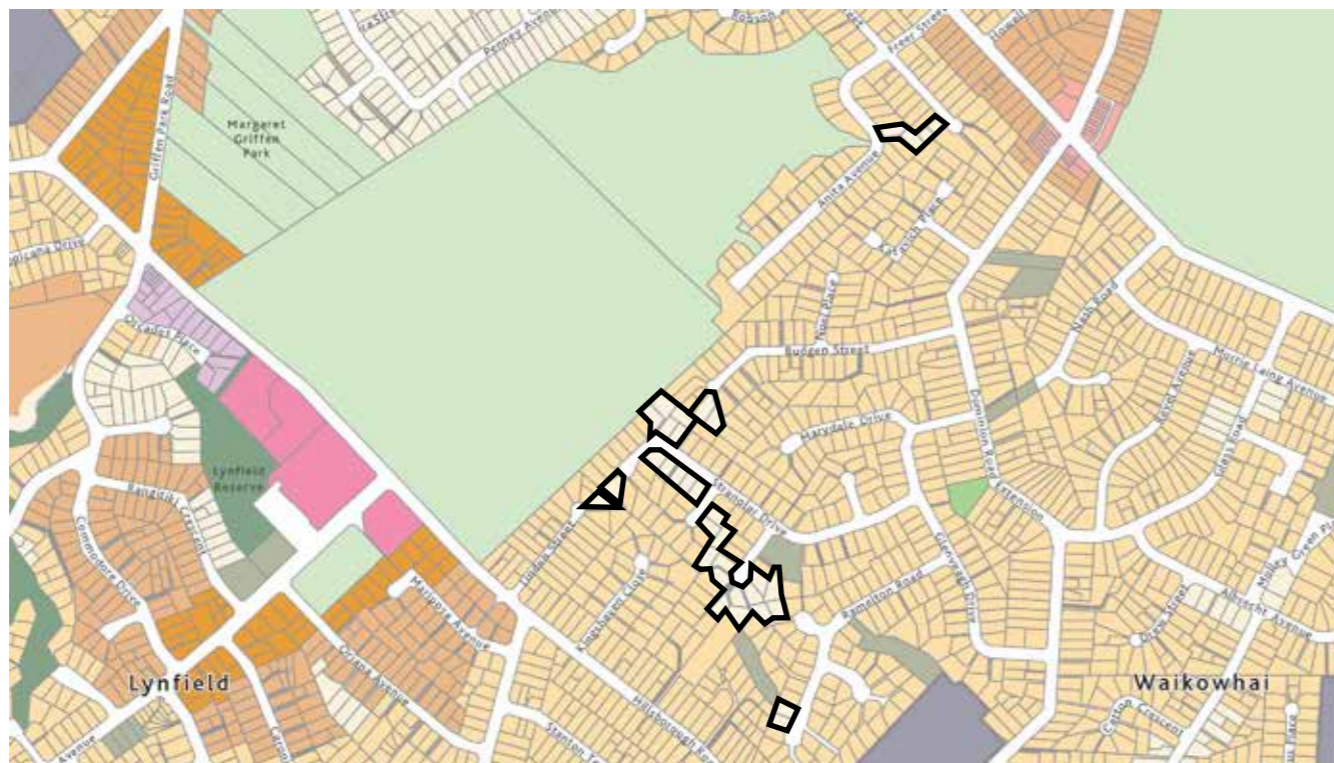
EXPLANATION Current zoning: Residential 5 or 6a. Incompatible with current use and adjacent zoning. Some sites already developed with 2 dwellings. Locate zone transitions mid block rather than on opposite street frontages.

LOCATION Dominion Road, opposite Youth Street

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Suburban

EXPLANATION Inconsistency in the block of Mixed Housing Suburban zone where densification potential exists. Church on residential zone.



LOCATION South East of Maungakiekie Golf Club, Mt Roskill

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Suburban

EXPLANATION Current zoning: Residential 5 and 6a. Zoning inconsistent with surroundings. Some sites zoned Single House already have multi-unit developments.

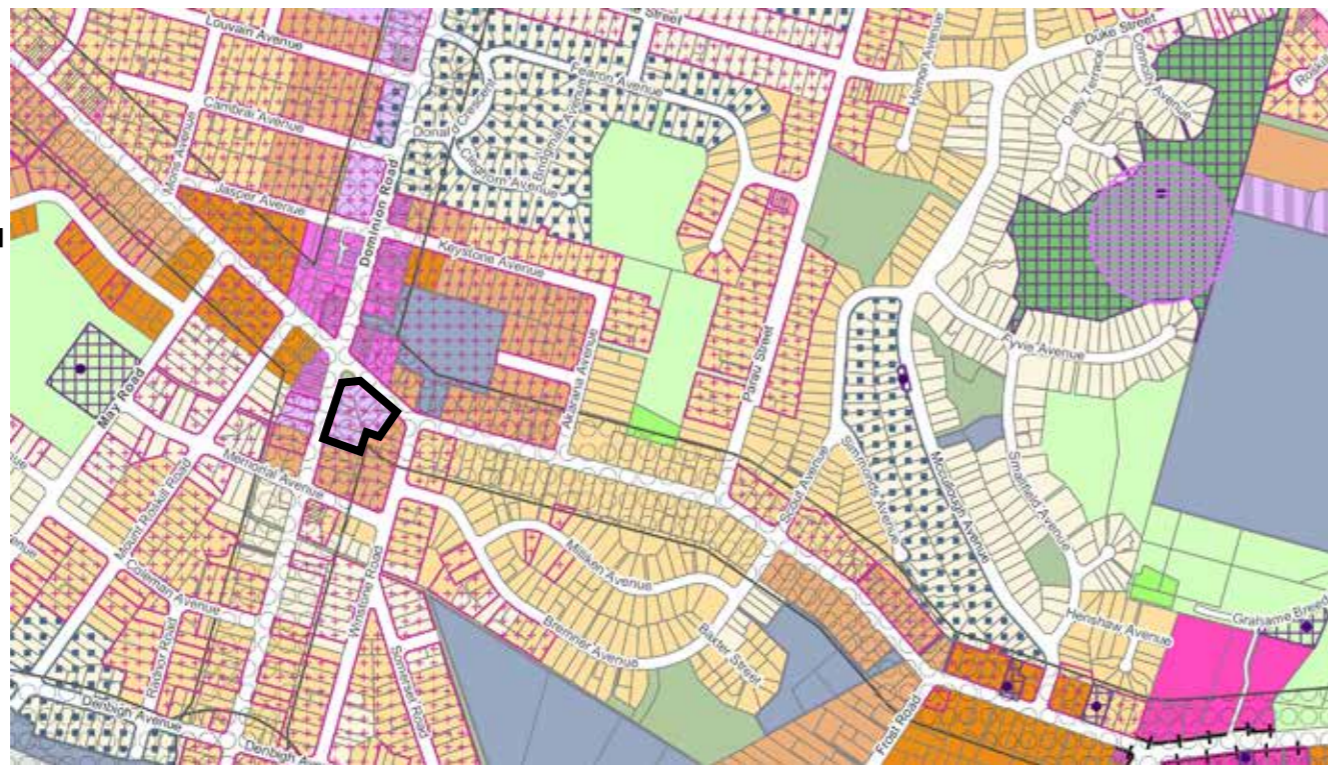
LOCATION Olsen Ave, Melrose Road, Hillsborough Road, Noton Road, Eaton Road, Arundel St, Oakdale Rd

PAUP ZONING Single House

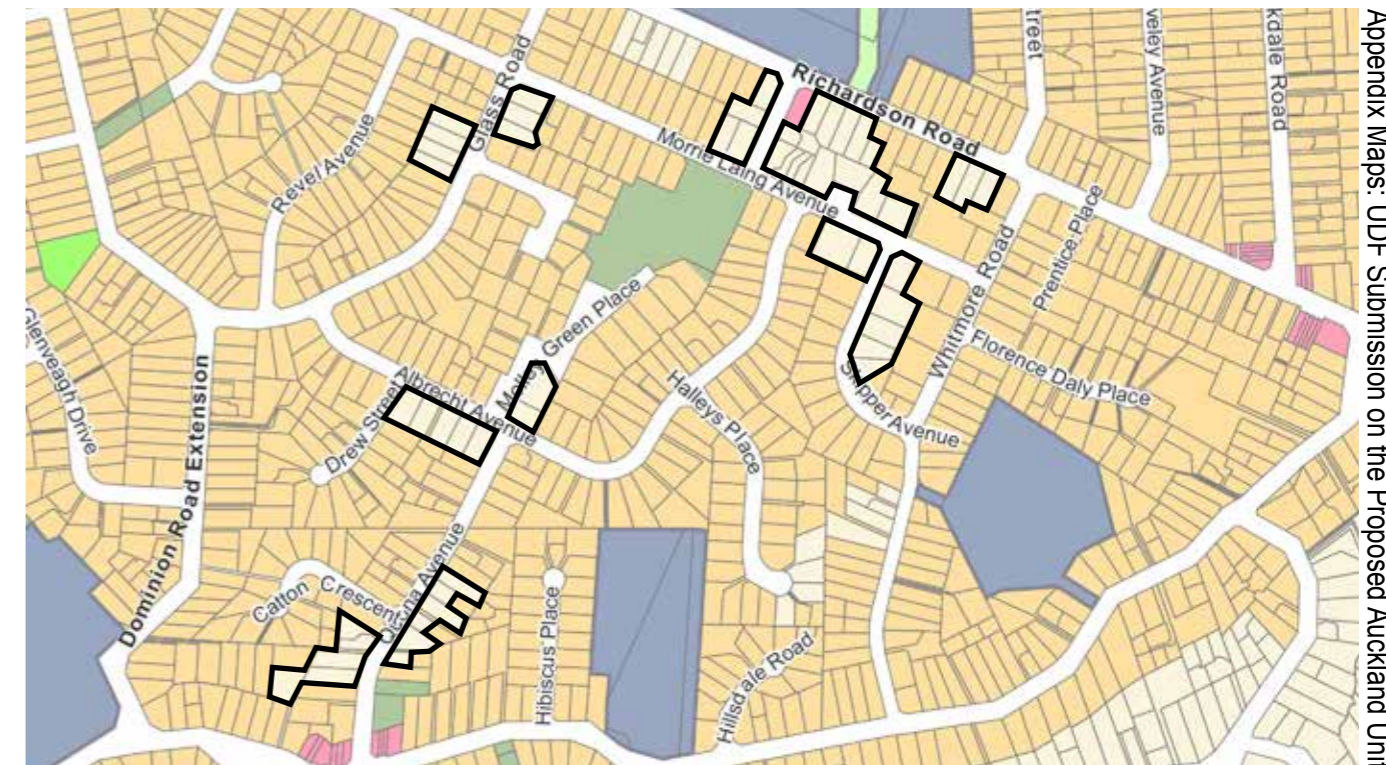
RELIEF SOUGHT Mixed Housing Suburban

EXPLANATION Current zoning: Residential 6a. Majority of sites already less than 600m2 or have two or more dwellings (cross-leased or unit titled). Single House zoning incompatible with surrounding development. Includes large sites that are suitable for intensive development.

PUKETĀPAPA



LOCATION Mt Roskill shops
PAUP ZONING Mixed Use
RELIEF SOUGHT Local Centre
EXPLANATION Revise Mixed Use zone at Mt Roskill Shops as an up-and-coming local centre. Increase coherence of the centre intersection with commercial use.



Richardson Road, Glass Road, McKinnon St, Skipper Ave, Albrecht Ave, Quona Ave-Hillsborough
 Single House
 Mixed Housing Suburban
 Current zoning: Residential 6a. Majority of sites already less than 600m2 or have two or more dwellings (cross-leased or unit titled). Piecemeal zoning, Single House zoning incompatible with surrounding development. Near Richardson Rd transportation route and Keith Hay Park

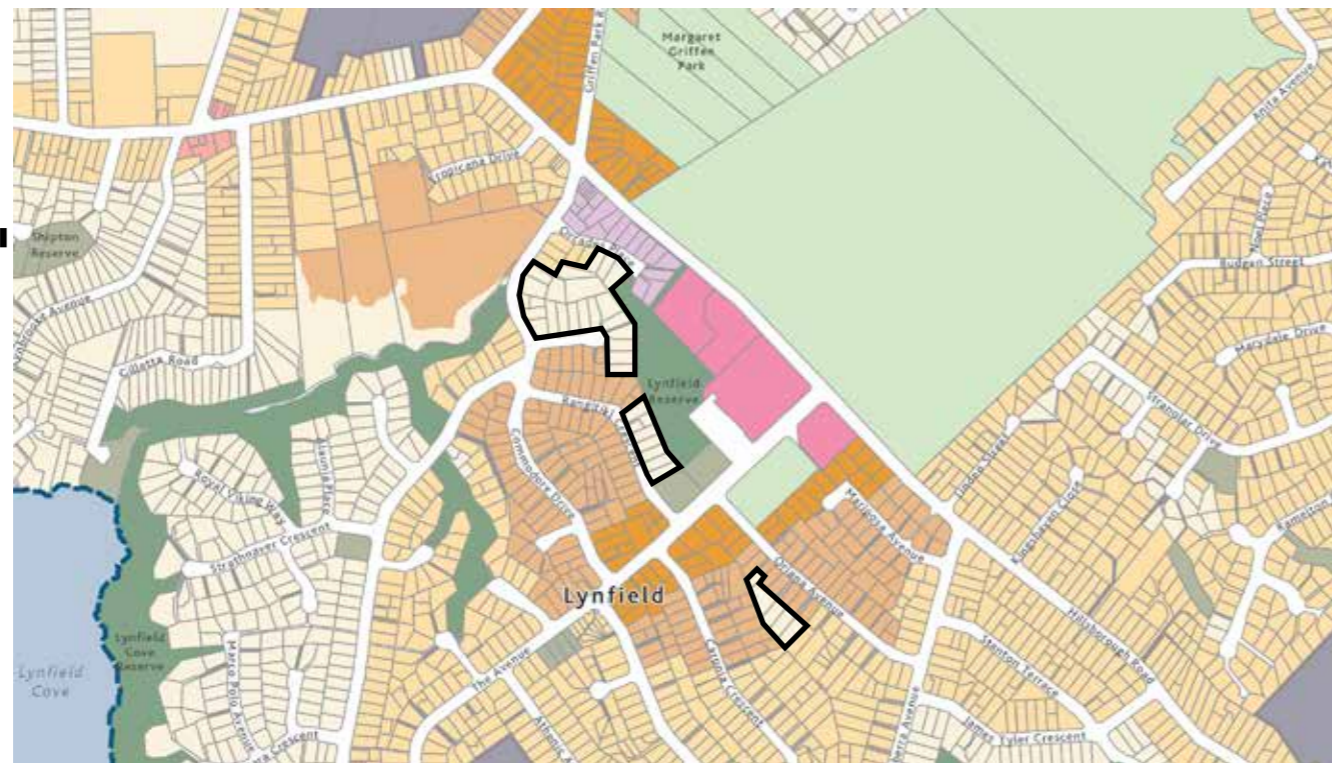


LOCATION White Swan Rd
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Current zoning: Residential 6a. Some of the sites zoned single house have 2 dwellings and are already subdivided below 600m2. Incompatible zoning for current use. Market attractive area.

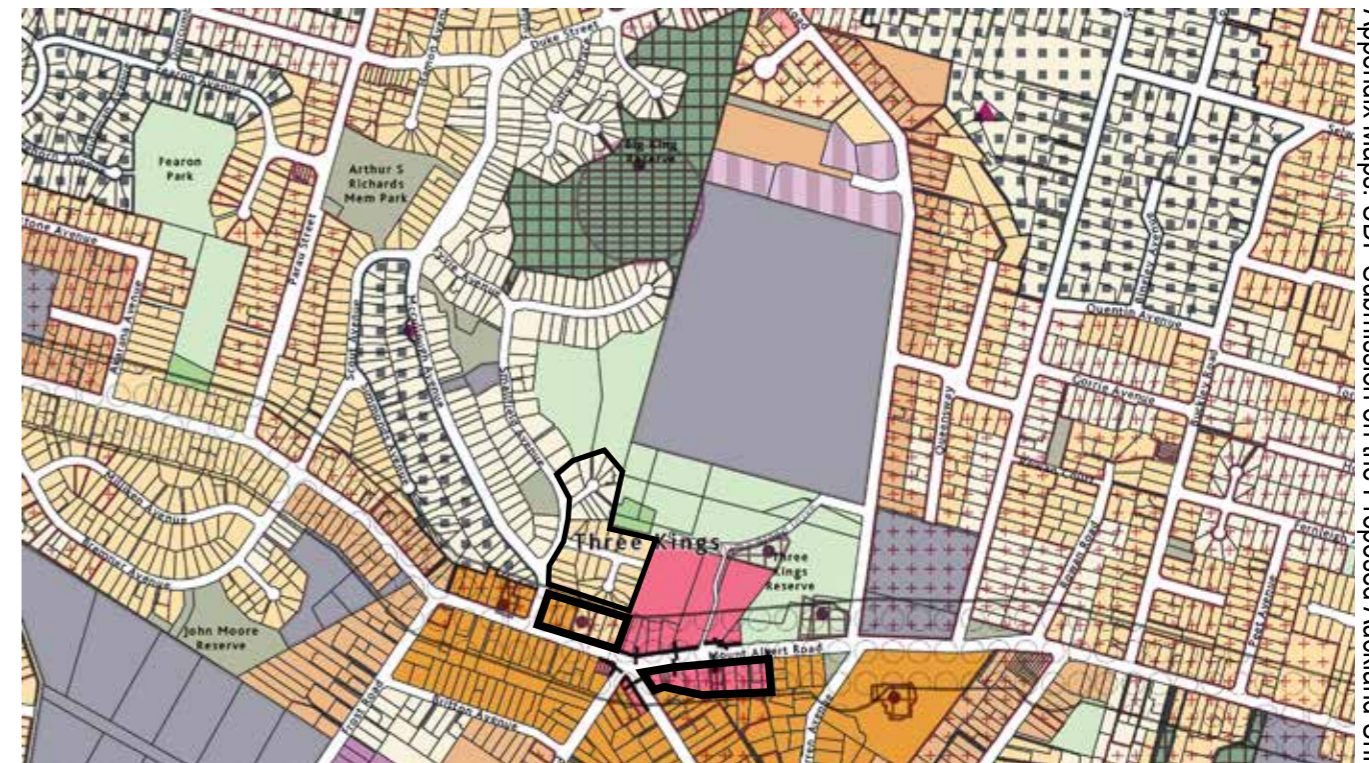


Rewa Rd, off Mt Eden Road
 Single House, MHU, MHS with Special Character Zone and Pre 1944 overlays
 Mixed Housing Suburban with overlays removed
 The Special character zone and Pre 1944 overlays effectively preclude densification in an area that is adjacent to amenities and already includes piecemeal subdivision. Recommend the overlays be removed and the zoning changed to Mixed Housing Suburban to allow for flexibility for future densification and new building, as limited by the site.

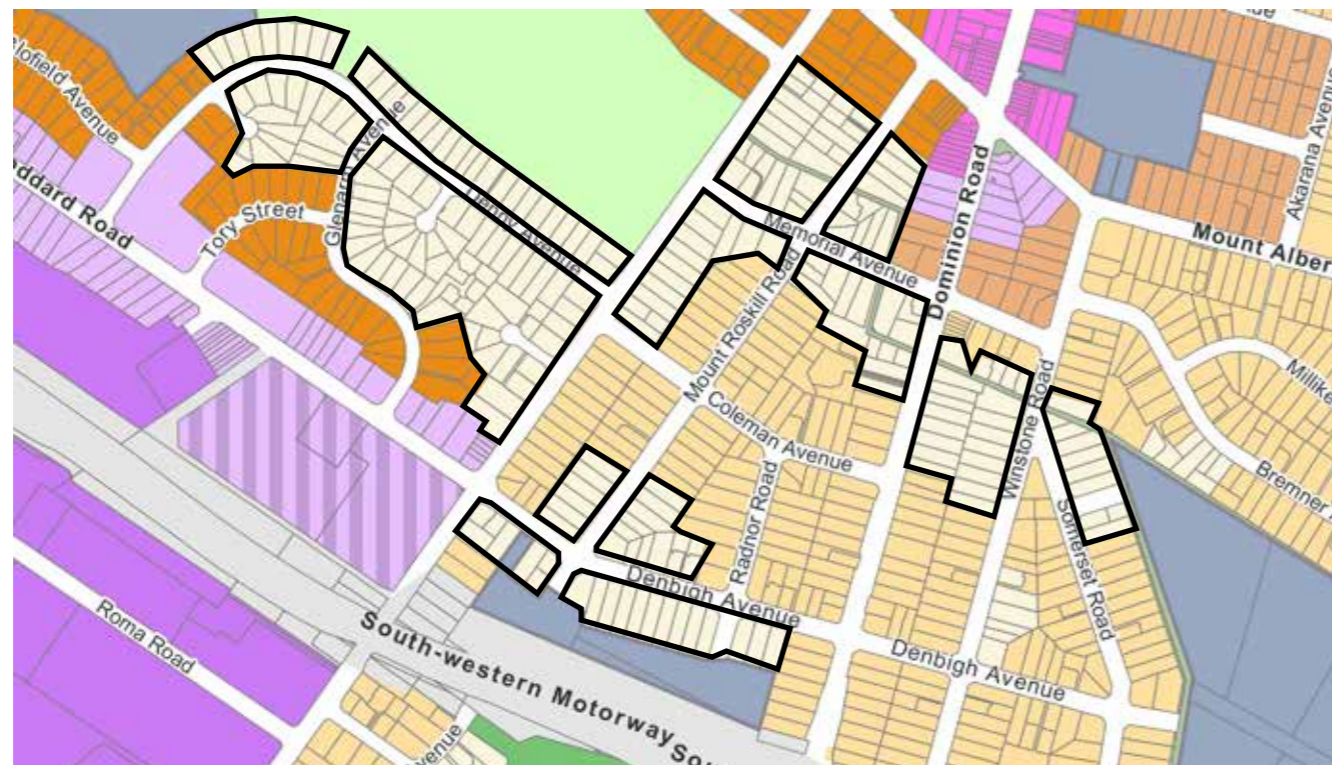
PUKETĀPAPA



LOCATION Commodore Drive, Orsova Pl, Orcades Pl, Rangitiki Ave- Lynfield
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Current zoning: Residential 6a. Piecemeal zoning. Single house zoning incompatible with surrounding development.



LOCATION Mt Albert Road, Henshaw Ave
PAUP ZONING Town Centre, SH, MHS, THAB with Pre 1944 overlays
RELIEF SOUGHT Town Centre, Terrace Housing and Apartment Buildings with overlays removed
EXPLANATION Recommend the overlays be removed to allow for flexibility for future densification and new building, as limited by the site. Historical building on Mt Albert Rd need to be protected appropriately under a targeted heritage mechanism.

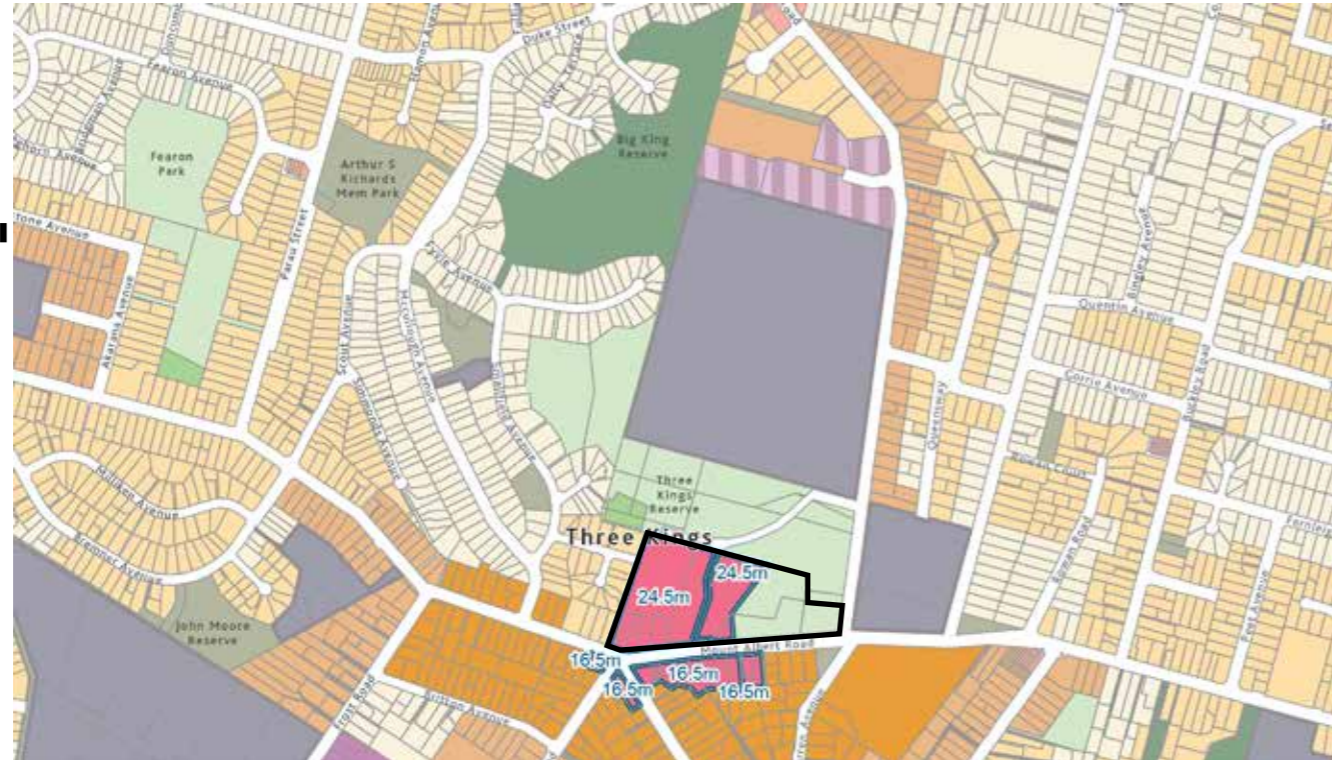


LOCATION Around May Road
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban/ THAB
EXPLANATION Neighbourhood with potential to develop more or create better, newer houses. Currently constrains development to low density residential. Inappropriate “roll over” of old low density residential zonings to Single House zone. Market attractive area. Zone for THAB directly adjacent to park and along May Road, feathering out to MHU and MHS.



LOCATION Three Kings Primary School
PAUP ZONING Housing with Pre 1944 overlays
RELIEF SOUGHT Review Overlay, Extend Special Purpose Zoning
EXPLANATION Pre 1944 overlays effectively preclude densification in an area that is adjacent Town Centre. Recommend the overlays be kept temporarily to while heritage status of the school buildings is fully investigated by the Historic Places Trust. Add further adjacent Special Purpose zoning to allow for future expansion of the school to accommodate substantial densification in the area if the heritage status at the current site precludes this. Additional School zone is indicative only.

PUKETĀPAPA



LOCATION Three Kings Town Centre (including Antipodean/ Auckland Council and Crown land).

PAUP ZONING Town Centre with additional height controls

RELIEF SOUGHT Reduced height maximums, Precinct overlay

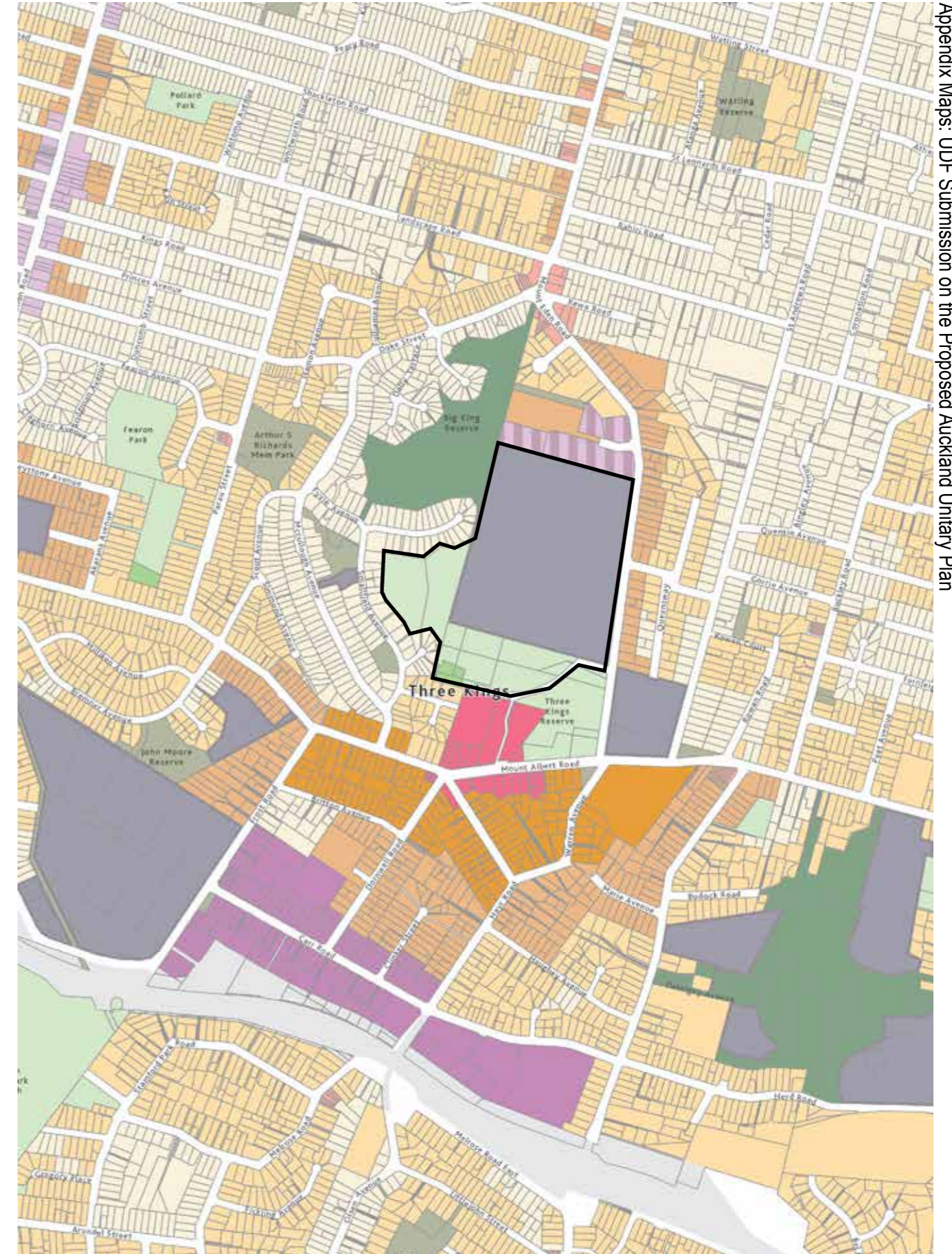
EXPLANATION We recommend Three Kings Town Centre, including the public amenity space, become a precinct. Include combination of business/ mixed use/ terraced housing to support intensification around town centre. Inappropriately high maximum height controls for part of the Town Centre (including carpark site adjacent to Countdown). Area is directly adjacent to 8m maximum height residential and directly opposite 16.5m maximum height controls. A maximum height 8m along Mt Albert Rd, increasing to 16.5m behind.

LOCATION

PAUP ZONING

RELIEF SOUGHT

EXPLANATION



LOCATION Three Kings Quarry and surrounds

PAUP ZONING Various

RELIEF SOUGHT Structured Precinct Planning, Consulted Process

EXPLANATION Unparalleled opportunity to create a vibrant, inclusive and integrated Town Centre in Puketapapa. Create a Three Kings Town Centre Precinct including public amenity space. Emphasise accessibility with multiple laneways throughout area, increase POS to accommodate increased population as a result of the residential intensification. Retain and integrate historic site, enhance view shafts and rehabilitation of the mountain, quarry and surrounds and reverse/ mitigate any adverse effects. Look at green infrastructure including a corridor to accommodate the stream.

INAPPROPRIATE ZONE ADJACENCIES

PUKETĀPAPA

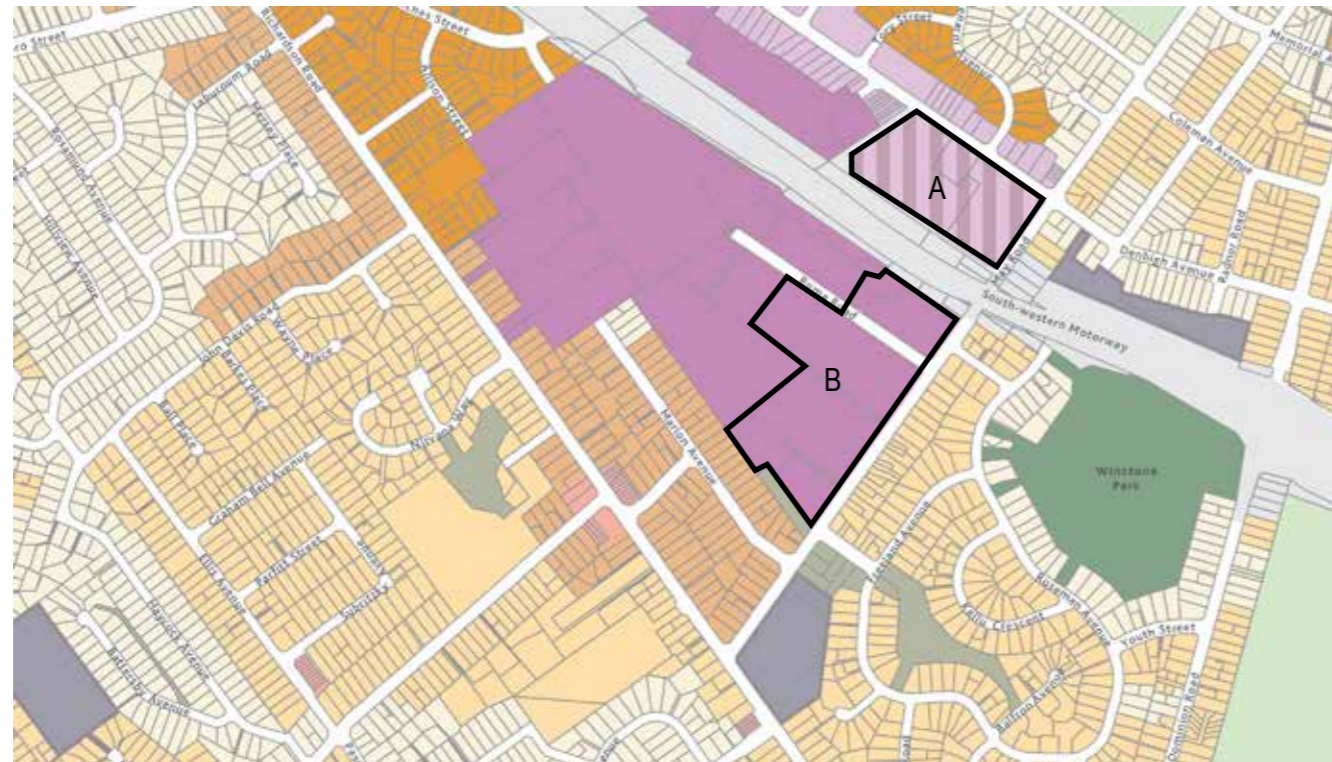


LOCATION Marion Road, John Davis Road
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Inconsistency in the blocks of Mixed Housing Urban zone where densification potential exists.

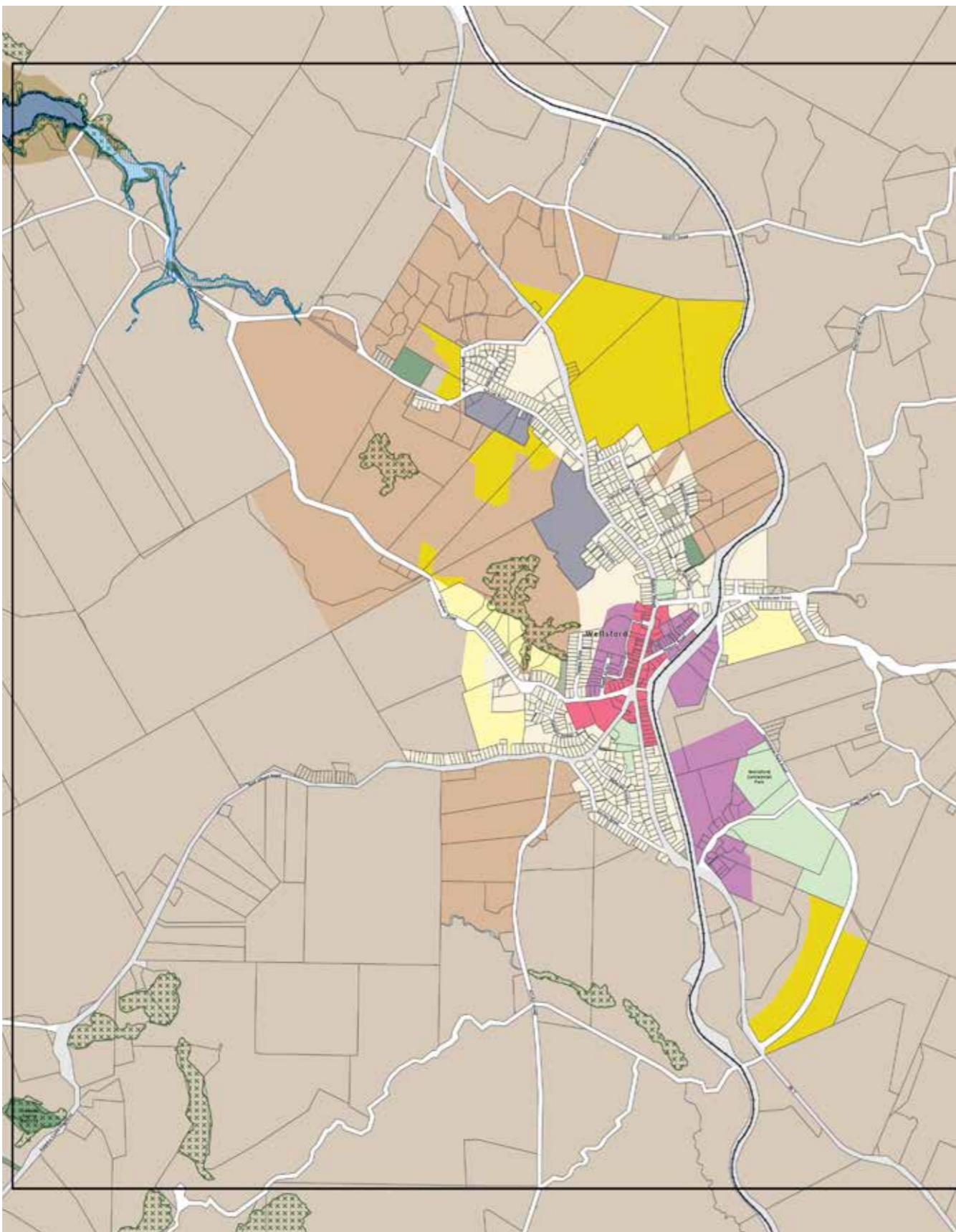
ZONING DOES NOT REFLECT CURRENT LONG TERM USE



LOCATION Gregory Pl, Arundel St - Mt Roskill
PAUP ZONING Public Open Space, Sport and Active Recreation
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Residential sites zoned public open space – incorrect zoning.



LOCATION May Road
PAUP ZONING General Business, Light Industry
RELIEF SOUGHT Mixed Use, Terrace Housing and Apartment Buildings
EXPLANATION Remove General Business zone for the corner of Stoddard and May Roads (refer A) and replace with Mixed Use (see text of submission). Run-down light industrial land (refer B) is across the road from terrace houses/residential. Recommend retail zoning fronting May Road to improve street frontage, activate street as an extension to the successful retail area to the north.



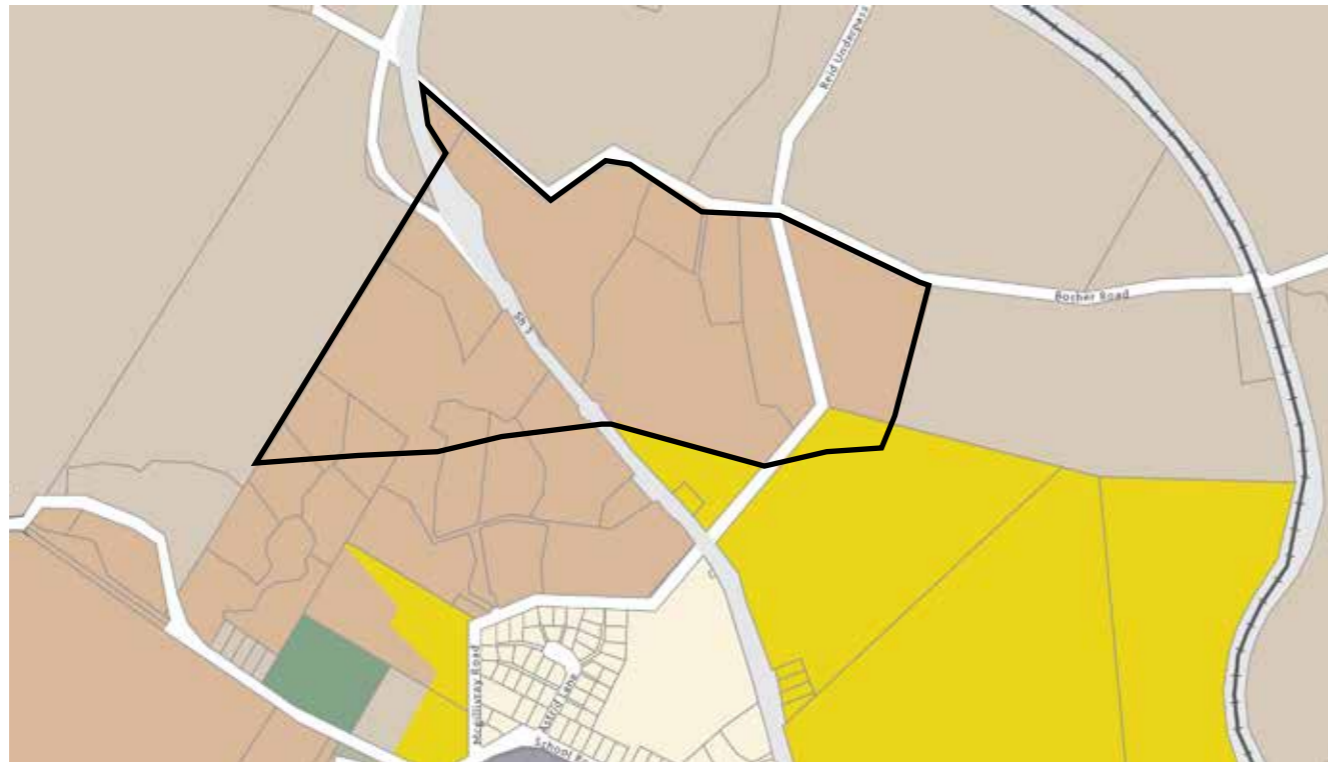
RODNEY WELLSFORD

OVERVIEW

In general the proposed zoning for Wellsford is very fragmented and lacks a cohesive urban form. There is a need for consolidation of all areas throughout the town.

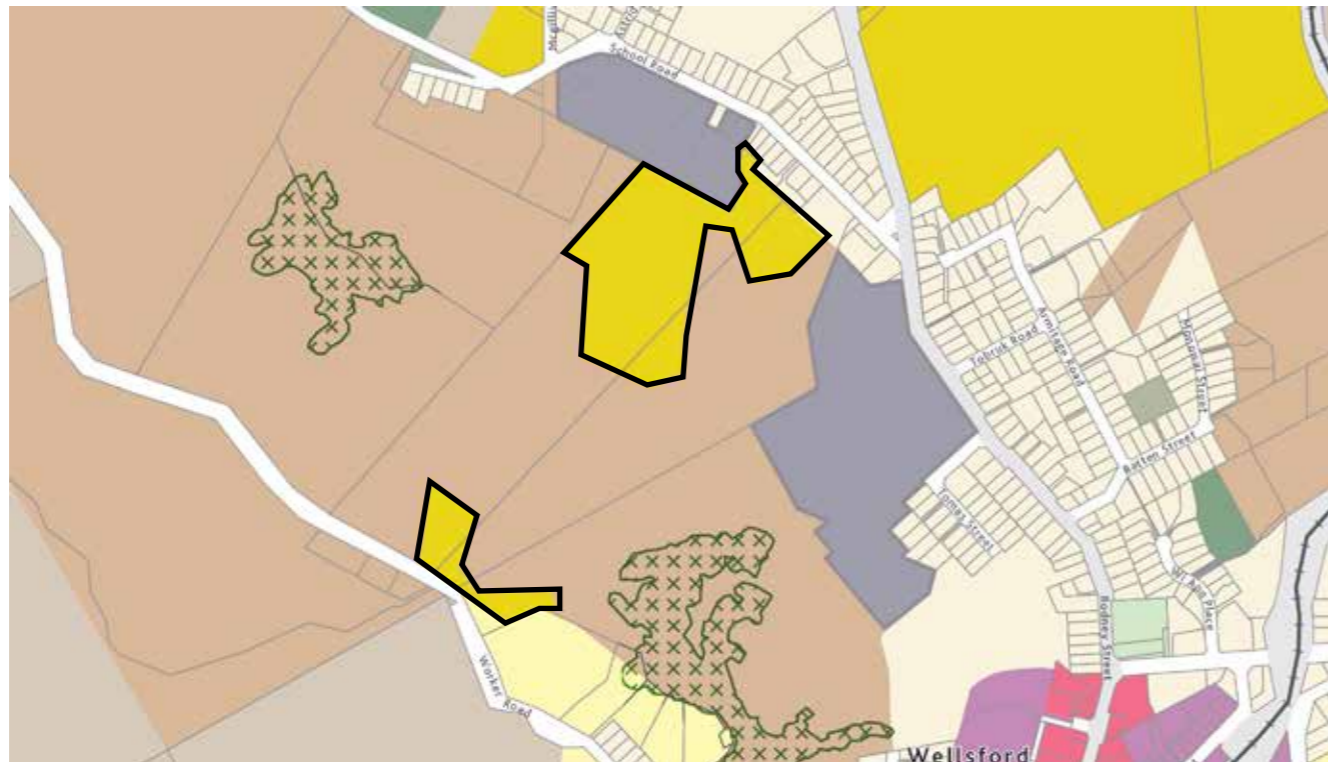
RURAL-URBAN BOUNDARY ALIGNMENT IGNORES NATURAL PHYSICAL BOUNDARIES

RODNEY
WELLSFORD



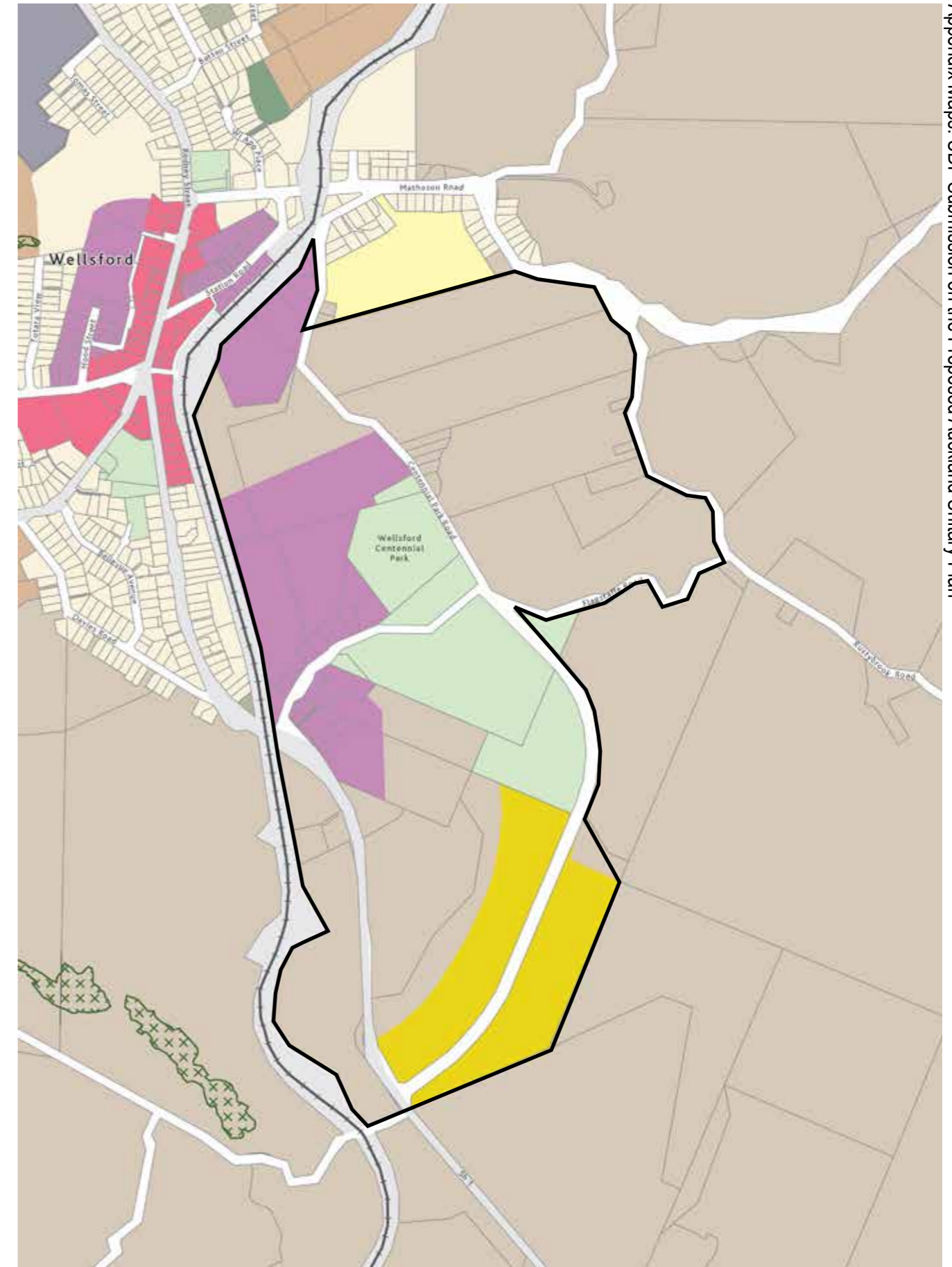
LOCATION Wellsford north
PAUP ZONING Countryside Living
RELIEF SOUGHT Rural
EXPLANATION Consider defined settlement boundary that follows southern slope landforms feature not transitional Countryside Living edge/boundary.

INAPPROPRIATE ZONE ADJACENCIES



LOCATION Wellsford
PAUP ZONING Future Urban
RELIEF SOUGHT Countryside Living
EXPLANATION Examples of fragmented zoning. Difficult to follow zoning rational here - likely that there is FU capacity to the immediate west of School Rd - however limited by slope.

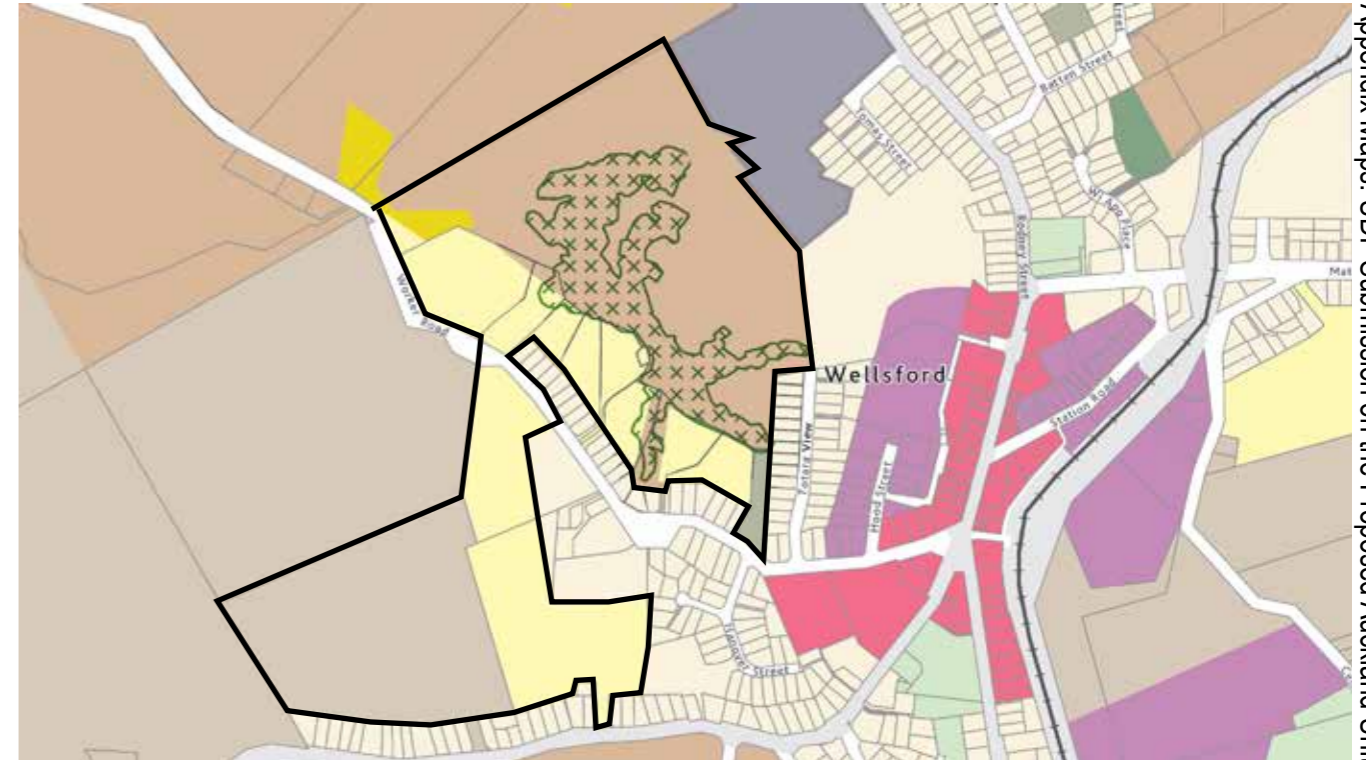
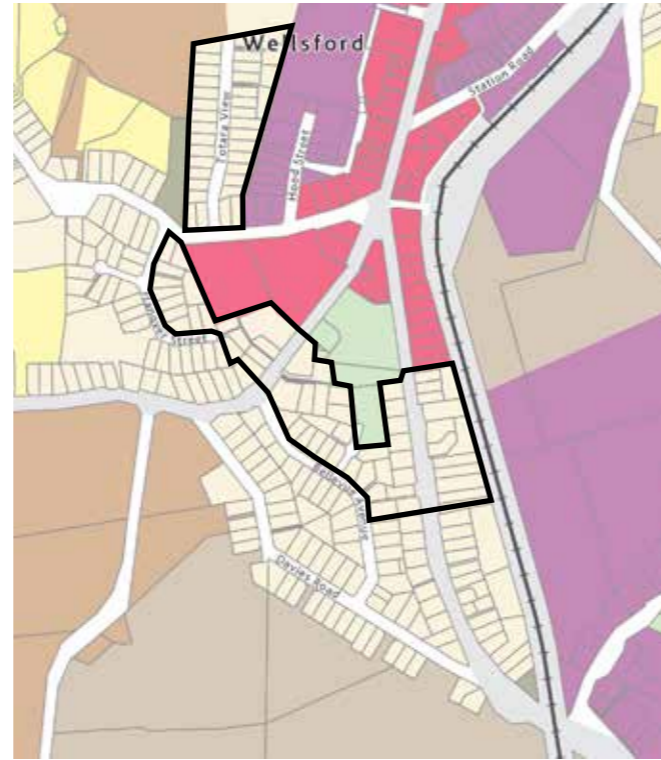
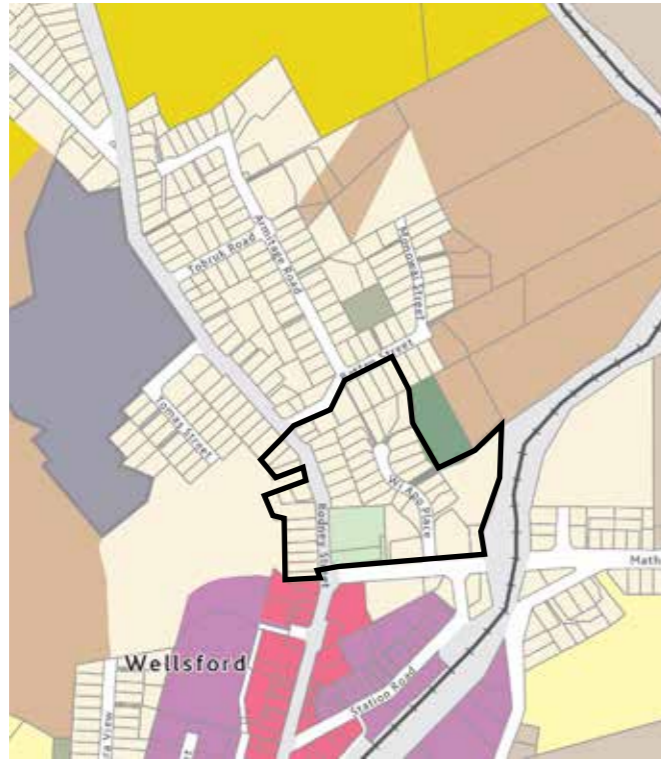
INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE



LOCATION Wellsford
PAUP ZONING Rural Production and various Future Urban, more consolidated proposed zones
RELIEF SOUGHT Countryside Living
EXPLANATION Consolidate fragmented zones with light industry and by expanding Future Urban areas east of Wellsford. Adjoins large Open Space zone, employment areas and transport corridor. Currently proposed pattern of zoning is fragmented and lacks a cohesive urban form.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

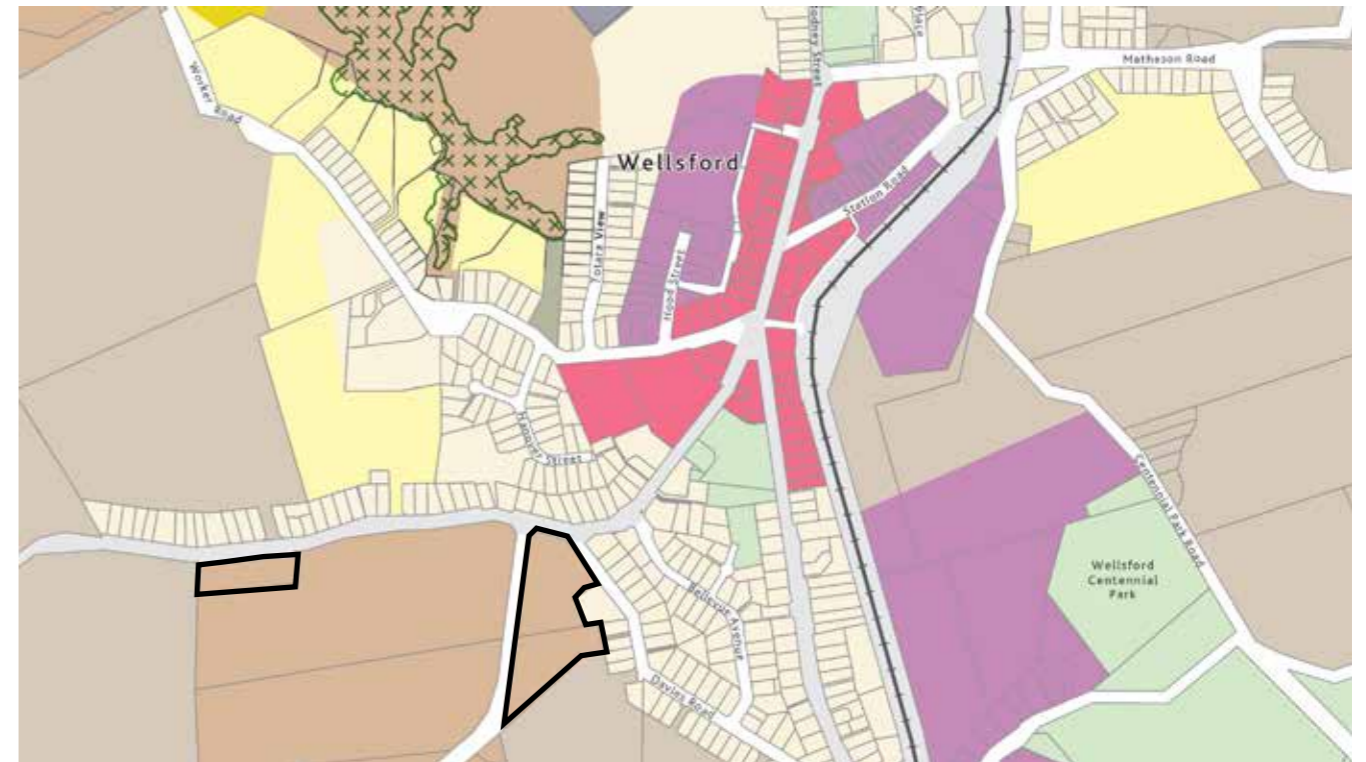
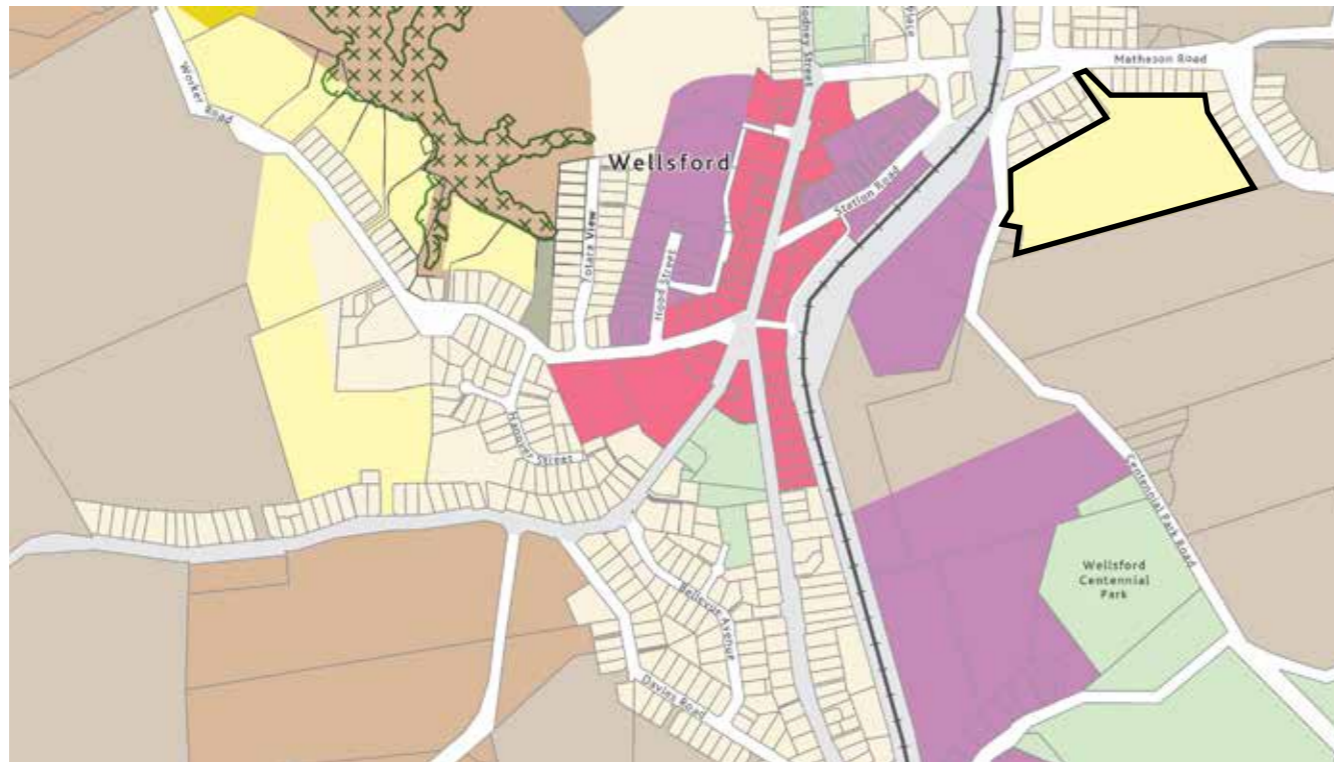
RODNEY
WELLSFORD



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Wellsford
PAUP ZONING Single House
RELIEF SOUGHT Medium Housing Suburban/ MHU/ THAB
EXPLANATION Proposed zoning for Wellsford would result in undesirable sprawl away from amenities. Allow for potential high density near Wellsford Town Centre.

LOCATION Wellsford
PAUP ZONING Rural, Large Lot, Countryside Living
RELIEF SOUGHT Higher Density
EXPLANATION If capacity for Large Lot then higher density maybe more appropriate - or a zone which allows for higher densities via improved environmental outcomes? Existing SEA provides strong landscape structure. Further environmental enhancement required - could accommodate higher densities resulting in improved urban structure.



LOCATION Wellsford
PAUP ZONING Large Lot
RELIEF SOUGHT Single House
EXPLANATION Inefficient use of large parent lot.

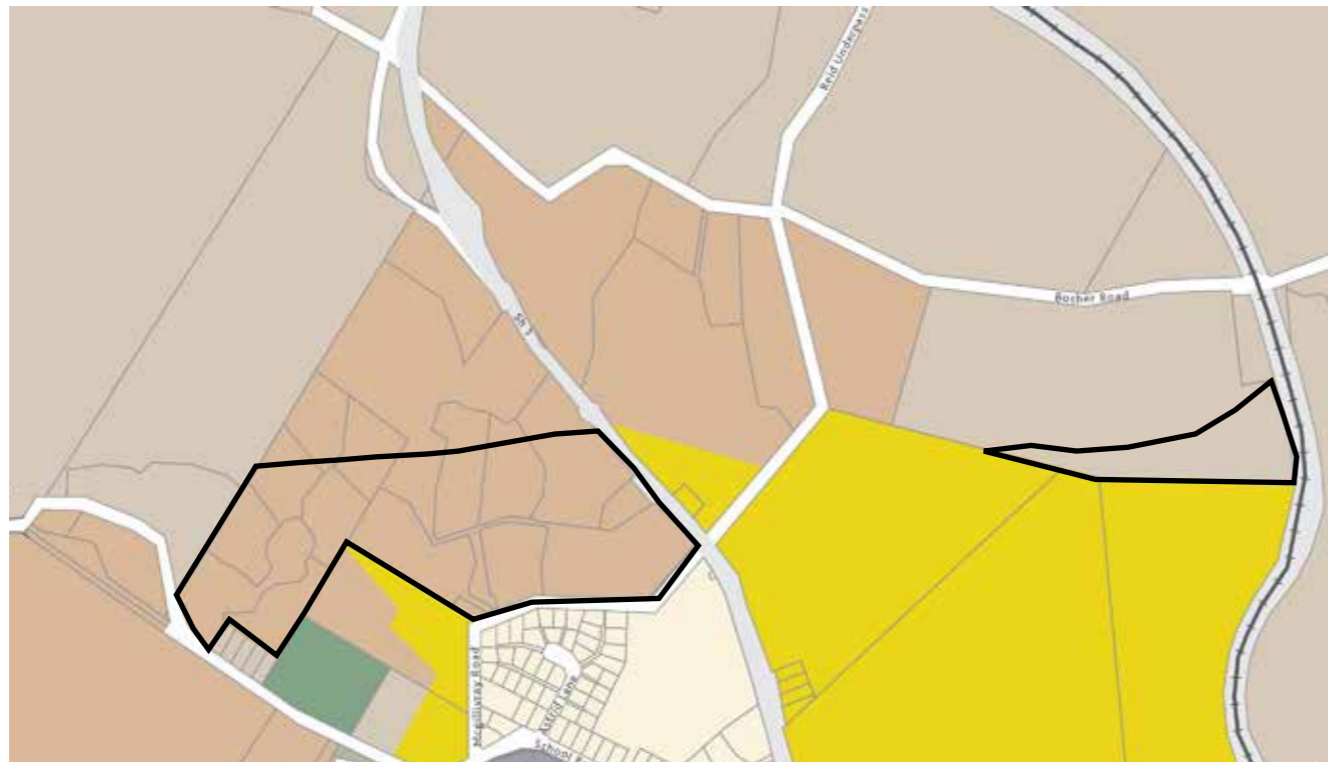
LOCATION Wellsford
PAUP ZONING Countryside Living
RELIEF SOUGHT Future Urban
EXPLANATION Incorporate into existing patterns of residential (Single House) development.

LARGE GREENFIELD SITES - NOT UTILISED FOR DENSIFICATION

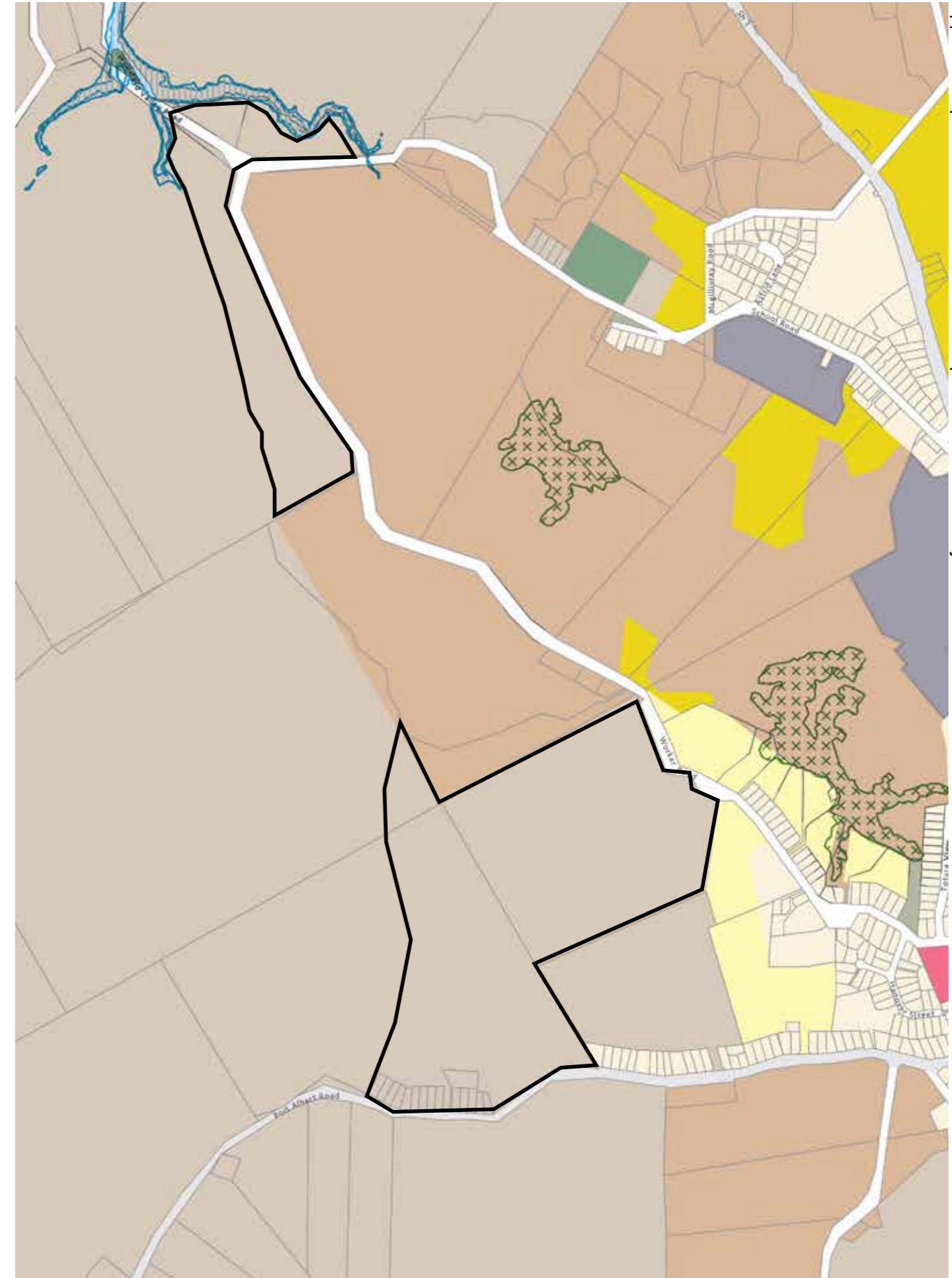
RODNEY
WELLSFORD



LOCATION Wellsford east
PAUP ZONING Country Living
RELIEF SOUGHT Country Living- with structure plan
EXPLANATION Environmental enhancement required, hence CL. However must be integrated on a catchment wide basis with mid-lower catchment areas to the north. More flexibility probably required - structure plan together - e.g. Large Lot, cluster options. "Hard" cross catchment on northern edge.



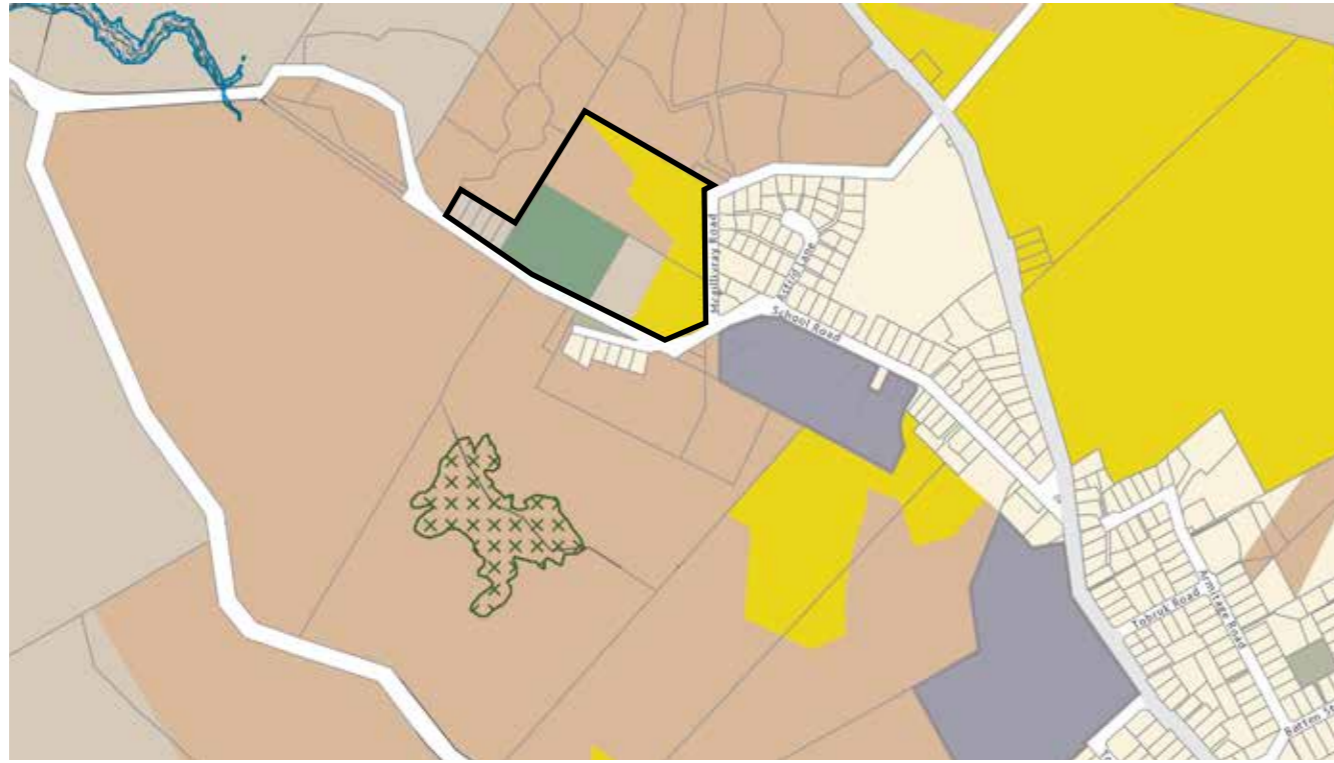
LOCATION Wellsford north
PAUP ZONING Countryside Living, Rural Production
RELIEF SOUGHT Future Urban
EXPLANATION Good northerly aspect and visual amenity, moderate terrain, adjoins existing urban. Good access to wider urban structure and connectivity. Use main stream corridor to north and rail to east to form strong Rural-Urban boundary.



LOCATION Wellsford west
PAUP ZONING Rural
RELIEF SOUGHT Countryside Living
EXPLANATION Expanded CL Zone Catchment Management Plan Approach to structure planning, boundary following stream to west. Western Countryside Living Zone with environmental enhancement to compliment higher density settlement in the east, expand Future Urban area, promote Integrated Catchment Management approach.

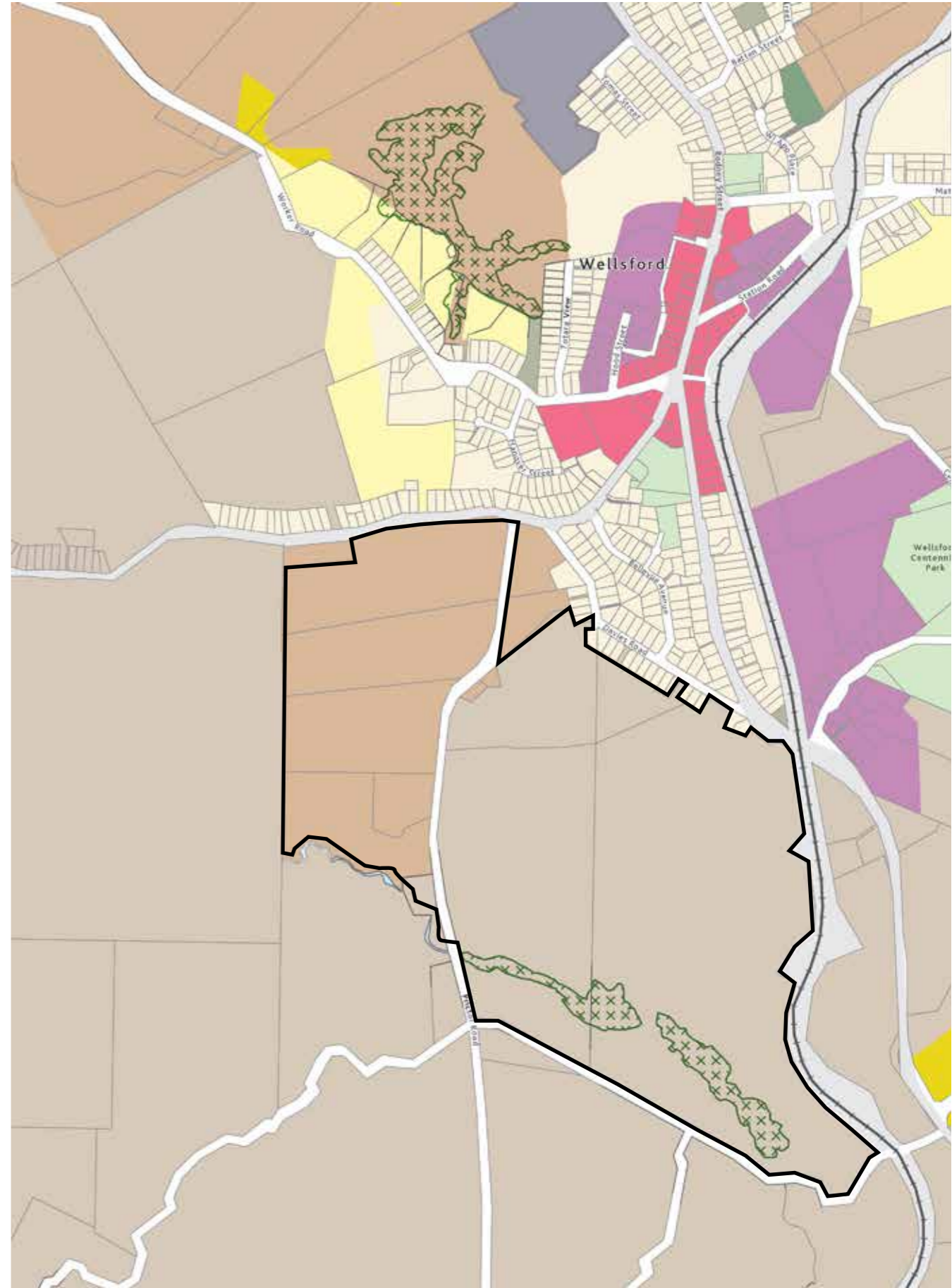
LARGE GREENFIELD SITES - NOT UTILISED FOR DENSIFICATION

RODNEY
WELLSFORD



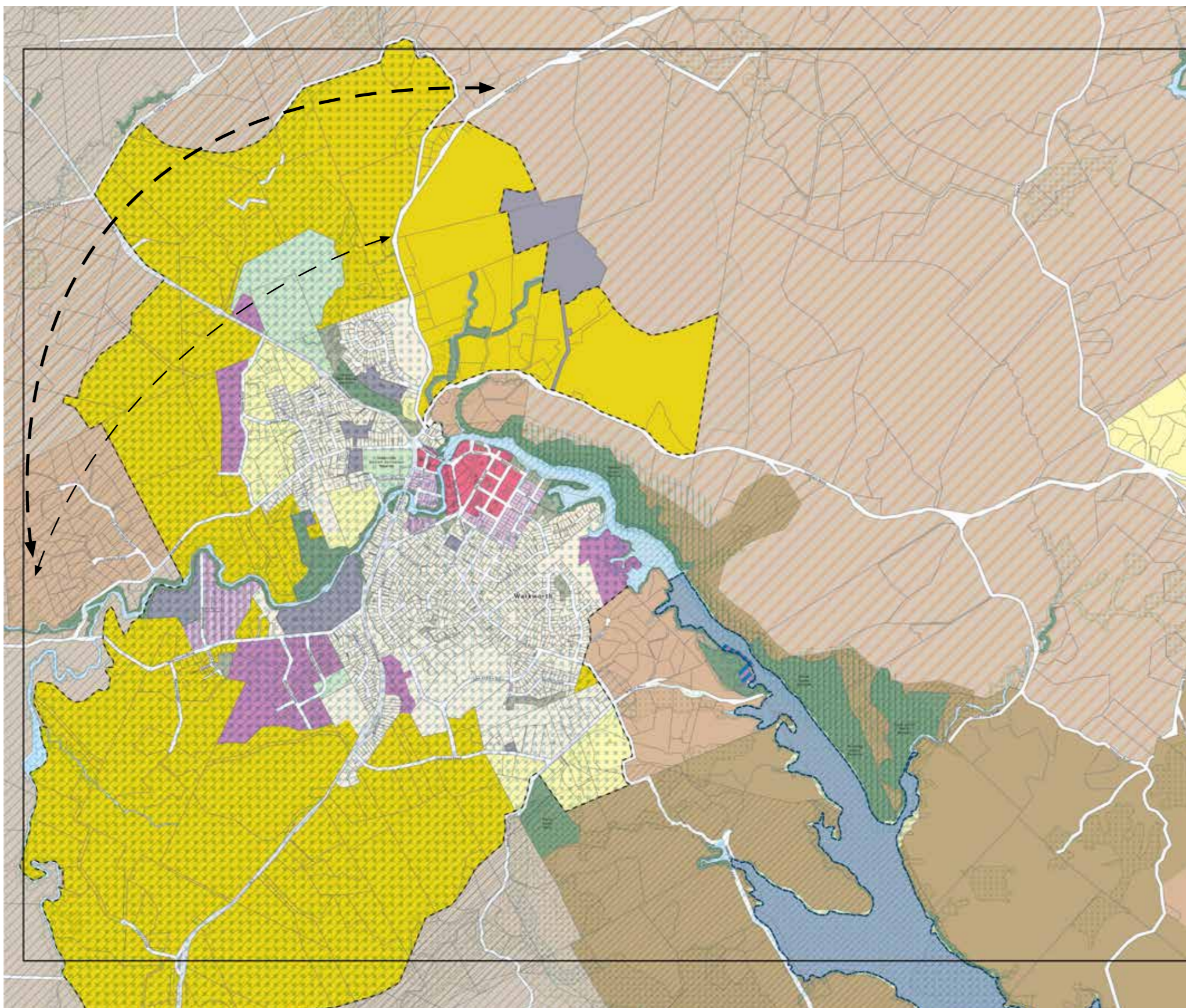
LOCATION	Wellsford
PAUP ZONING	Various
RELIEF SOUGHT	Future Urban
EXPLANATION	Examples of fragmented zoning. Consolidate mix of zones within FU. Current FU zone unlikely to result in efficient urban structure and pattern.

LOCATION	
PAUP ZONING	
RELIEF SOUGHT	
EXPLANATION	



LOCATION	Wellsford
PAUP ZONING	Countryside Living, Rural Production
RELIEF SOUGHT	Countryside Living
EXPLANATION	Western Countryside Living and environmental enhancement zones. Strengthen and enhance existing natural patterns (existing indigenous vegetation and stream corridors, SEA areas etc..)

RODNEY
WARKWORTH

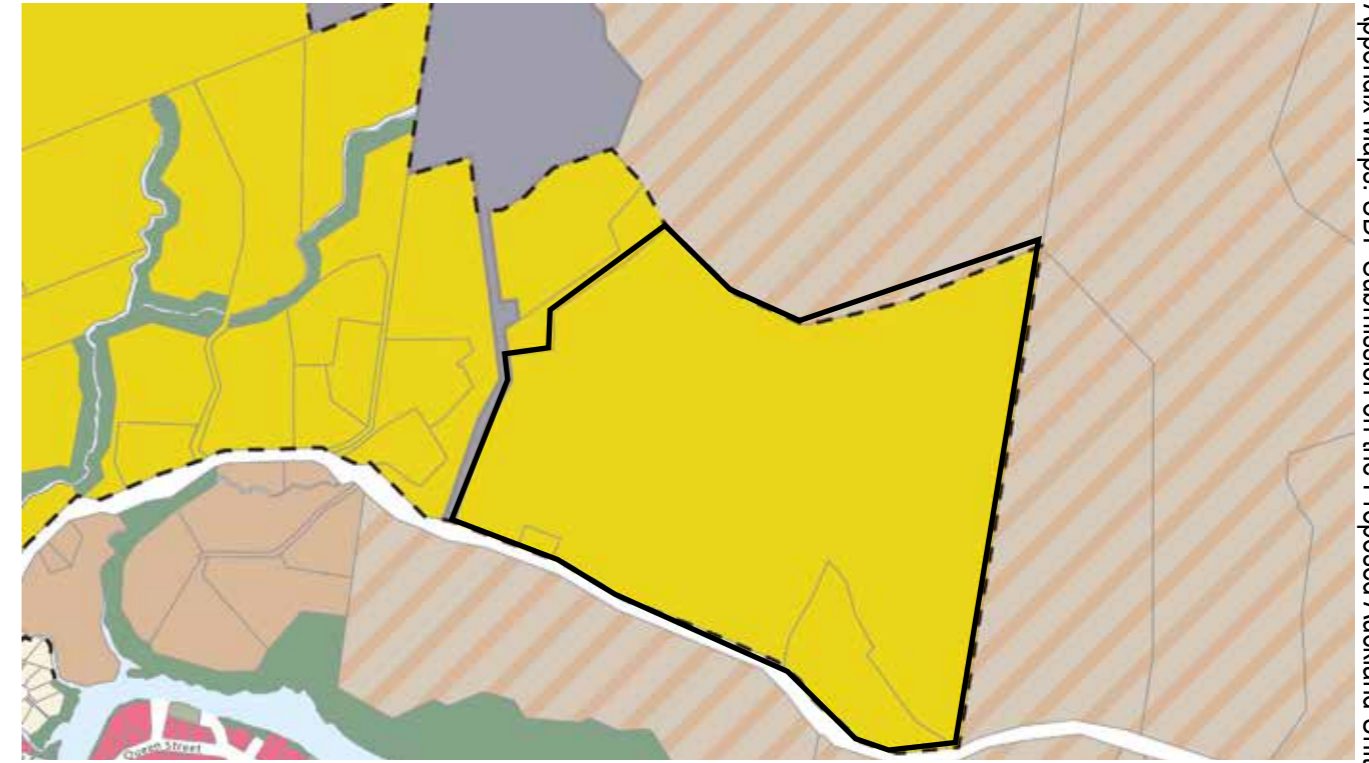
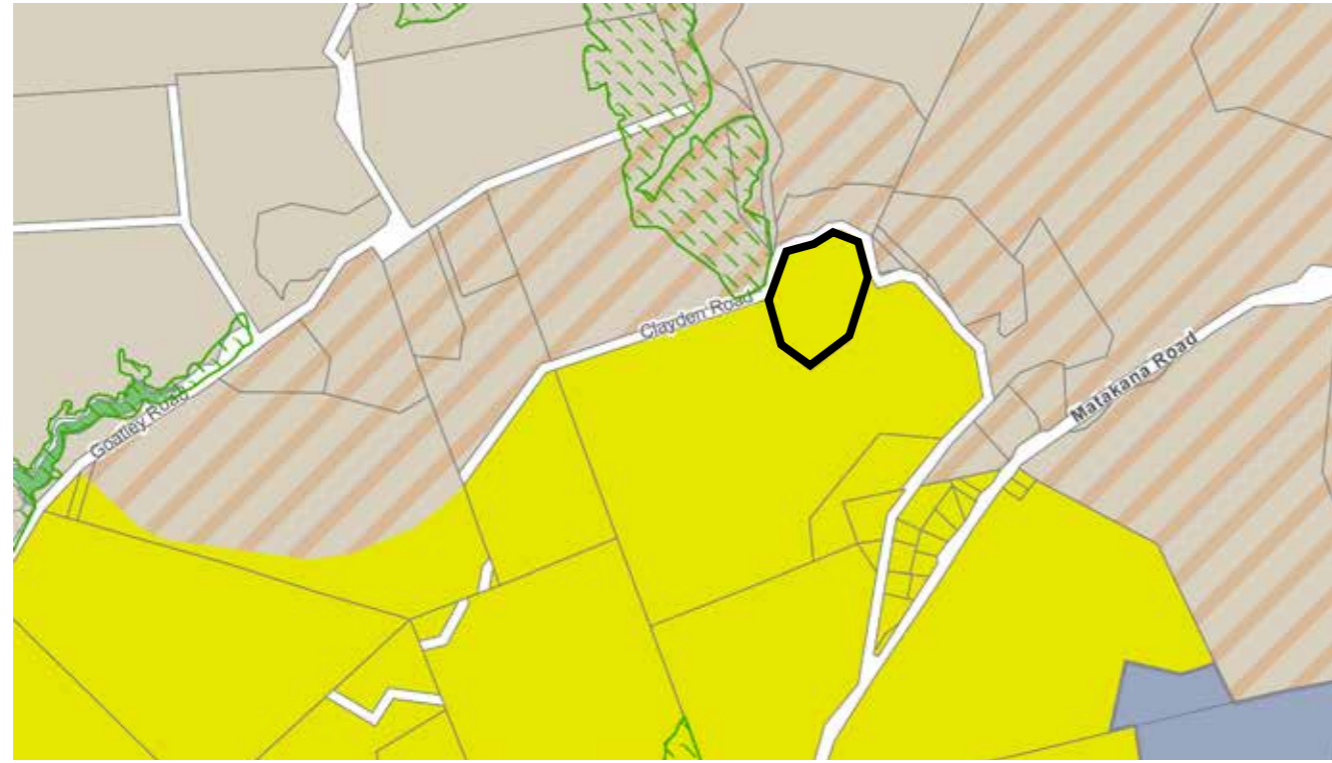


OVERVIEW

With the proposed Future Urban zones to the north it is suggested that the designation for the western collector of the Puhoi- Warkworth RoNS at Warkworth and proposed Matakana link extension be shifted to a more northerly alignment. This may have reduced amenity effects; present fewer severance issues; provide better spurline alignments for connecting to possible development sub-catchments to the east and connection to Sandspit Rd - Snells Beach area.

INAPPROPRIATE ZONE ADJACENCIES

RODNEY
WARKWORTH

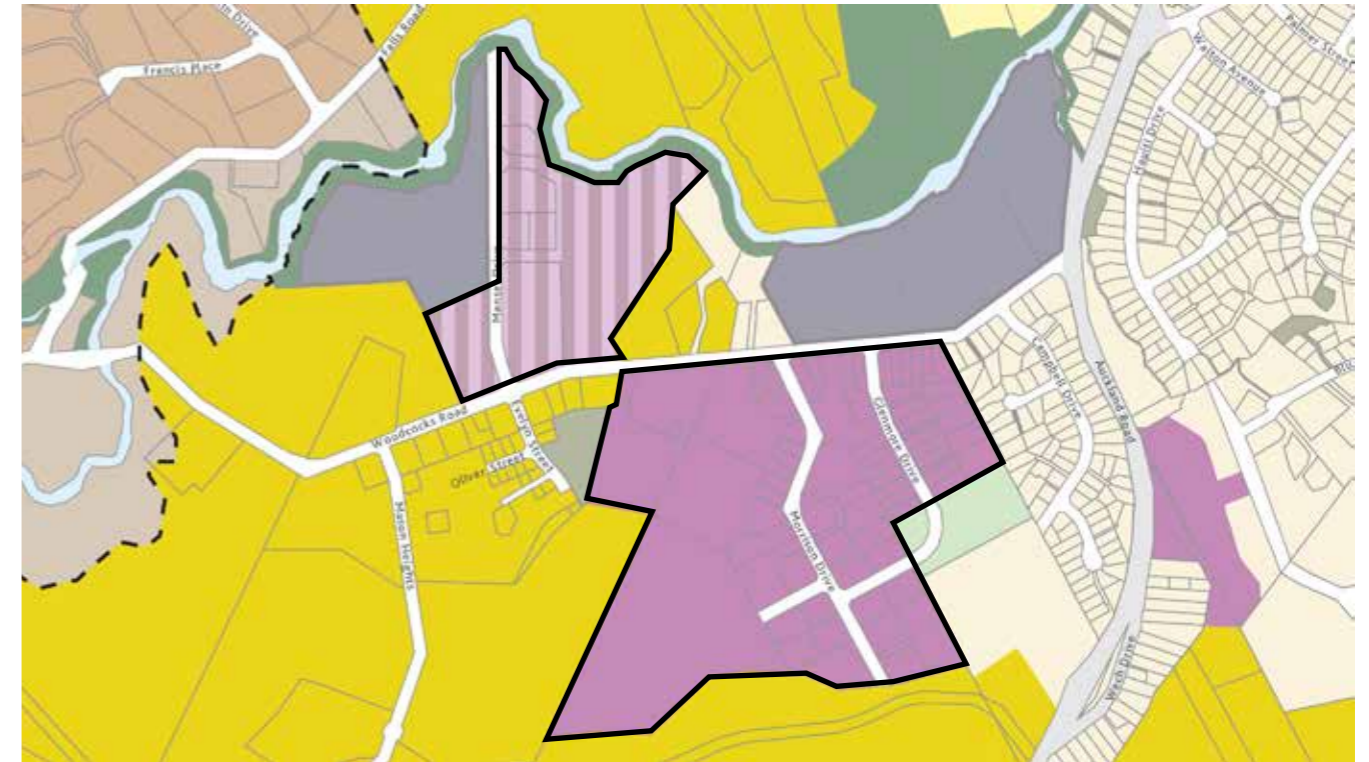
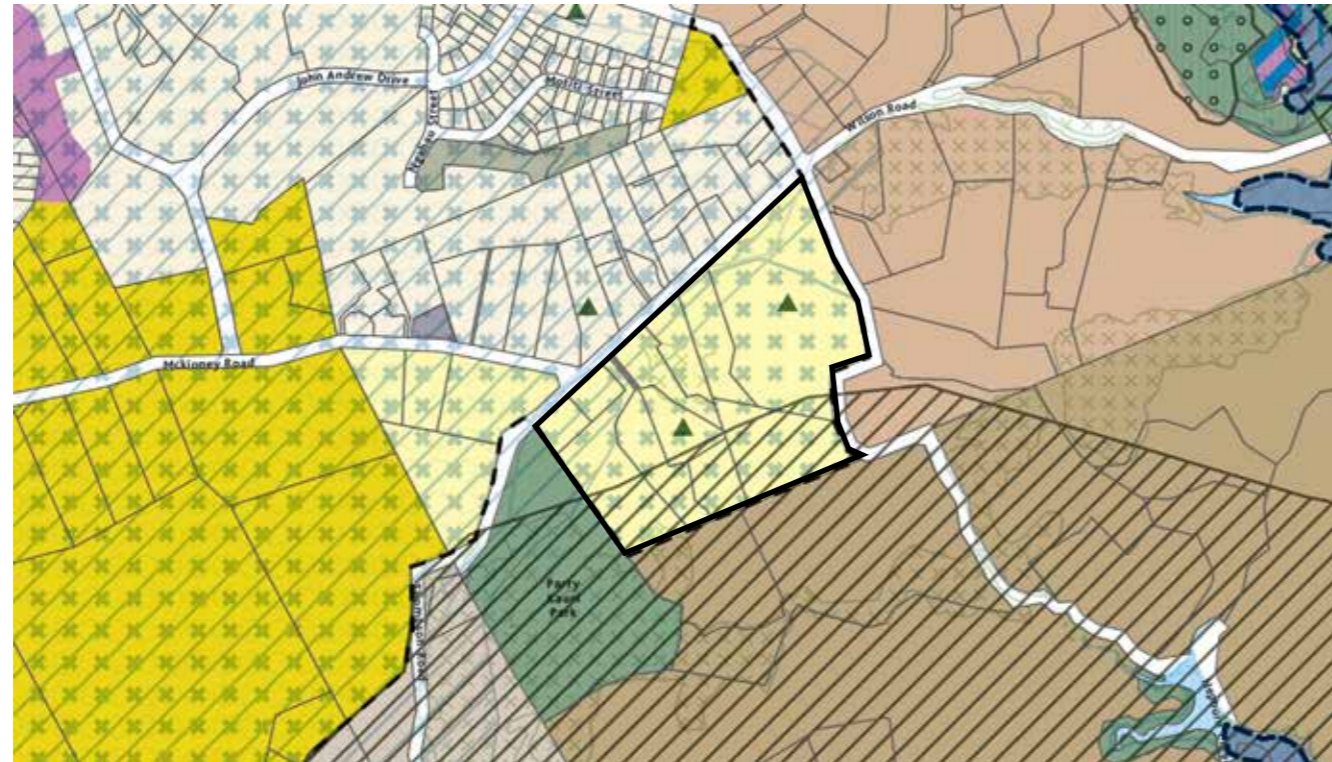


Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Warkworth north
PAUP ZONING Future Urban
RELIEF SOUGHT Rural, or continue designation of Significant Ecological Area
EXPLANATION Single subdivided parcel with indigenous vegetation adjoining Significant Ecological Area, not suitable for urban unless here, and within Warkworth, Green Network patterns become imperative as an outcome of future development - multi-functionality of "Green Infrastructure."

LOCATION Warkworth
PAUP ZONING Future Urban
RELIEF SOUGHT Mixed Rural, Countryside Living
EXPLANATION Avoid FU as forms key part of Sandspit Road Corridor, reducing the spatial and perceptual separation between Warkworth and Snells Beach as two distinct communities

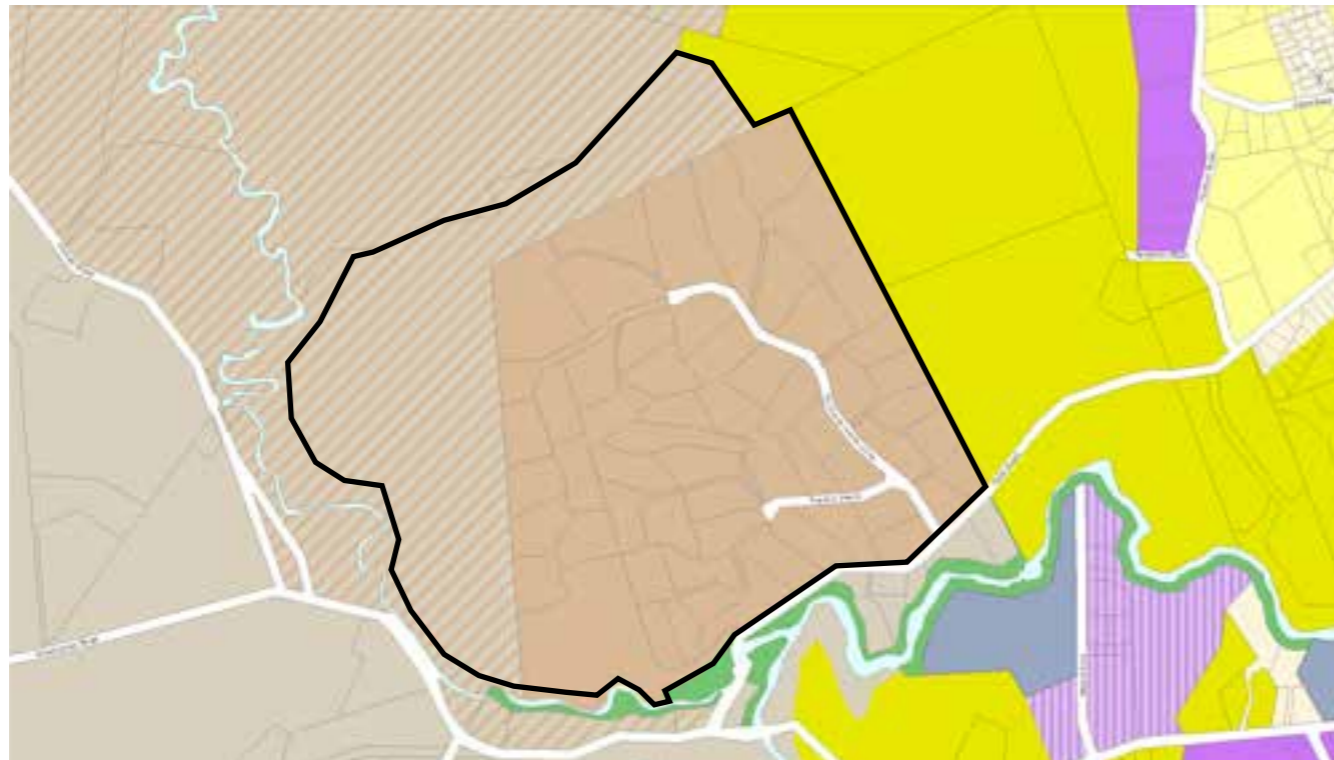
INAPPROPRIATE LOCATION OF COMMERCIAL ACTIVITIES OUTSIDE OF TOWN OR METROPOLITAN CENTRES



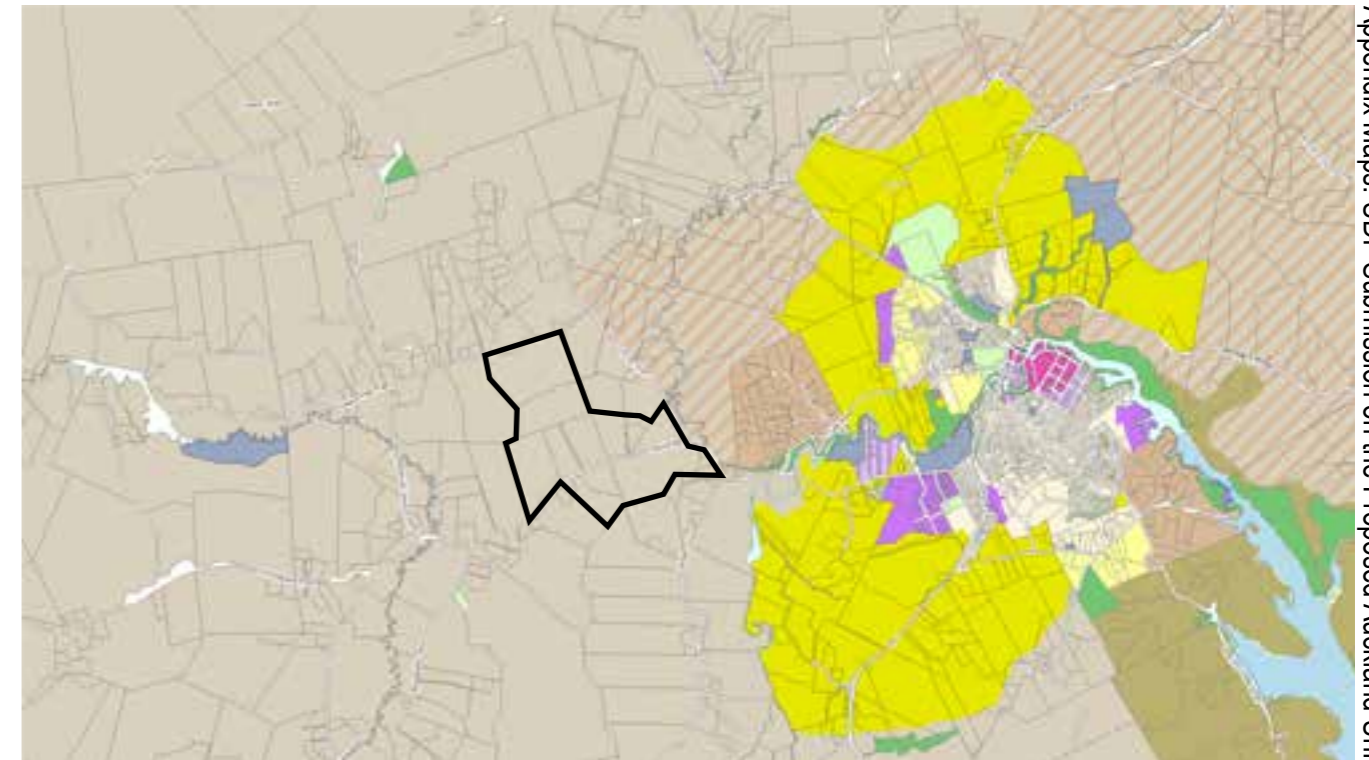
LOCATION Warkworth
PAUP ZONING Large Lot
RELIEF SOUGHT Countryside Living
EXPLANATION SEA within lot. Create consistency with adjoining - adverse effects on ONL - notable trees. More appropriate for environmental enhancement opportunities.

LOCATION Warkworth
PAUP ZONING General Business, Heavy Industry
RELIEF SOUGHT Light Industry
EXPLANATION Location of large General Business lot on outskirts of town would encourage big-box retail that could fragment town centre.

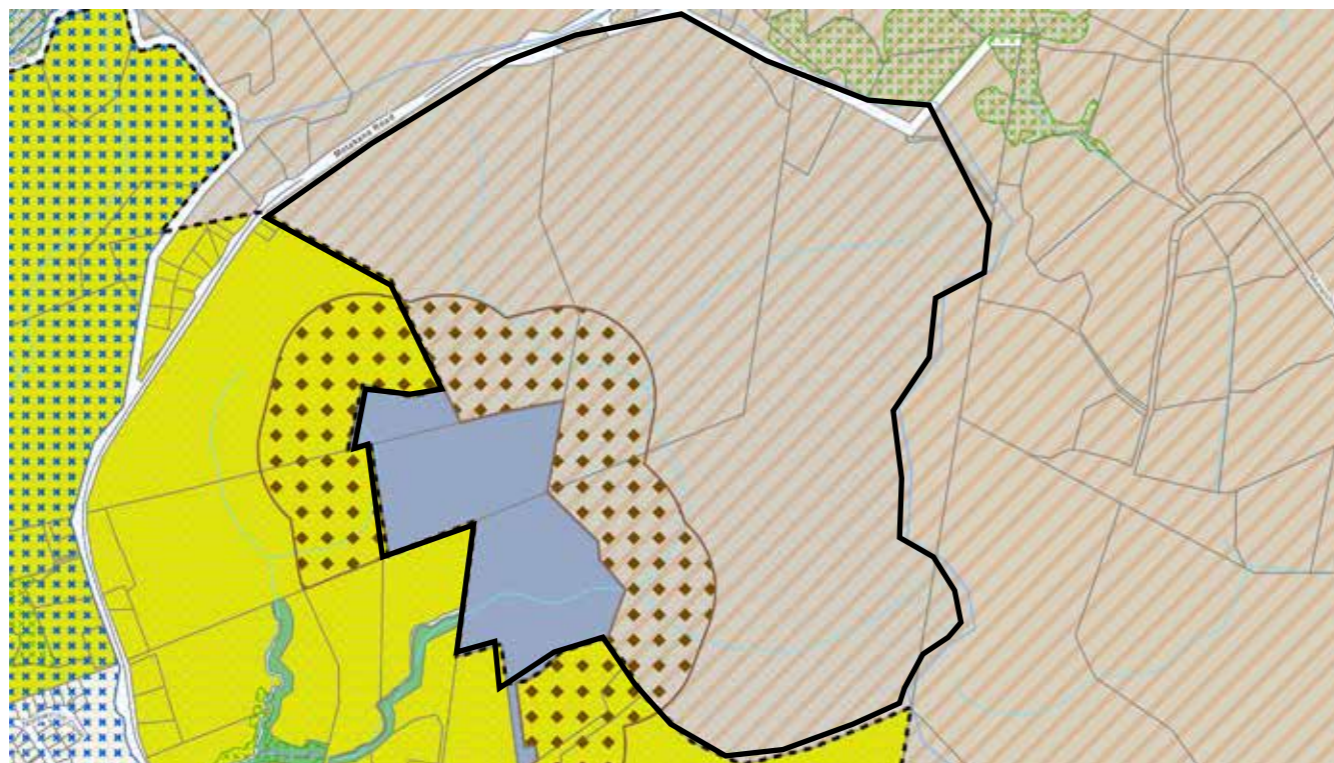
RODNEY
WARKWORTH



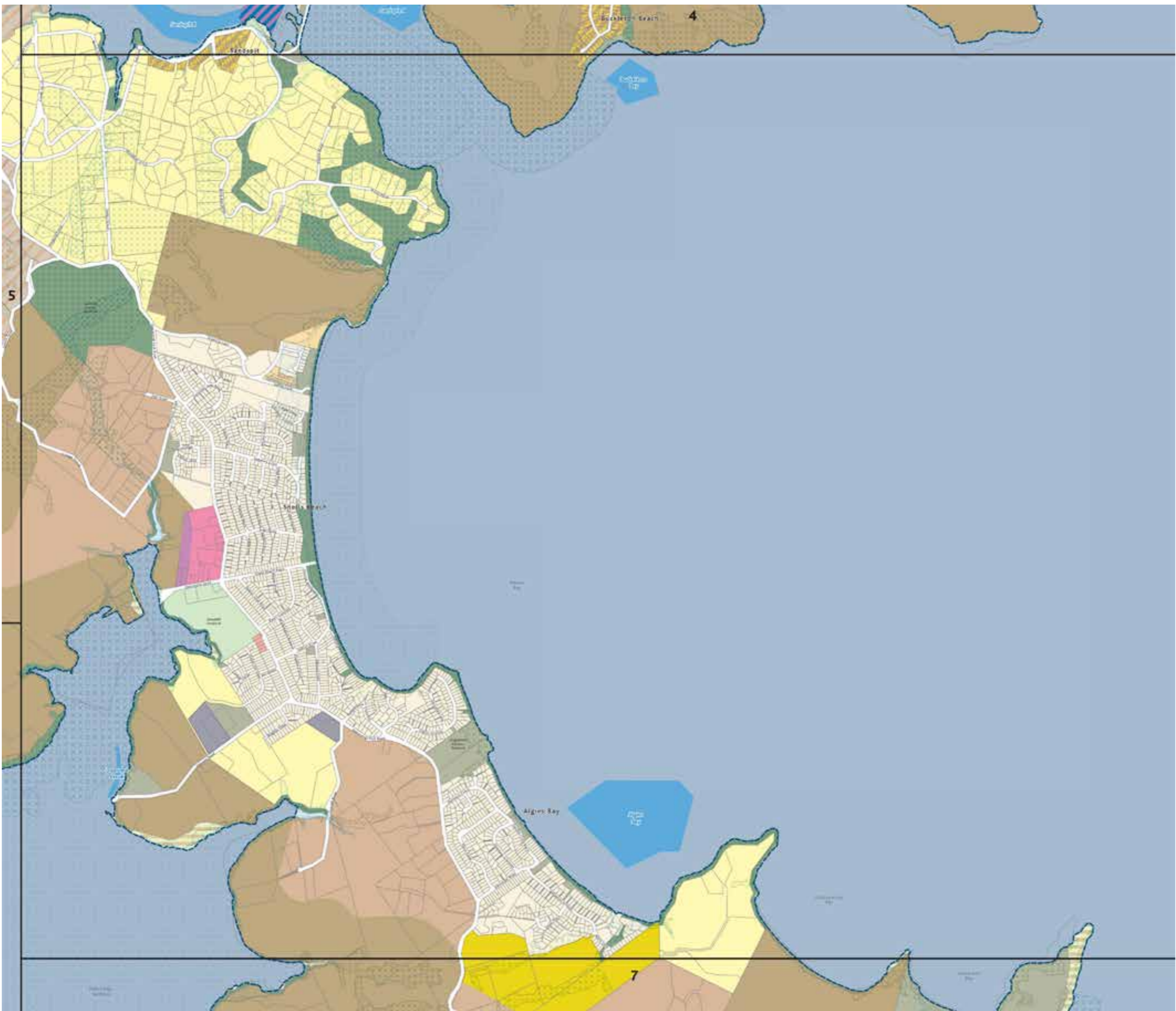
LOCATION Warkworth west
PAUP ZONING Countryside Living and Mixed Rural
RELIEF SOUGHT Future Urban
EXPLANATION Integrate urban development of hill feature with existing urban structure consistent with intensive hillside living patterns. Use natural boundaries to define - streams to west and south and lowland flats to the north.



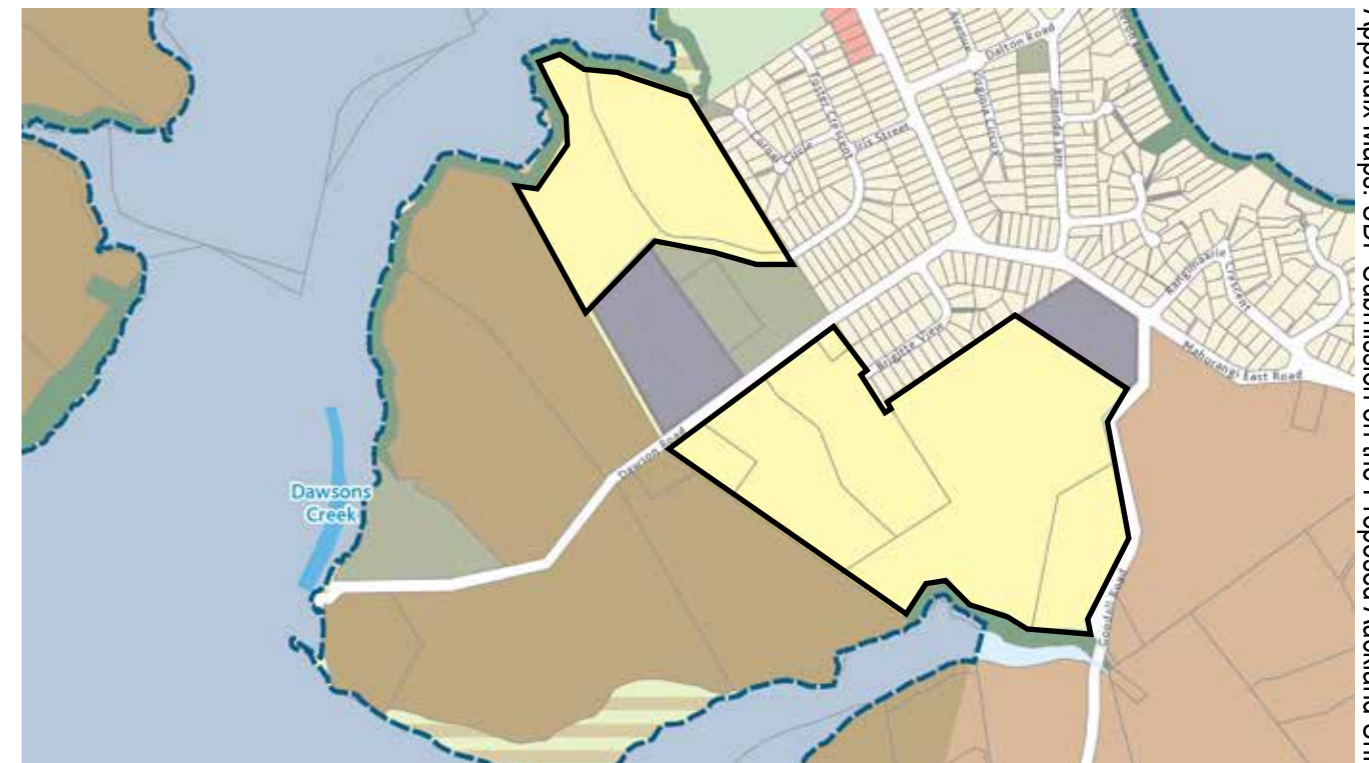
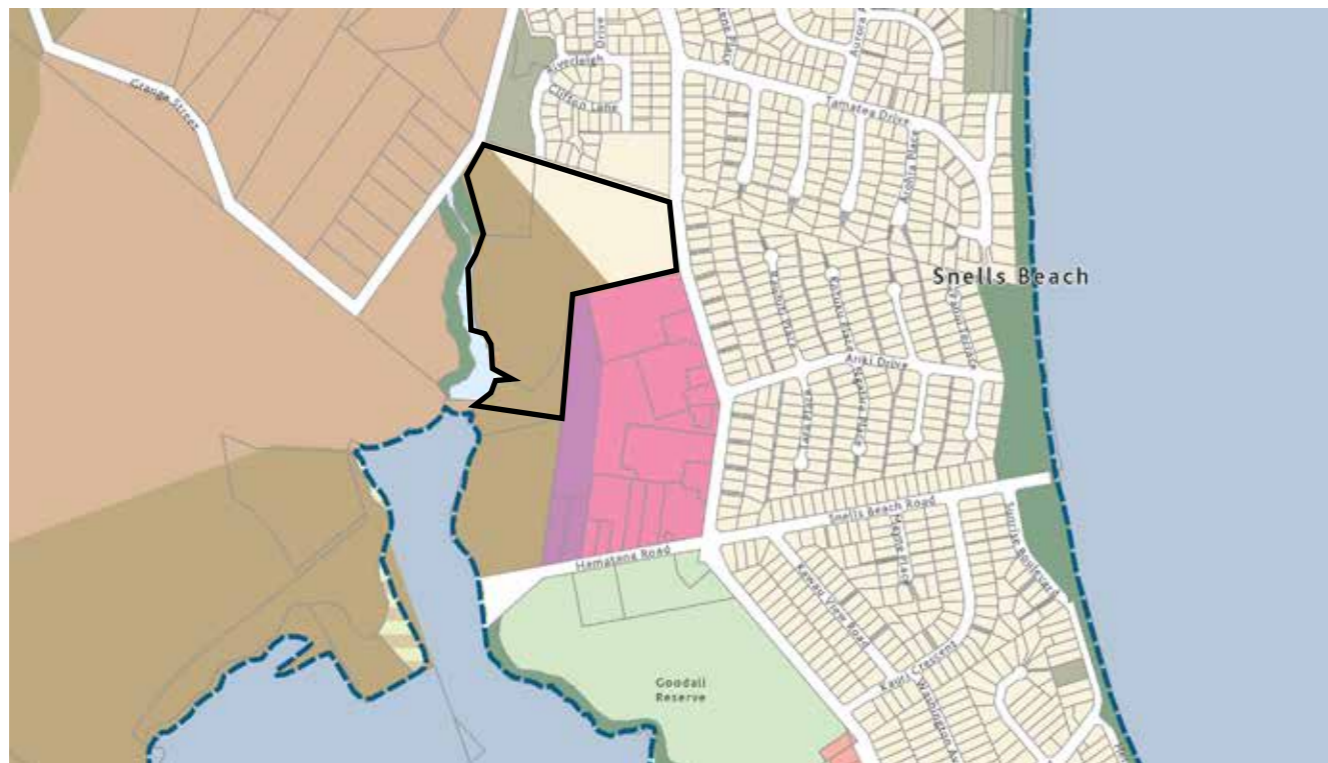
LOCATION Streamlands, west of Warkworth
PAUP ZONING Rural Production
RELIEF SOUGHT Future Urban
EXPLANATION "Streamlands" very large area of flat land - good opportunity for rural industry hub/ park (all other constraints being equal - geotech, s/w in particular). Already location for significant industrial horticulture, large potential employment hub.



LOCATION Warkworth east
PAUP ZONING Mixed Rural
RELIEF SOUGHT Future Urban
EXPLANATION Address land use planning on a catchment wide basis. Upper sub-catchment areas have good slope. Incorporate golf course as part of recreational amenity. Strong environmental enhancement for riparian improvements - contain within visual and physical catchment. Quarry Zone remains and is gradually integrated into urban structure as part of long term management plan (recreational, amenity, s/w management etc.).

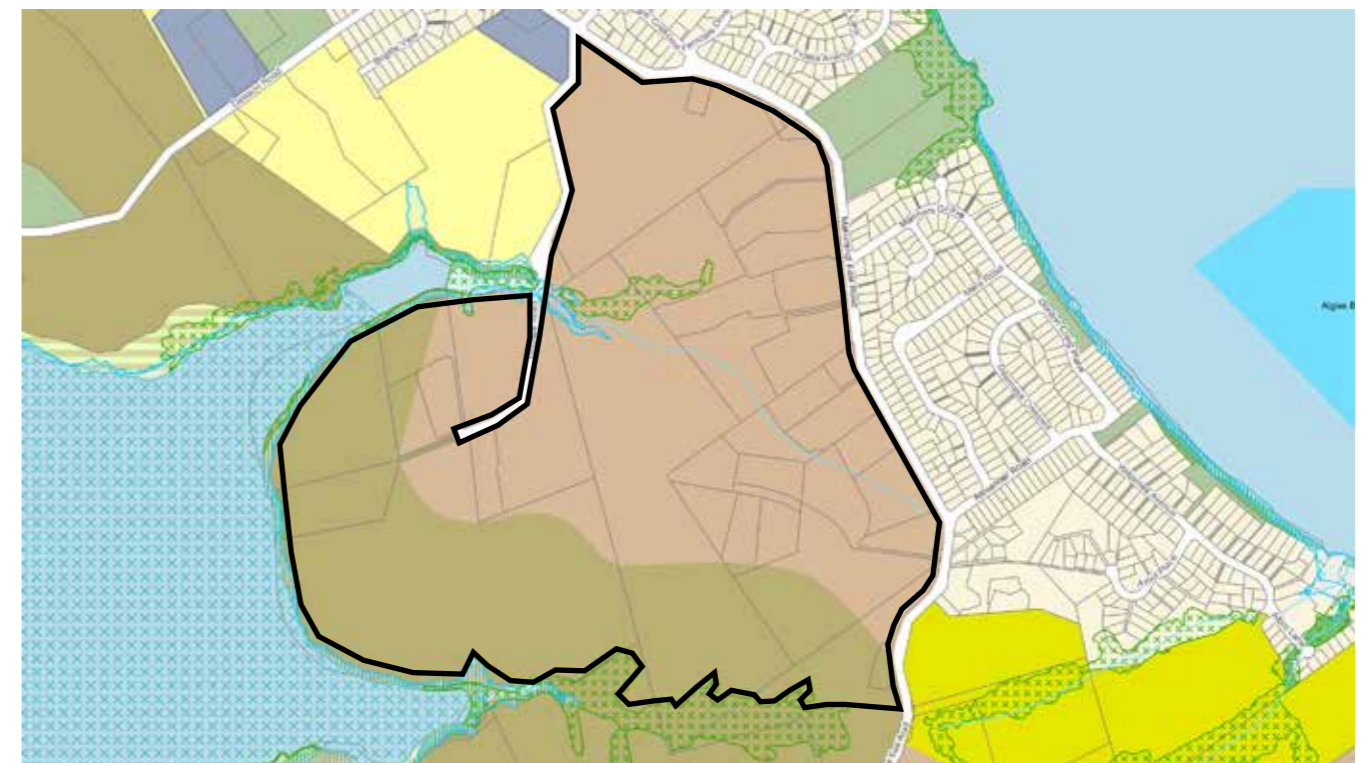
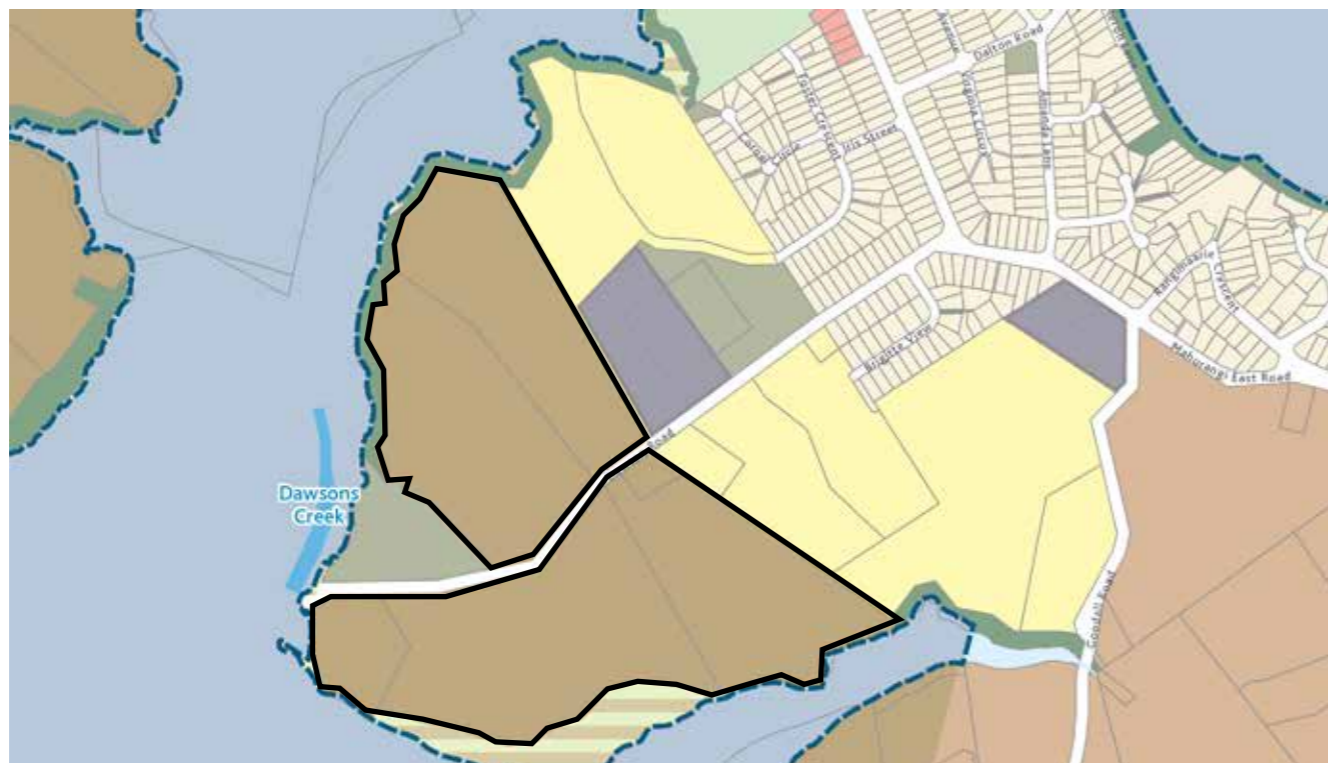


RODNEY SNELLS BEACH



LOCATION Mahurangi East Road, Snells Beach
PAUP ZONING Single House, Rural Coastline
RELIEF SOUGHT Light Industry and Local Centre
EXPLANATION Residential zones will prevent commercial expansion. Provide additional employment opportunities for future growth of Snells Beach - consolidate existing commercial centre (framed by recreational zone to the south).

LOCATION Dawson Road, Snells Beach
PAUP ZONING Large Lot
RELIEF SOUGHT Single House, Mixed Housing, THAB
EXPLANATION Density too low. Large Lot is an inefficient use of resource and prevents consolidation of Snells Beach as a coastal residential centre. Future Urban, Single House or Mixed Housing will provide for a diversity of residential options.



LOCATION Dawson Road, Snells Beach
PAUP ZONING Rural Coastal
RELIEF SOUGHT Single House, Mixed Housing
EXPLANATION Provide for further Future Urban residential options utilizing moderate sloping of minor headland landforms. High liveability - amenity and diversity of living options, access to coastal environment. Northerly aspect, open space and environmental enhancement opportunities etc.

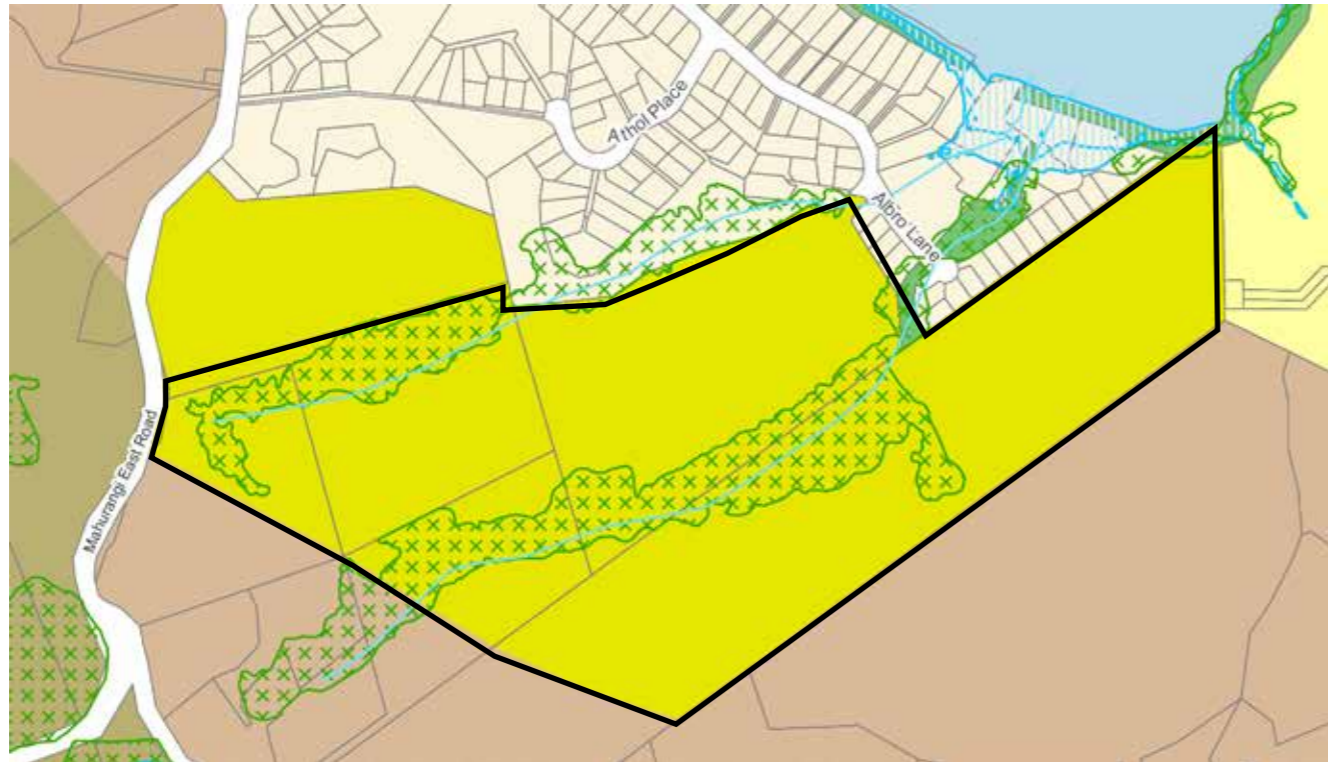
LOCATION Goodall Road, Snells Beach
PAUP ZONING Countryside Living, Rural Coastal
RELIEF SOUGHT Future Urban, Single House, Mixed Housing
EXPLANATION Provide for further Future Urban residential options utilizing moderate sloping of minor headland landforms. High liveability - amenity and diversity of living options, access to coastal environment. Northerly aspect, open space and environmental enhancement opportunities etc.

INAPPROPRIATE HIGH PROVISION FOR DENSITY

RODNEY
SNELLS BEACH

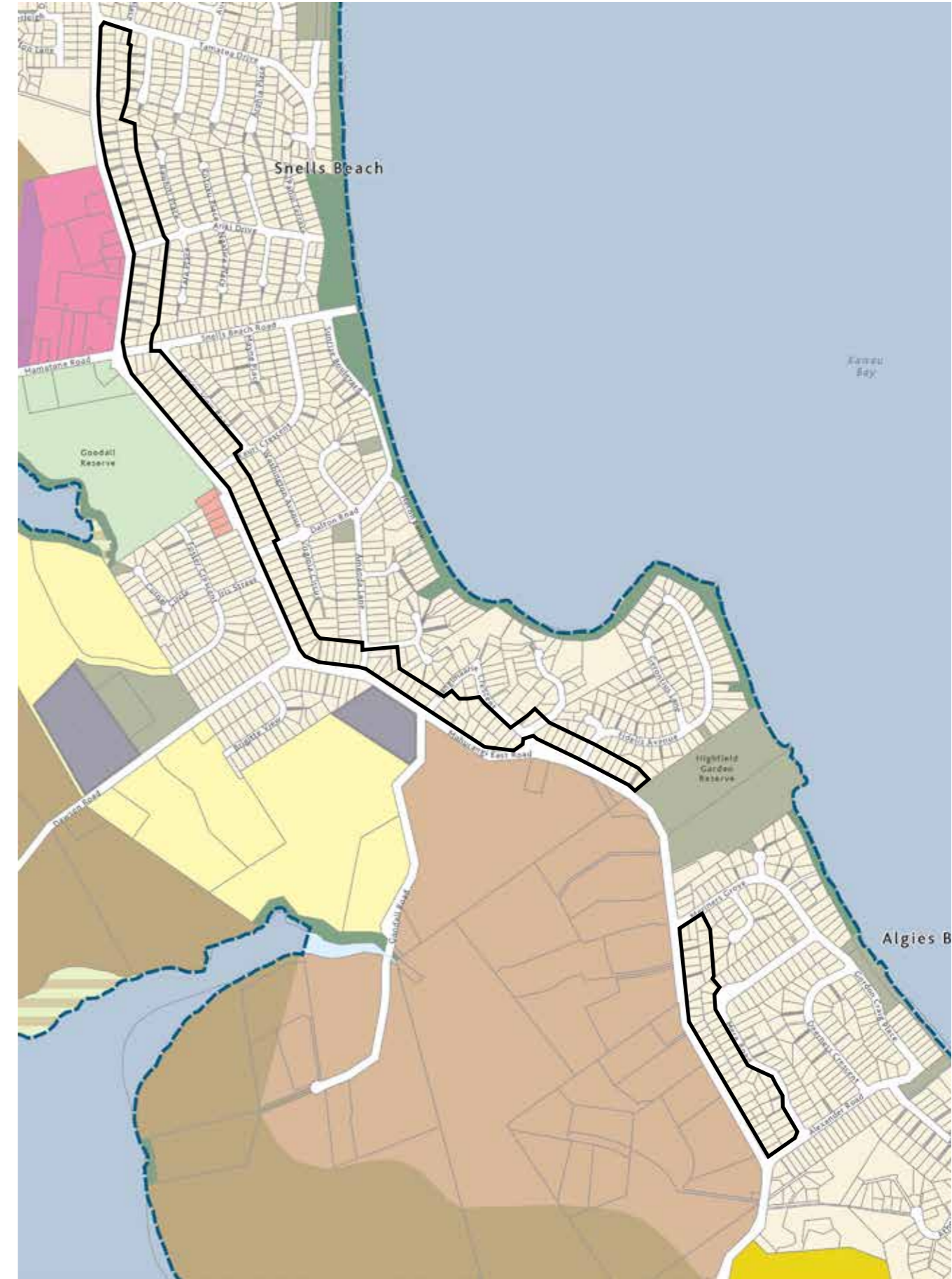


LOCATION Algies Bay Headland, Snells Beach
PAUP ZONING Large Lot
RELIEF SOUGHT Rural Coastal
EXPLANATION Key defining headland of Algies Bay. Inappropriate zoning likely to result in development patterns with adverse natural character and amenity effects.



LOCATION Snells Beach
PAUP ZONING Future Urban
RELIEF SOUGHT Countryside Living
EXPLANATION Steep terrain is inappropriate for Future Urban. Site contains SEA bush gullies, Countryside Living zone may be more appropriate dependant upon environmental enhancement.

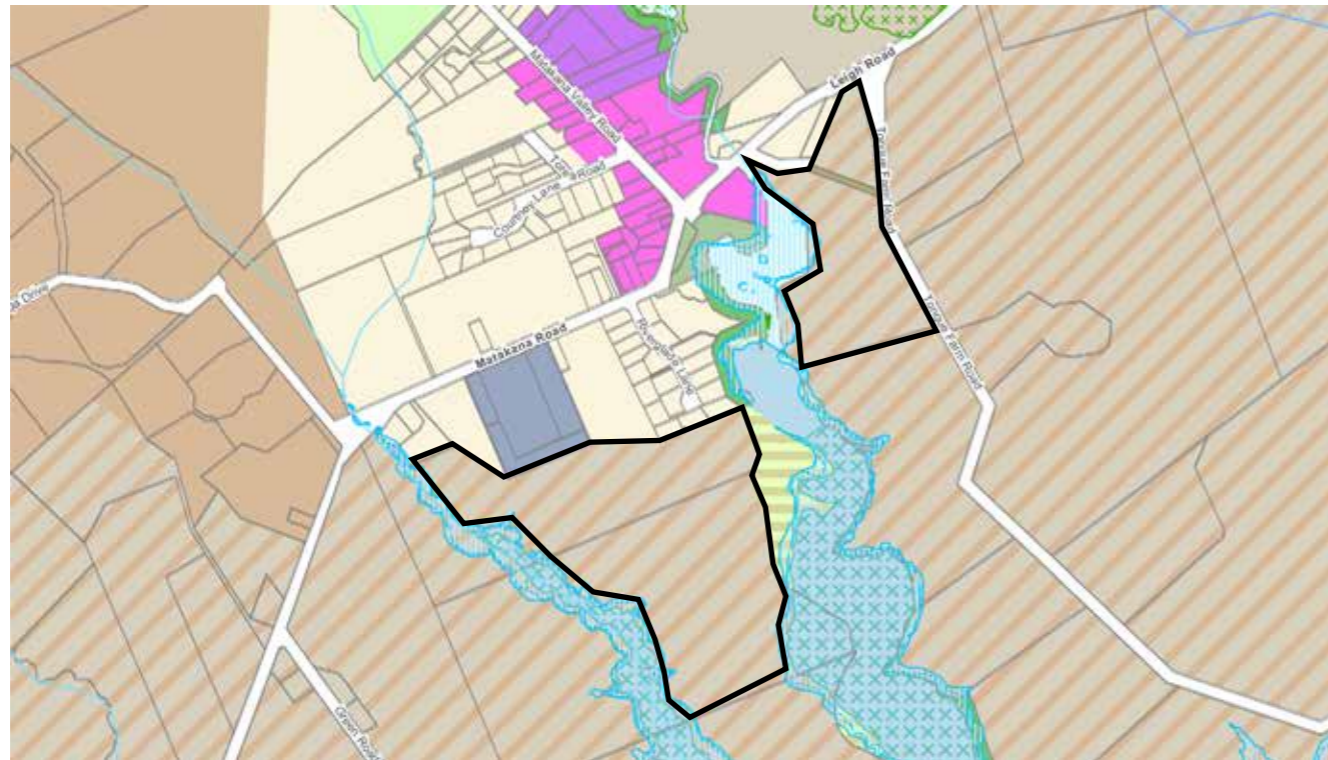
LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION



LOCATION Snells Beach
PAUP ZONING Single House
 Medium Housing Suburban/ MHU/ THAB
EXPLANATION Proposed zoning for Snells Beach would result in undesirable sprawl away from market attractive areas. Allow for potential high density along the ridgeline and near the Town Centre.

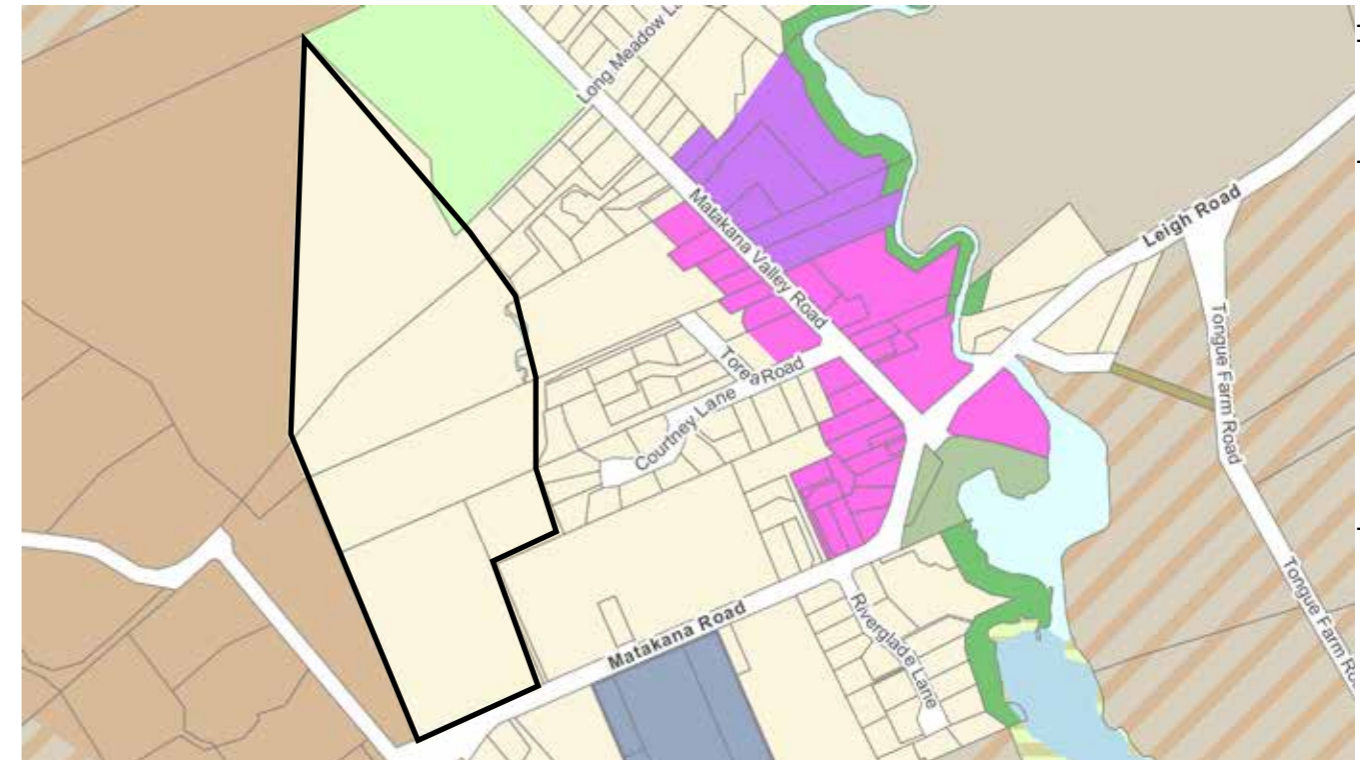
LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION

RODNEY
MATAKANA

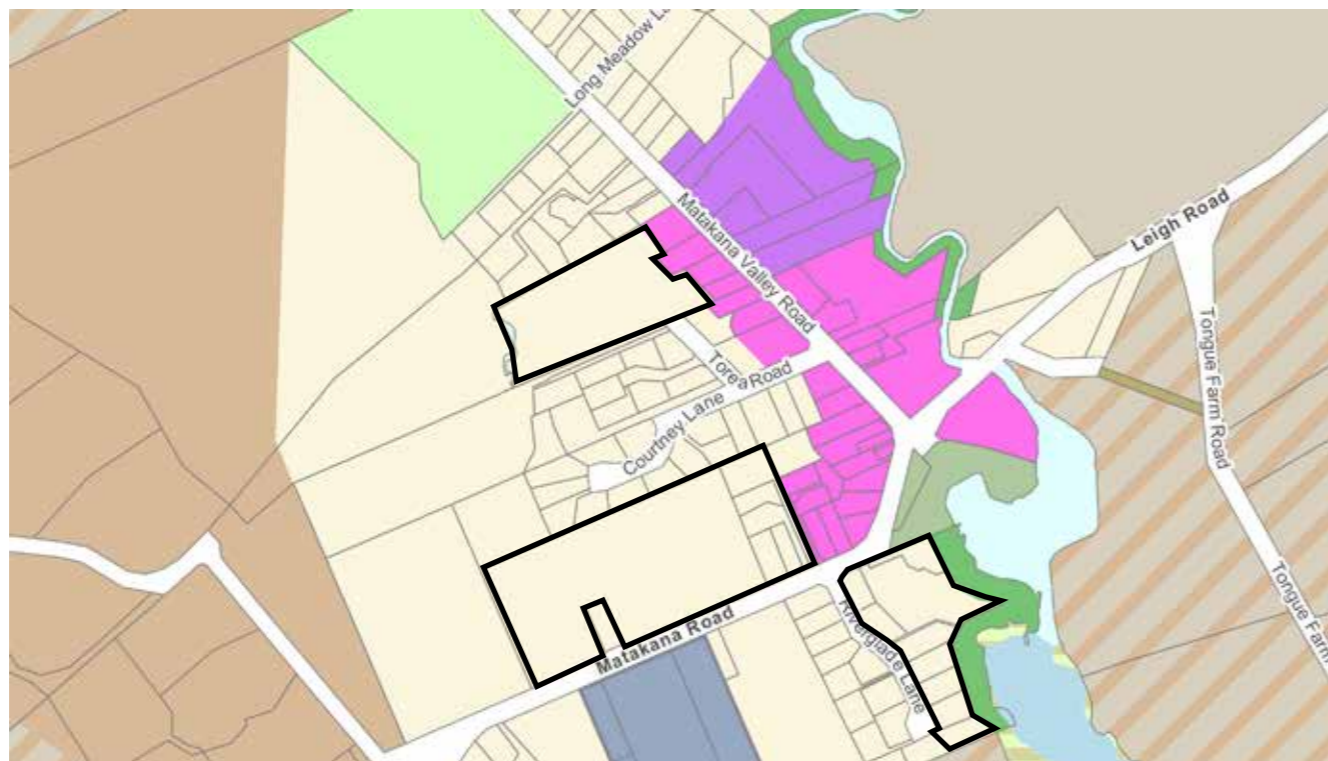


LOCATION Matakana
PAUP ZONING Mixed Rural
RELIEF SOUGHT Future Urban
EXPLANATION Further develop southern residential neighbourhood patterns. Potential for high amenity/ liveability. Opportunity to include possible open space south of Future Urban areas.

INAPPROPRIATE HIGH PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE



LOCATION Matakana
PAUP ZONING Single House
RELIEF SOUGHT Countryside Living
EXPLANATION Avoid intensive development of key hill slope and spur Countryside Living recommended. Public Open Space component strongly recommended. Reallocate capacity to the south of School.



LOCATION Matakana
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing/ Terrace Housing and Apartment Buildings
EXPLANATION Consolidate Matakana as an urban village in a rural setting- compact, vibrant, diverse mixed housing options. Promote a diversity of residential and commercial development opportunities. Avoid sprawling single house neighbourhoods. Build on previous Structure Plan Processes.

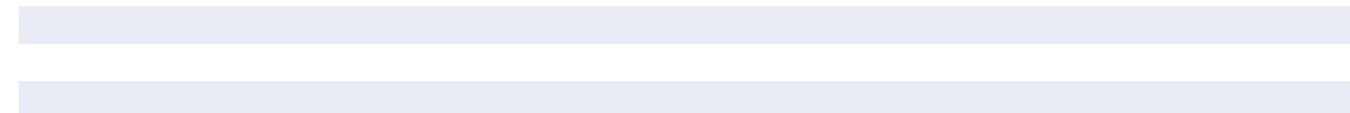
Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

RODNEY OMAHA

LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION



LOCATION Omaha South
 PAUP ZONING Rural Coastal, Mixed Rural
 RELIEF SOUGHT Structure Plan to deal with future demand for expansion
 EXPLANATION Address potential sprawl of current town into the southern areas either through careful opening of greenfield sites or up-zoning existing residential areas.



Omaha & Point Wells
 Single House
 Neighbourhood Centre
 Inadequate and ad hoc commercial zoning. Allow existing Neighbourhood Centres to expand to adjacent lots.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

RODNEY LEIGH



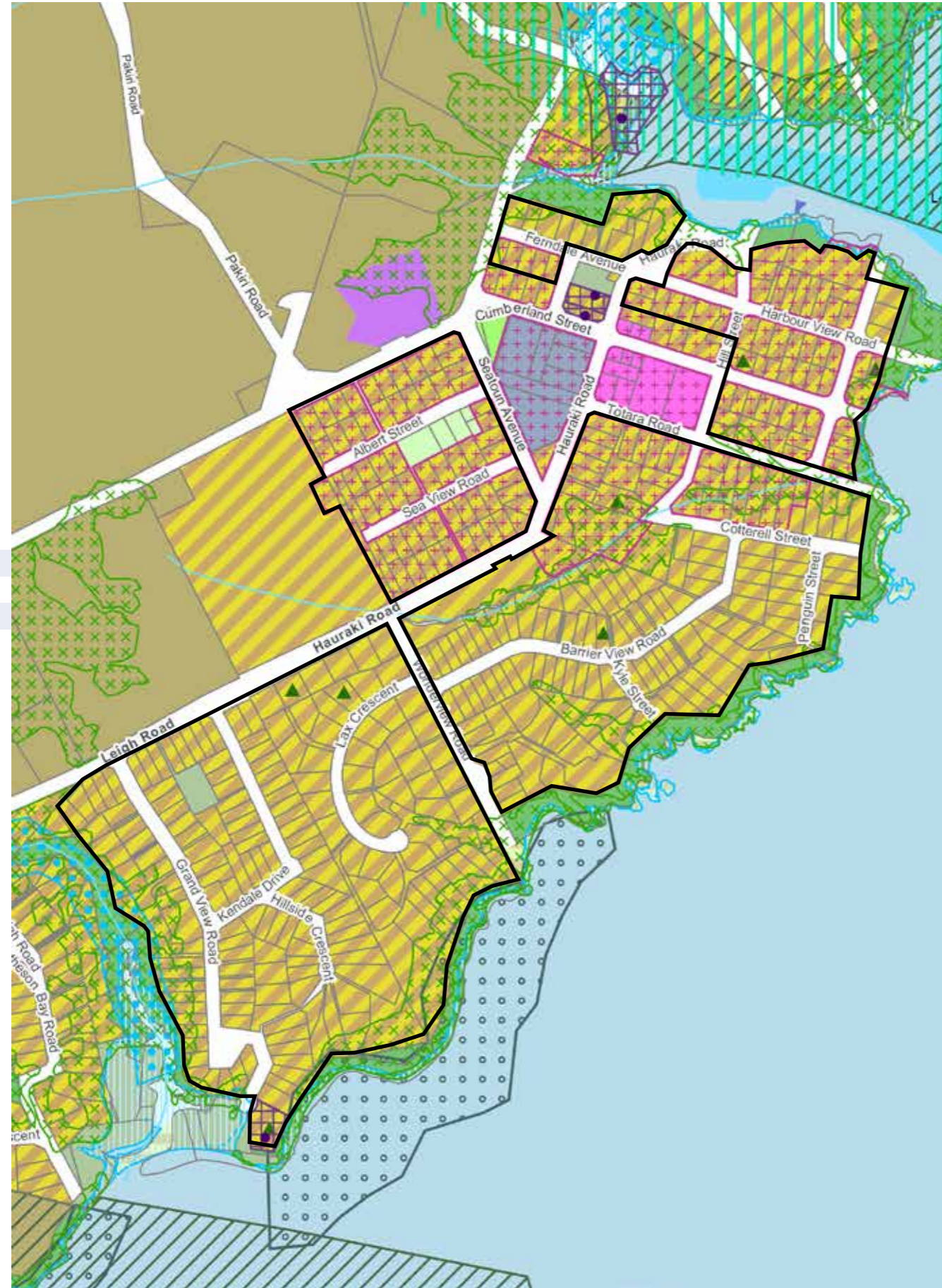
LOCATION Leigh
PAUP ZONING Rural Coastal, Rural and Coastal Settlement
RELIEF SOUGHT Light Industry, Special Purpose
EXPLANATION Extend area of Light Industry and Special purpose to infill existing blocks.

LOCATION Leigh
PAUP ZONING Rural and Coastal Settlement
RELIEF SOUGHT Local Centre
EXPLANATION Expand Local centre over to lots on the opposite side of Cumberland St. Change maximum height overlay for local centre to 12 meters (4 storeys).



LOCATION Leigh
PAUP ZONING Rural and Coastal Settlement
RELIEF SOUGHT Medium Housing Suburban
EXPLANATION Use potential of large lot to south and land along Cumberland St and Hauraki Rd, near Local Centre, for slight increase in density. Change maximum height overlay for MHS to 9 meters (3 storeys).

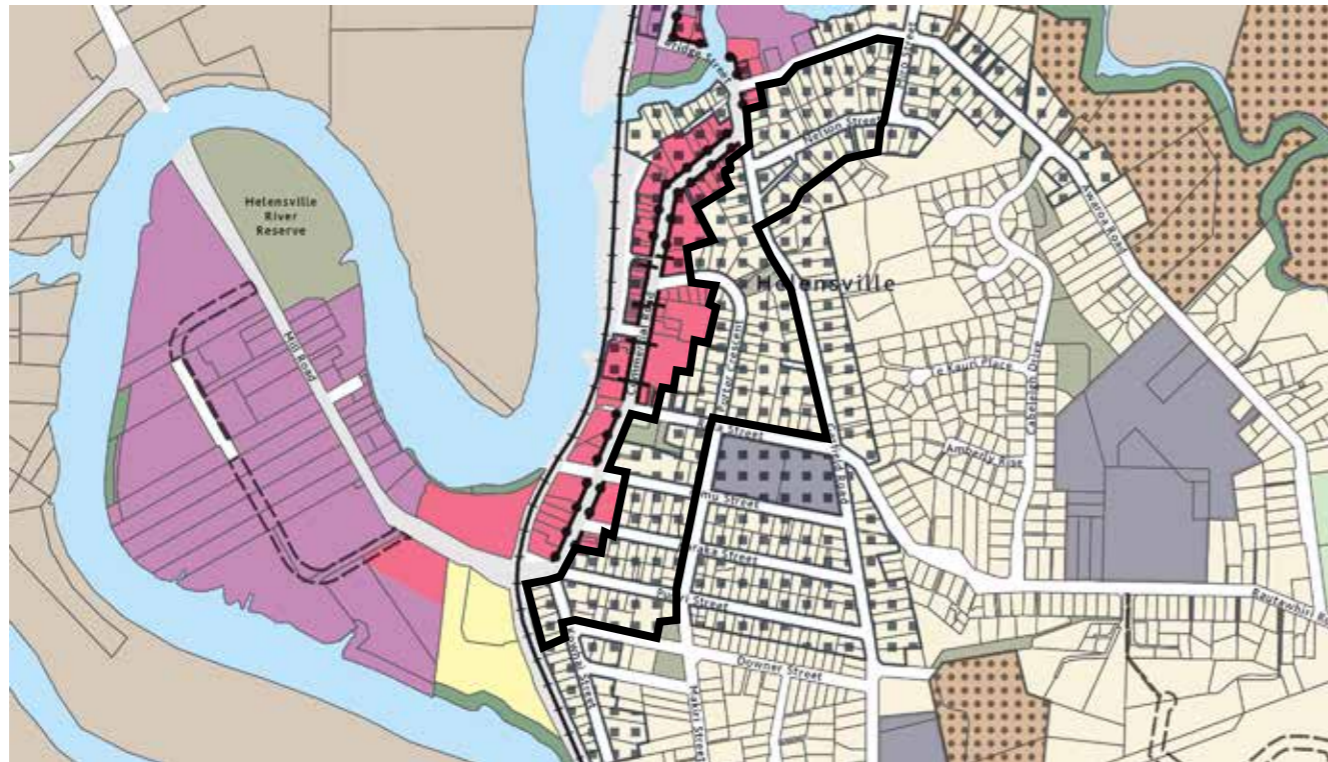
RODNEY
LEIGH



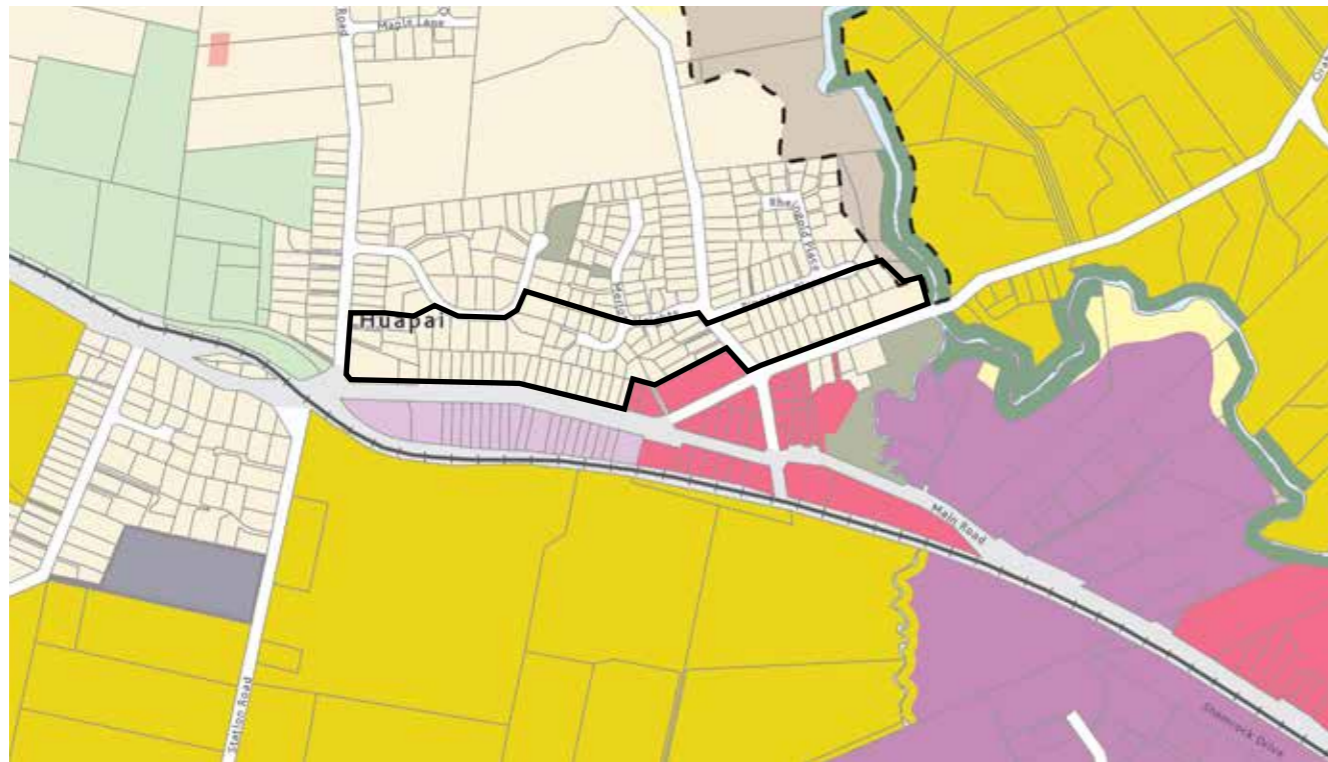
LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION

LOCATION Leigh
 PAUP ZONING Rural and Coastal Settlement
 RELIEF SOUGHT Single House with overlay to reduce front yard to 3 metres.
 EXPLANATION Allow for increase in zoning intensity in market attractive area. Single house front yard setback is 5m, for current medium intensity zoning it is 3m, hence the suggested overlay for front yard setback to complement the proposed change to SH zoning.

RODNEY HELENSVILLE, KUMEU



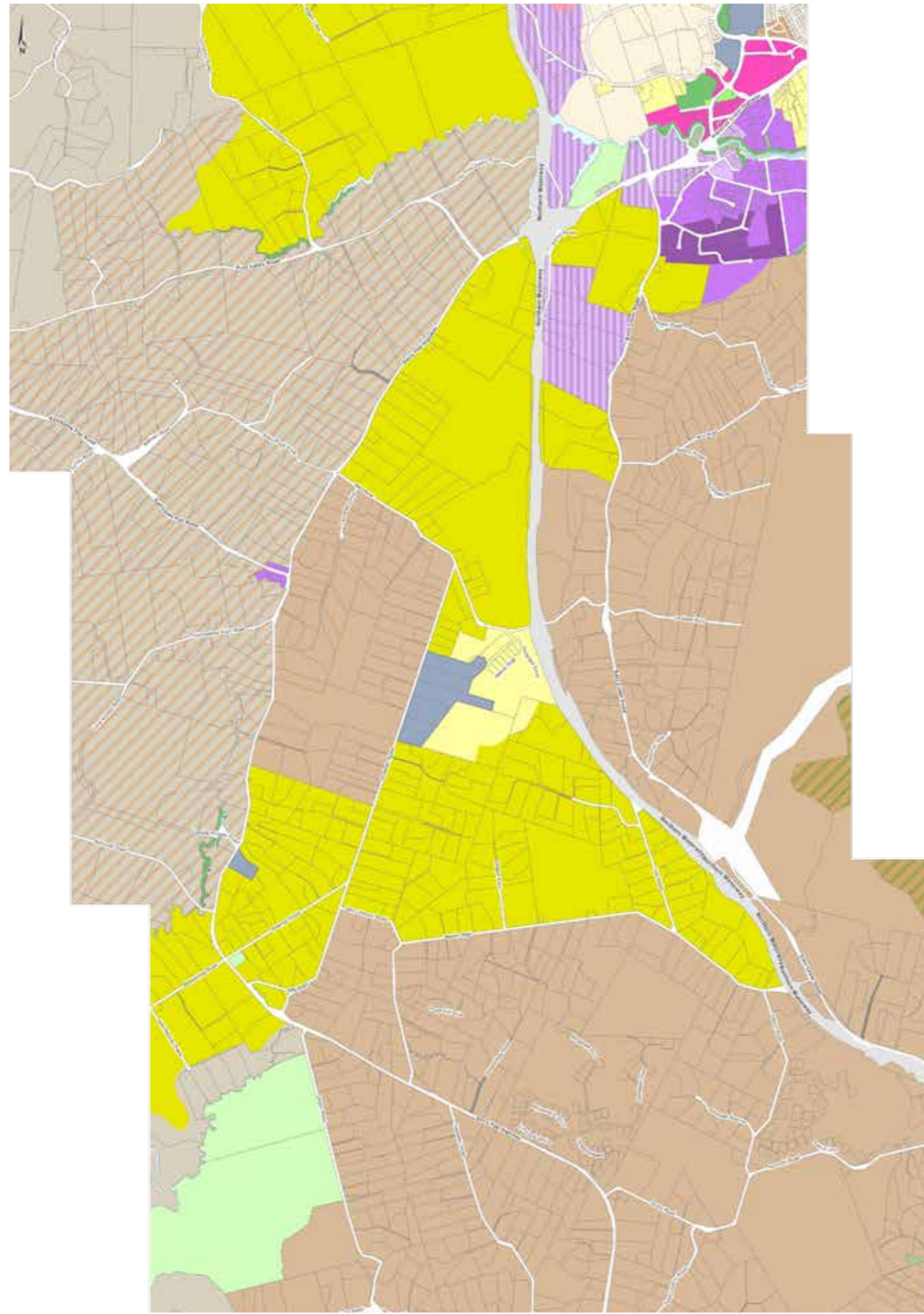
LOCATION Helensville
PAUP ZONING Single Housing, Town Centre
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Minimal allowance for future growth of town centre. Allow for higher density residential by up-zoning to reduce undesirable sprawl away from amenities.



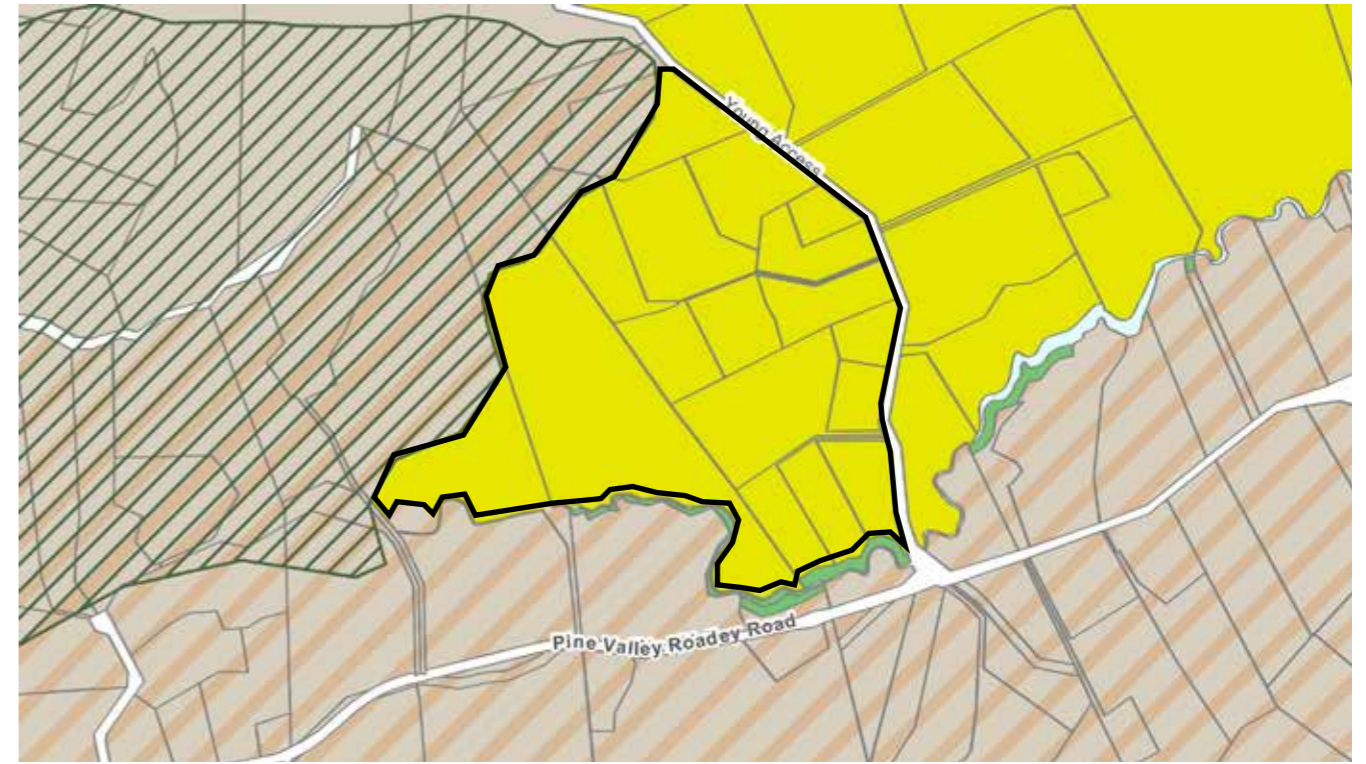
LOCATION Huapai, Kumeu
PAUP ZONING Single Housing, Town Centre
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION Minimal allowance for future growth of town centre. Allow for higher density residential by up-zoning to reduce undesirable sprawl away from amenities.

OVERVIEW

RODNEY SILVERDALE WEST



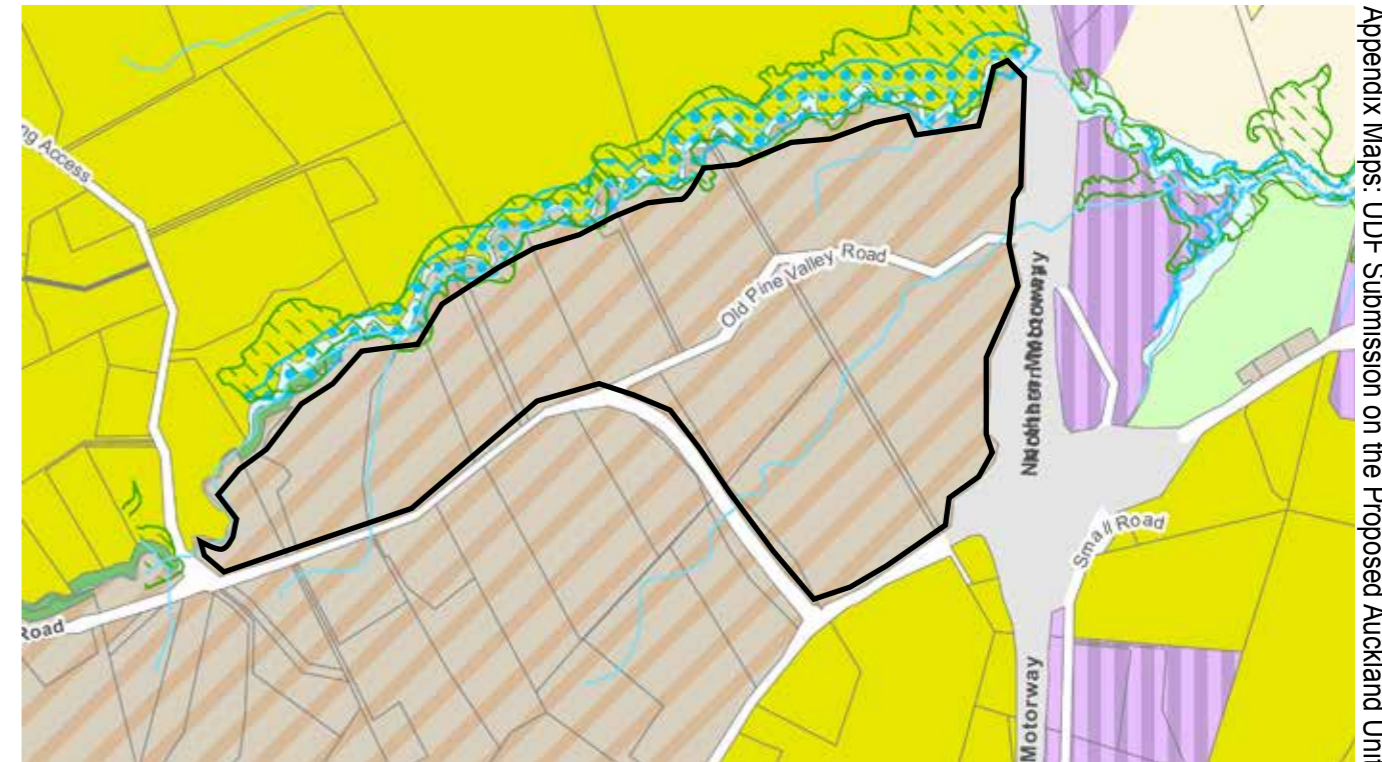
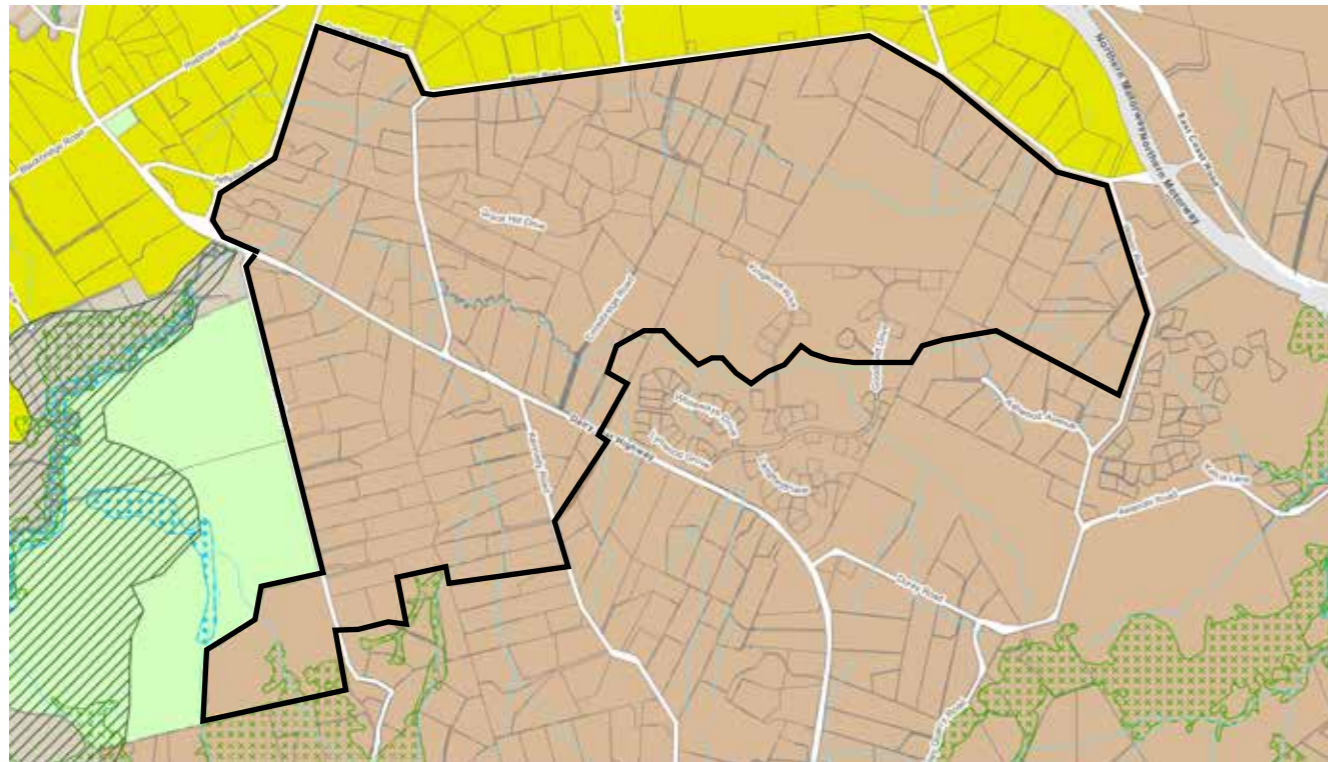
INAPPROPRIATE ZONE ADJACENCIES



LOCATION	
PAUP ZONING	
RELIEF SOUGHT	
EXPLANATION	

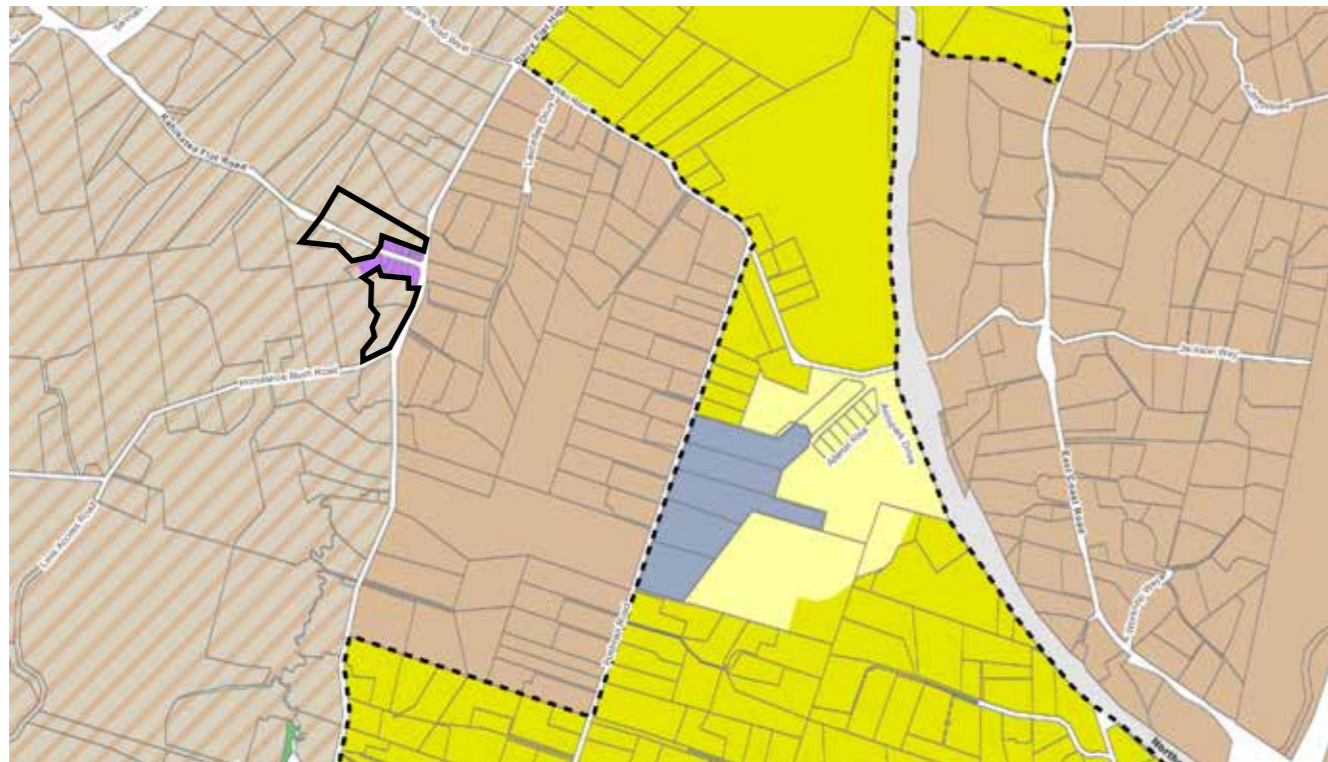
Youngs Access Road, Pine Valley, Silverdale
 Future Urban
 Rural/ Mixed Rural
 Youngs Access Rd follows terrain, use as a defined landscape boundary. Mixed Rural or Rural Production more appropriate transition with ONL area in the west. Avoids further pressure for urban development westwards into Pine Valley - frames northern urban development area within a logical topographically contained area.

RODNEY
SILVERDALE WEST

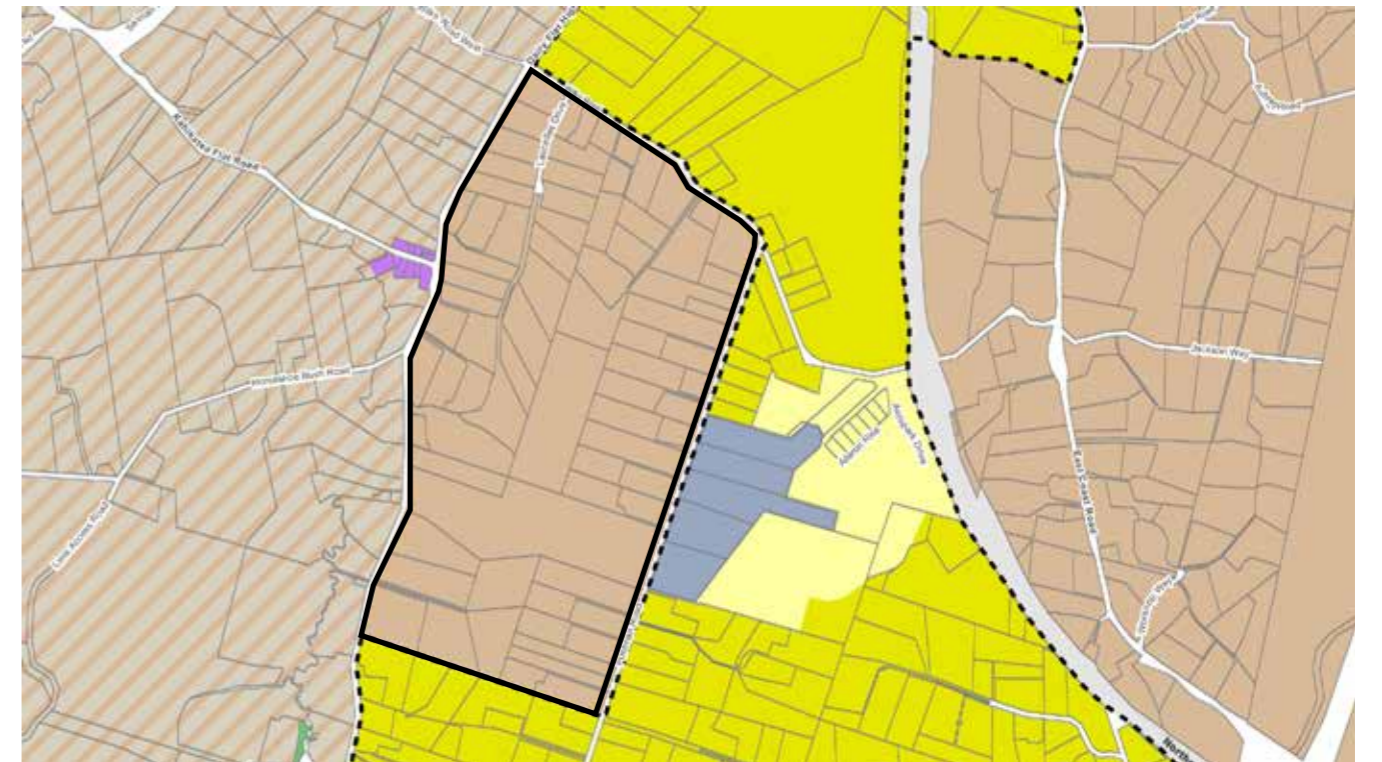


LOCATION Dairy Flat South, Silverdale
PAUP ZONING Countryside Living
RELIEF SOUGHT Future Urban
EXPLANATION Large greenfield area with good amenity linkages and connections. Provides critical mass to a comprehensive development approach/ Structure Plan Area (Dairy Stream). Include streams / valley as open space greenway. Near ONL recreation resource- maximise amenity of public open space. Utilise relatively flat terrain. Rural Urban Boundary to follow "Greenways" and "Blueways," providing landscape structure and amenity. Avoid urban too close to SH1. Countryside Living remains to south as a transitional area.

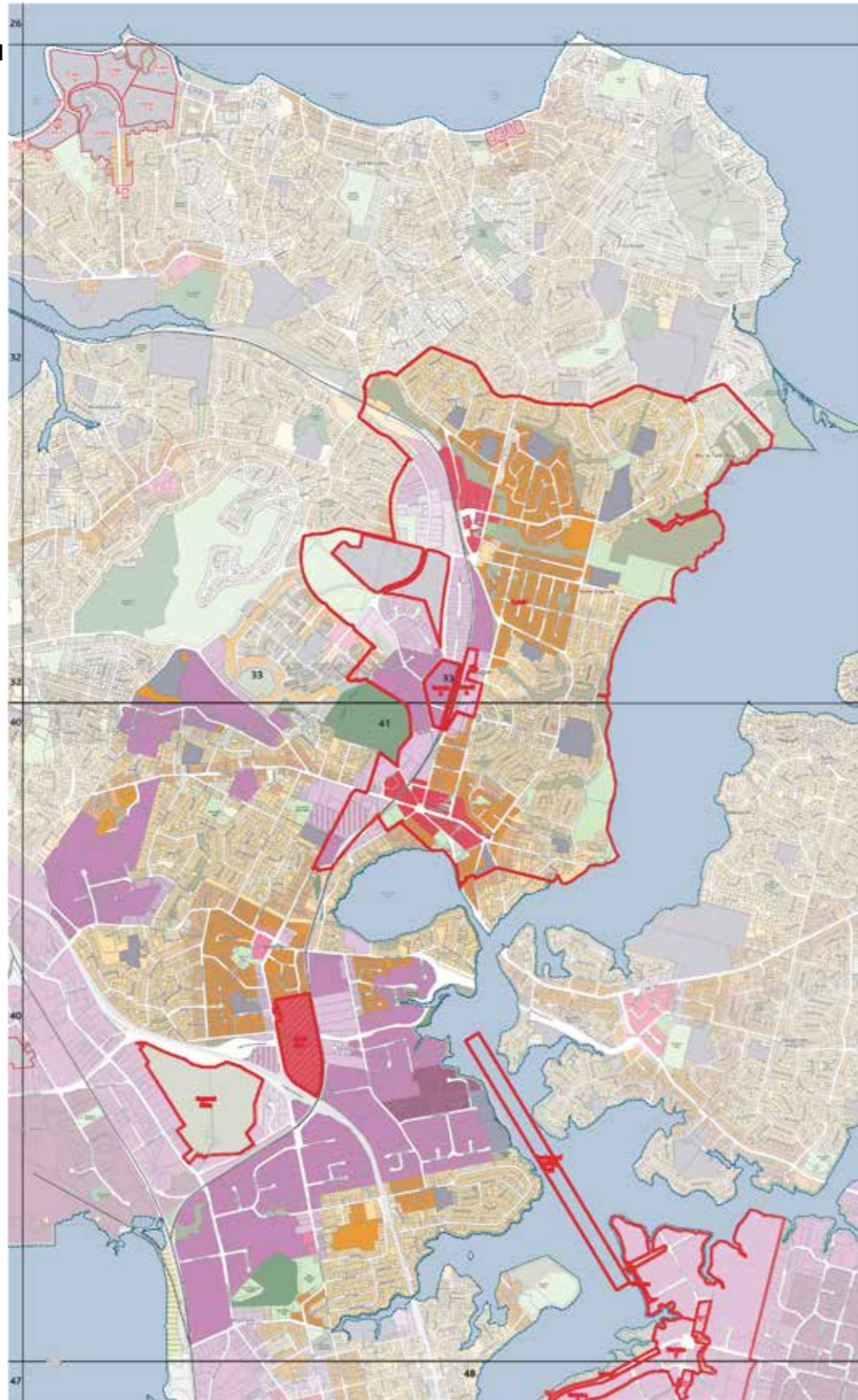
Silverdale West
 Mixed Rural
 Future Urban (residential and employment)
 Retain urban greenway along SEA to the north. Limited landscape/amenity value in leaving area between Dairy Flat Rd and Weiti Stream as non-urban. Leaving this area "out" will create a land use tension for it to be developed at a future date. Include now and plan comprehensively. Maximise use of Silverdale Interchange and adjoining business areas. Promote Integrated Catchment Plan and land use strategy for entire Weiti catchment.



LOCATION Kahikatea Flat Road and Dairy Flat Road, Silverdale
PAUP ZONING Mixed Rural
RELIEF SOUGHT Mixed Use or Neighbourhood Centre
EXPLANATION Expand capacity of business/ commercial neighbourhood core - a rural / peri-rural centre. Known local, logical commercial centre - excellent roading and access junction. Enhance stream corridor for amenity. Provides an focus for urban structure and a diversity of urban form. Complementary to recommended FU to the east. "Gateway" - helps to define western boundary of FU areas.



Dairy Flat West, Silverdale
 Countryside Living
 Future Urban (part of wider structure planning and masterplanning)
 Inconsistent with wider proposed land use pattern. Excellent contour - flat terrain with high capacity to accommodate intensive development, grid roading and subdivision pattern- which is a very rare resource in this area. Fails to capitalise on Aerodrome commercial opportunities - incorporate Open Space zones or Large Lot for noise restriction areas as in the east. Countryside Living detrimental to possible and logical future urban up-zoning.



OVERVIEW

The following regards chapter 2.22 TAMAKI PRECINCT RULES from the Proposed Auckland Unitary Plan.

PROPOSED: RULE 4.1 Density

1. Tamaki precinct Mixed- Housing Suburban zone

One to three dwellings: one dwelling per 150m² gross site area.

Four or more dwellings: one dwelling per 150m² gross site area where the site is:

- at least 20m wide at the frontage of the site, and
- for at least 80 per cent of the length of its side boundaries.

Where four or more dwellings are proposed the development is a restricted discretionary activity.”

RELIEF SOUGHT: This rule proposes a considerable uplift in density from 1:300m² to 1:150m². This density is equal to terrace housing, If this is the intention, the Mixed Housing Suburban Zone is the incorrect underlying Zone. An appropriate Zone, either Mixed Housing Urban or THAB should be applied. As the Operative Zone is Residential 5 (1 unit per 500m²), the appropriate zone is Mixed Housing Urban as transition from THAB and adjacent Single House zone.

PROPOSED: RULE 5. Development controls

The following development controls shall apply to land in the Tamaki precinct with an underlying Mixed Housing Suburban zone and an approved framework plan. The development controls are those in the Mixed Housing Suburban zone except as listed below.

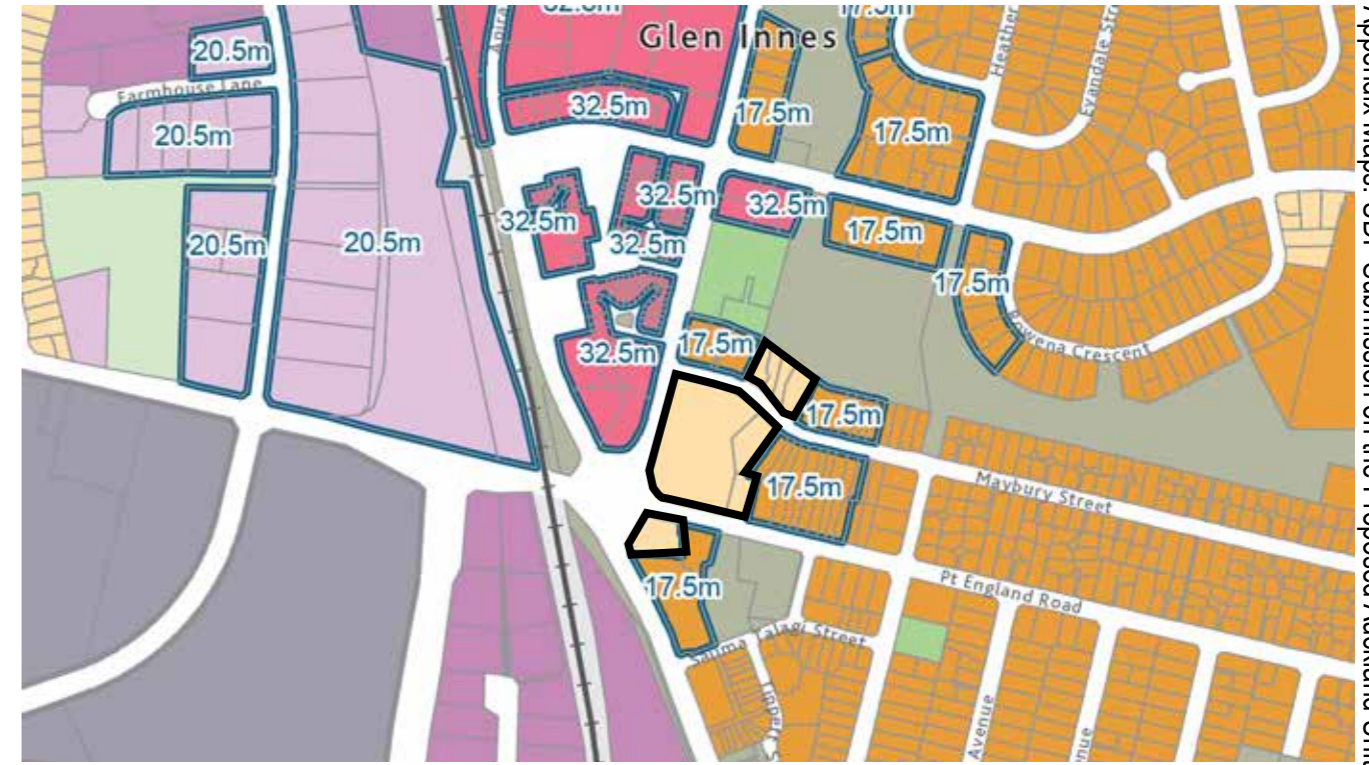
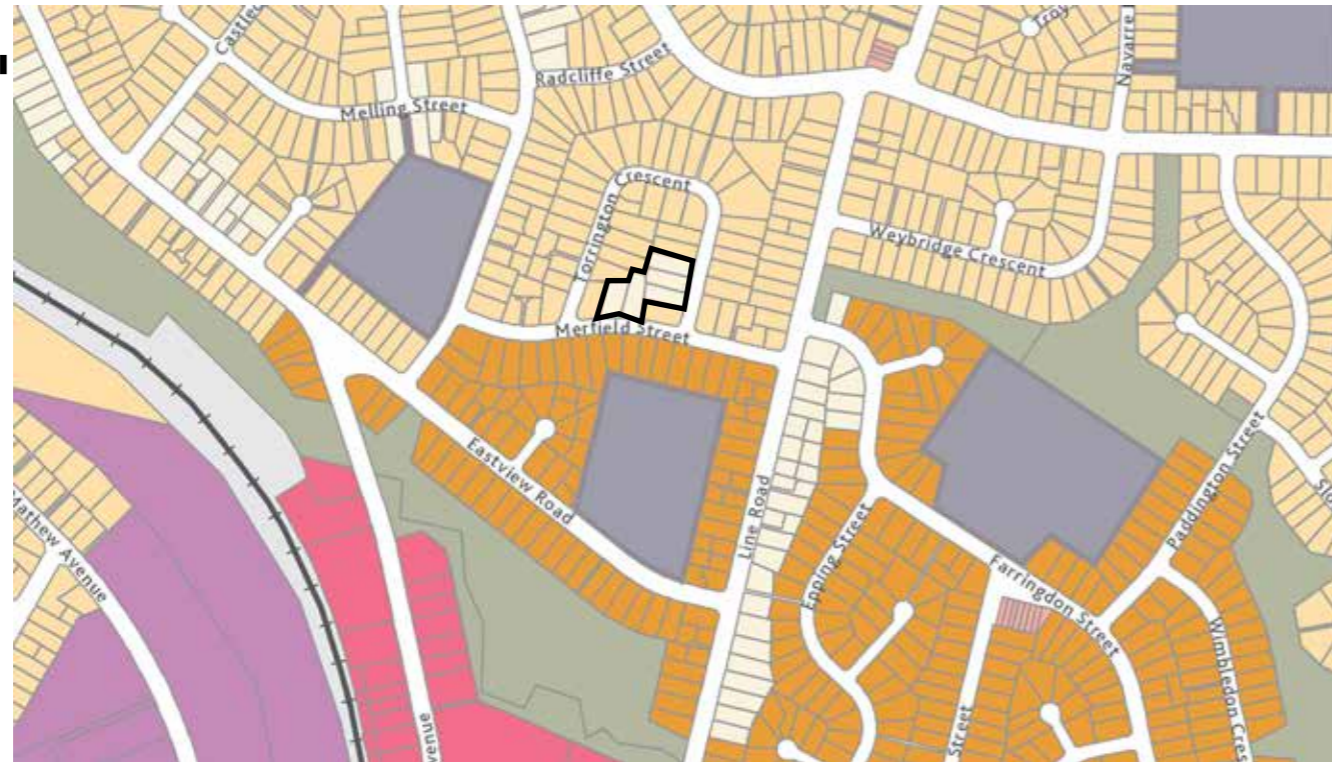
5.1 Building height

Buildings must not exceed a height of 12m.

RELIEF SOUGHT: The 12m height limit is higher than the 10m Mixed Housing Urban Zone, and the storey limit is not specified as is throughout the UP. This would allow four-storey development if partial basements and flat roofs are used. If this is the intent for the Mixed Housing Suburban zone within the Tamaki precinct, the Zone should be rezoned THAB. If the intent is to provide a transition Zone between THAB and Single House zone, but higher than the general Mixed Housing Suburban Zone, then the area should be zoned Mixed Housing Urban, allowing up to 10m height and 3 storeys.

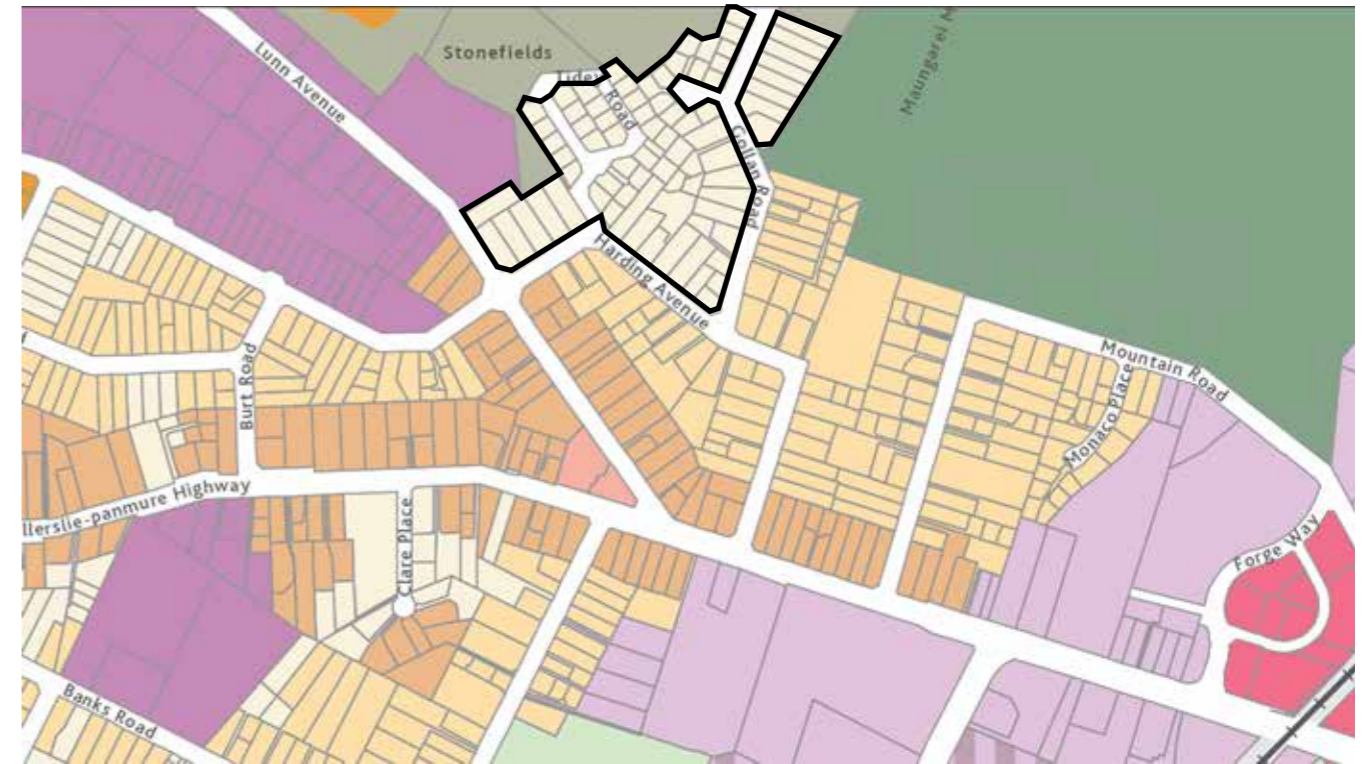
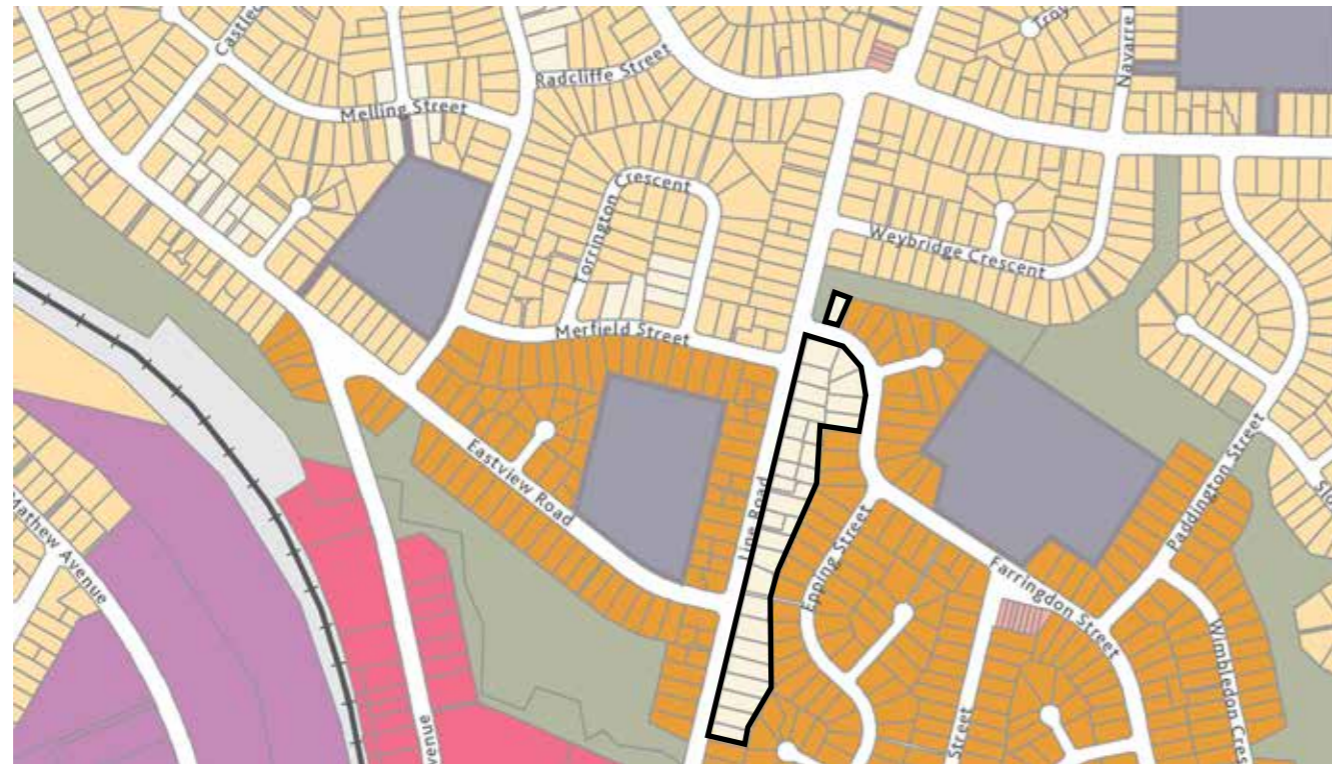
INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

TĀMAKĪ



LOCATION Merfield Street/ Torrington Crescent, Glen Innes
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban
EXPLANATION We note that generally the sites subject to flooding have Single House zoning. Zoning should not be used as a stormwater flooding control, it is incumbent on developers of these sites to site new habitable dwellings above flood plains.

LOCATION Line Rd, Maybury St, Pt. England Road, Glen Innes
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Recommend THAB with 17.5m height overlay to match adjacent properties. Down zoned due to flooding risk. 32.5m town centre zoning across road would allow 10-storey development. There is already terrace housing on these sites.



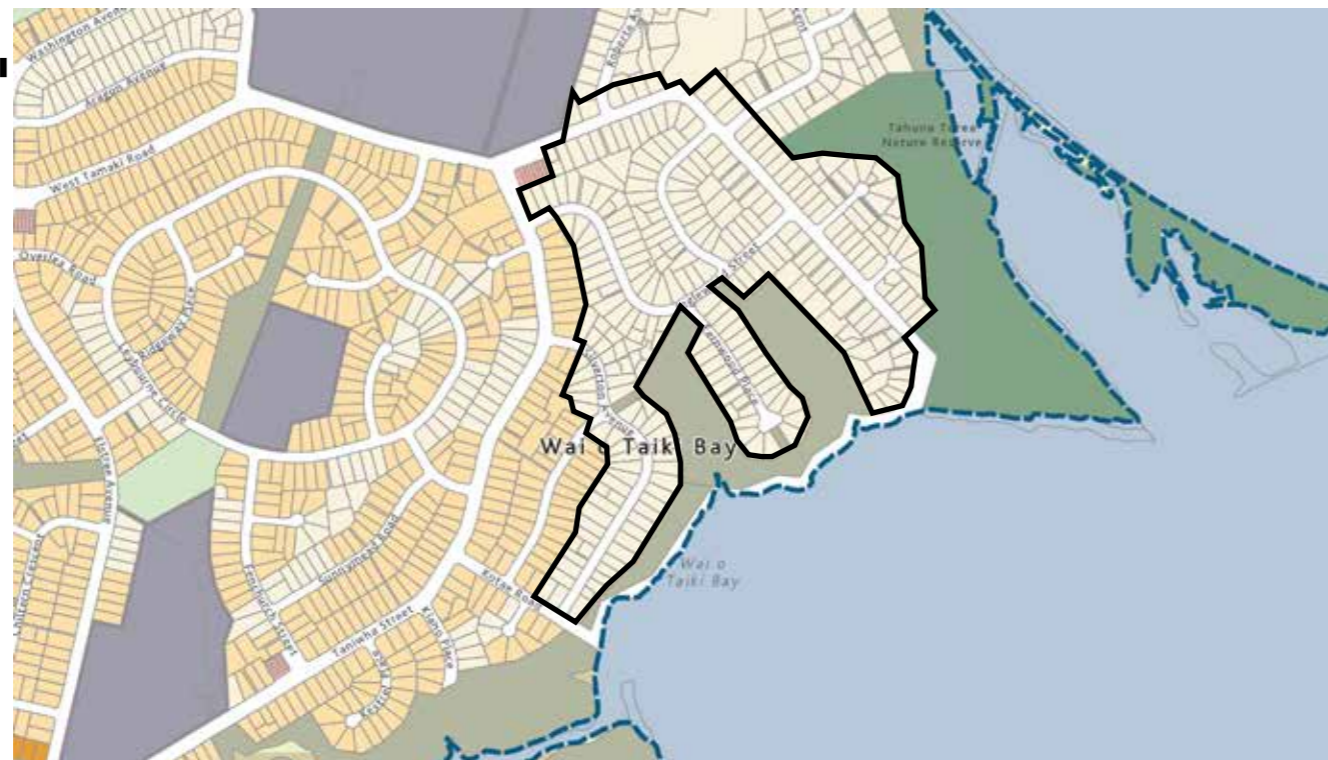
LOCATION Line Road east side south of Weybridge Crescent, Glen Innes
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION These sites are surrounded by THAB zoned sites, with sites across Line Rd at 17.5m height (5 storey, unlimited density) and adjacent Mixed Housing Suburban at 12m height, 1:150m2 density.

LOCATION Harding Ave/ Gollan Rd, Mt. Wellington
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Suburban, Mixed Housing Urban
EXPLANATION Surround by MHS and MHU development. Close to parks and employment. Northerly outlook market attractive.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LAND ADJACENT TO PHYSICAL OR VISUAL AMENITY NOT UTILISED FOR DENSIFICATION

TĀMAKI

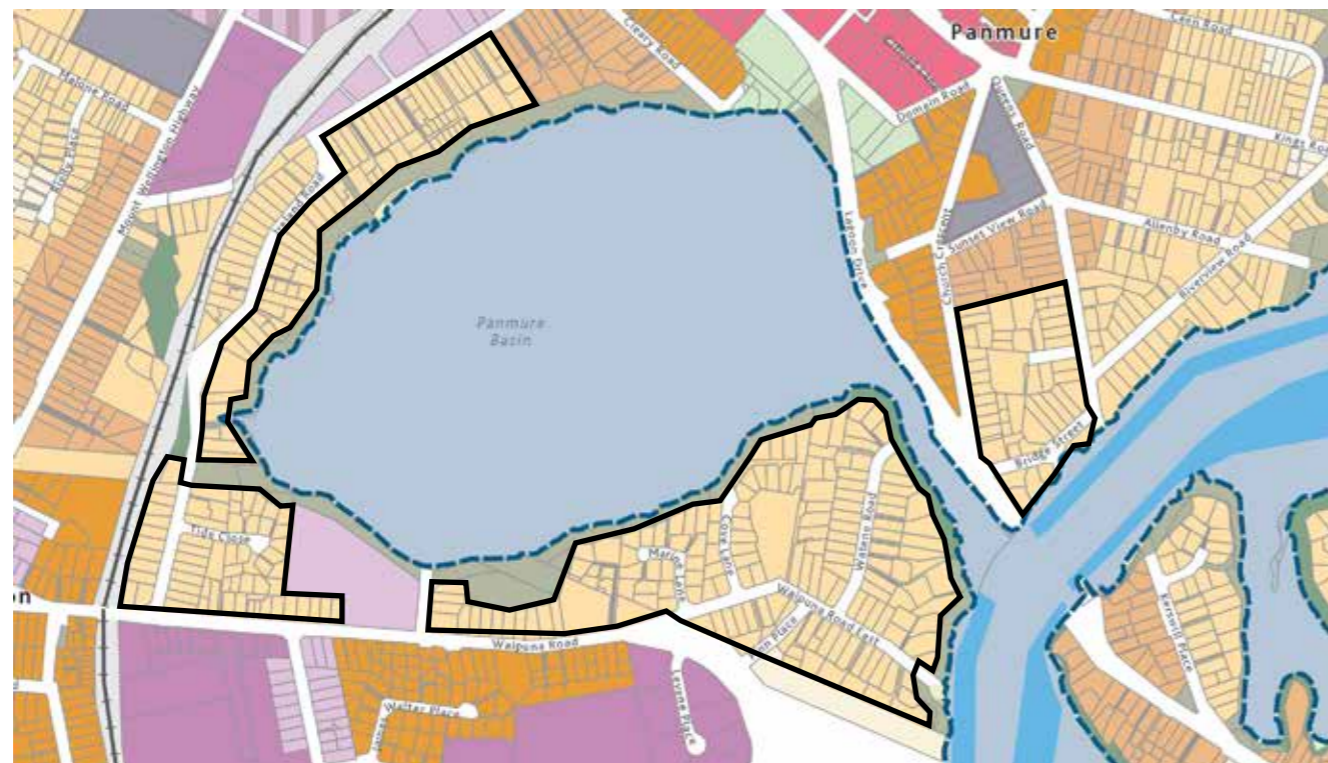


LOCATION Silverton Ave, West Tamaki Rd, Fernwood Place

PAUP ZONING Single House (8m height, 1:500m2)

RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings

EXPLANATION Surrounded by Mixed Housing Suburban subject to Tamaki Precinct (12m height- 4 storeys , 1:150m2 density). Land with Coastal amenity, and under joint HNZ ownership in many cases allowing aggregation, should be up-zoned.



LOCATION Panmure Basin

PAUP ZONING Mixed Housing Suburban

RELIEF SOUGHT Terrace Housing and Apartment Buildings

EXPLANATION Land close to visual & physical amenity, public transport and retail has not been zoned for intensification.

PLANNING MAP OVERLAYS EFFECTIVELY PRECLUDE DENSIFICATION



Open Space reserve between Maybury Street & Rowena Crescent, Glen Innes

Mana Whenua Site

Mana Whenua Sites accurately assessed as to size and effect.

a) 200m diameter circle overstates effects of sites of minor significance (shell middens), b) Location and significance self-determined by multiple iwi, often with remote representation outside of Auckland Region, instead of independent archaeologists. c) 36 adjoining sites affected within 100m that will need cultural impact assessments for any building work including alterations, even though land has been developed for decades and is remote from the cultural item, at a cost range of \$2000-\$5000 for each. Relief Sought: a) Developed suburban sites should be exempt from Mana Whenua overlays. b) Greenfield sites have processes under the RMA to support heritage which are supported. c) Size of circle should relate to item of cultural significance, and reflect the practical management of the heritage.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

TĀMAKI



LOCATION Tamaki University & Merton Road Sports Grounds

PAUP ZONING Special Purpose

RELIEF SOUGHT Sports Grounds (western block)- Open Space. Tamaki University (eastern block)- Mixed Use.

EXPLANATION With Auckland University vacating the Tamaki campus and Auckland Council purchasing the sports grounds for use as Open Space, the zoning can reflect the future uses. A Mixed Use zone on the campus land allows good quality buildings and landscaping to be utilised in a variety of ways to reflect the proximity to the Glen Innes Train Station and future commercial ownership.

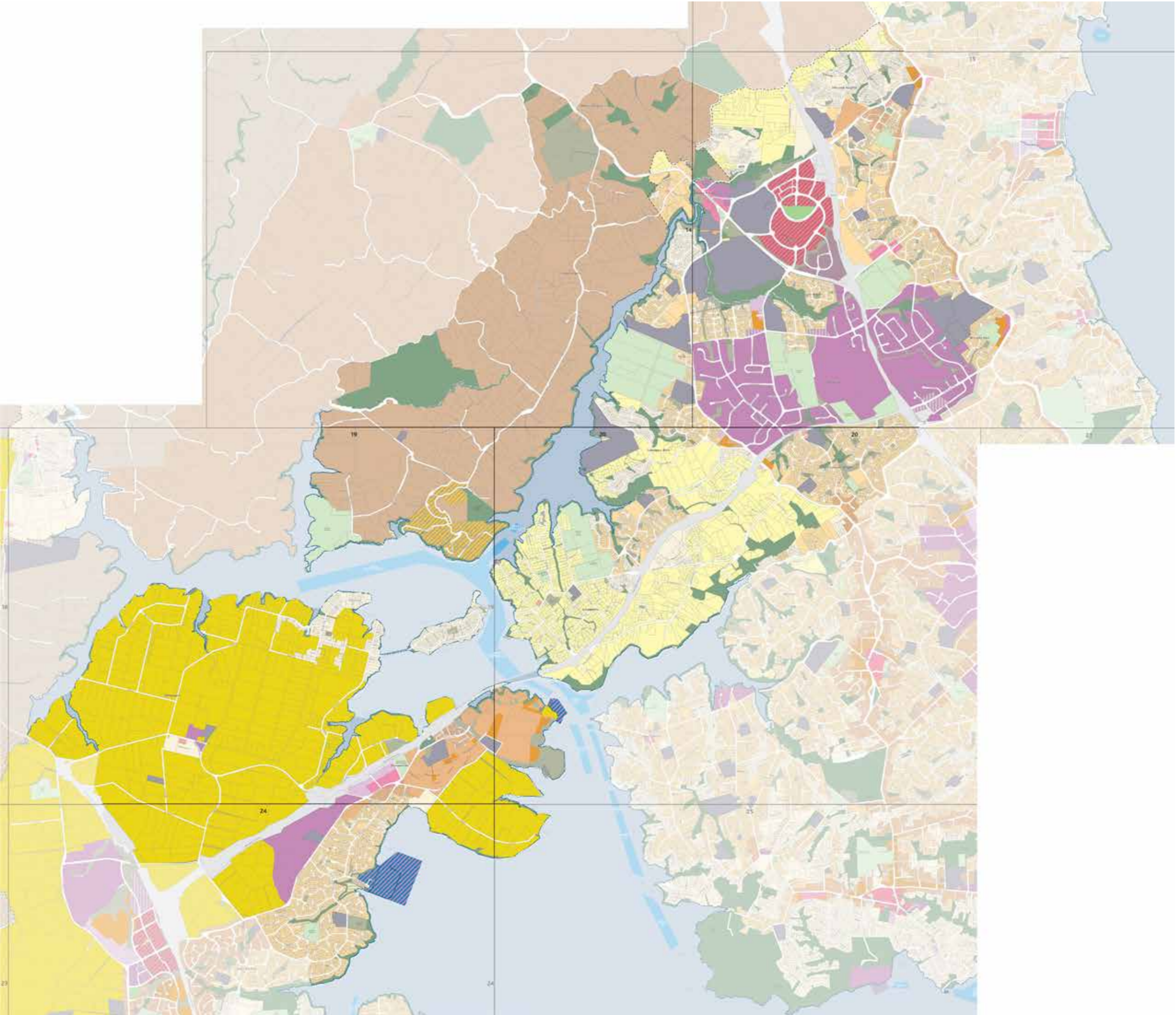


LOCATION 419 Ellerslie-Panmure Highway, Clare Place

PAUP ZONING Single House

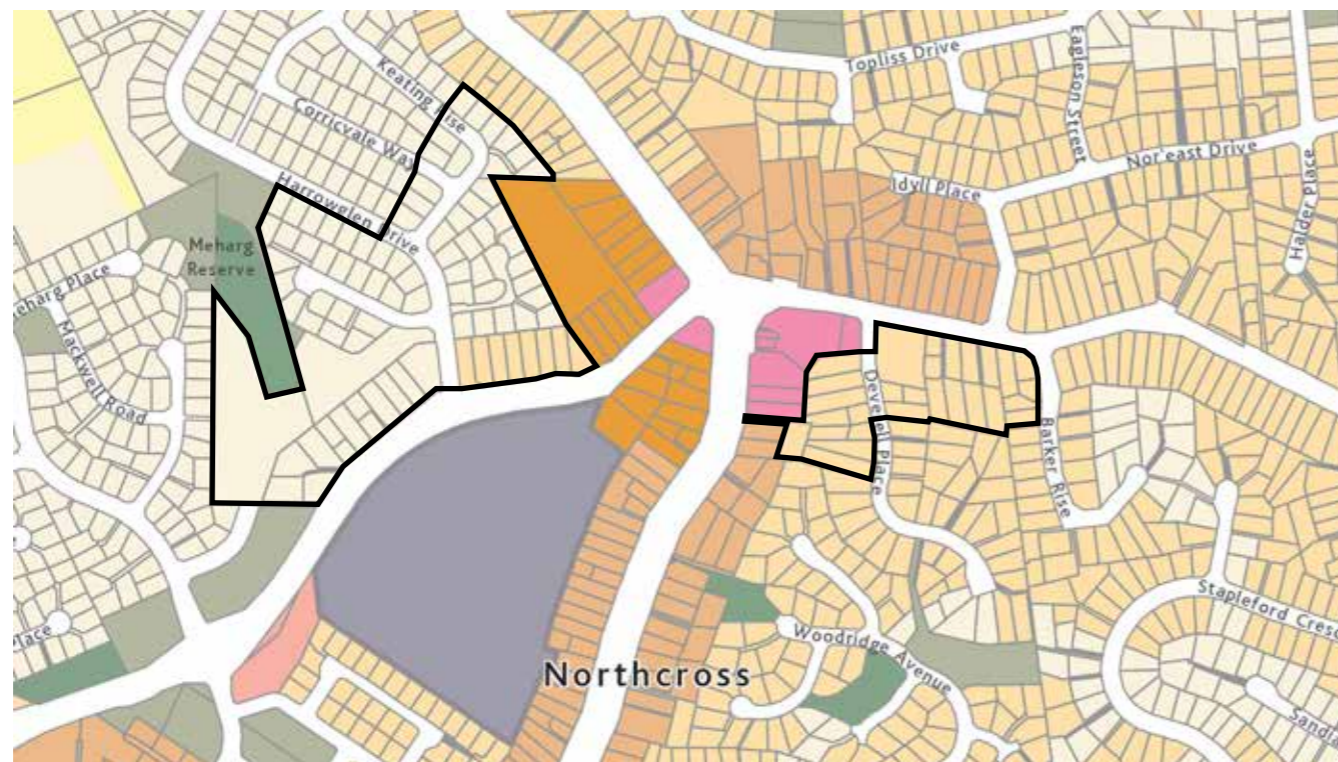
RELIEF SOUGHT Mixed Housing Urban & Special Purpose- Retirement Village.

EXPLANATION 419 Ellerslie-Panmure Highway is a retirement village of considerable existing density. If it expanded southwards, it could remove the poor existing long right-of-ways caused by infill development to become an integrated development, but the zoning precludes this. Six existing sites on Clare Place have 2 houses in cross-lease titles on single sites, so the existing density is Mixed Housing-Urban, and the surrounding properties are Mixed Housing Urban. This is another area prone to flooding.



UPPER HARBOUR

UPPER HARBOUR



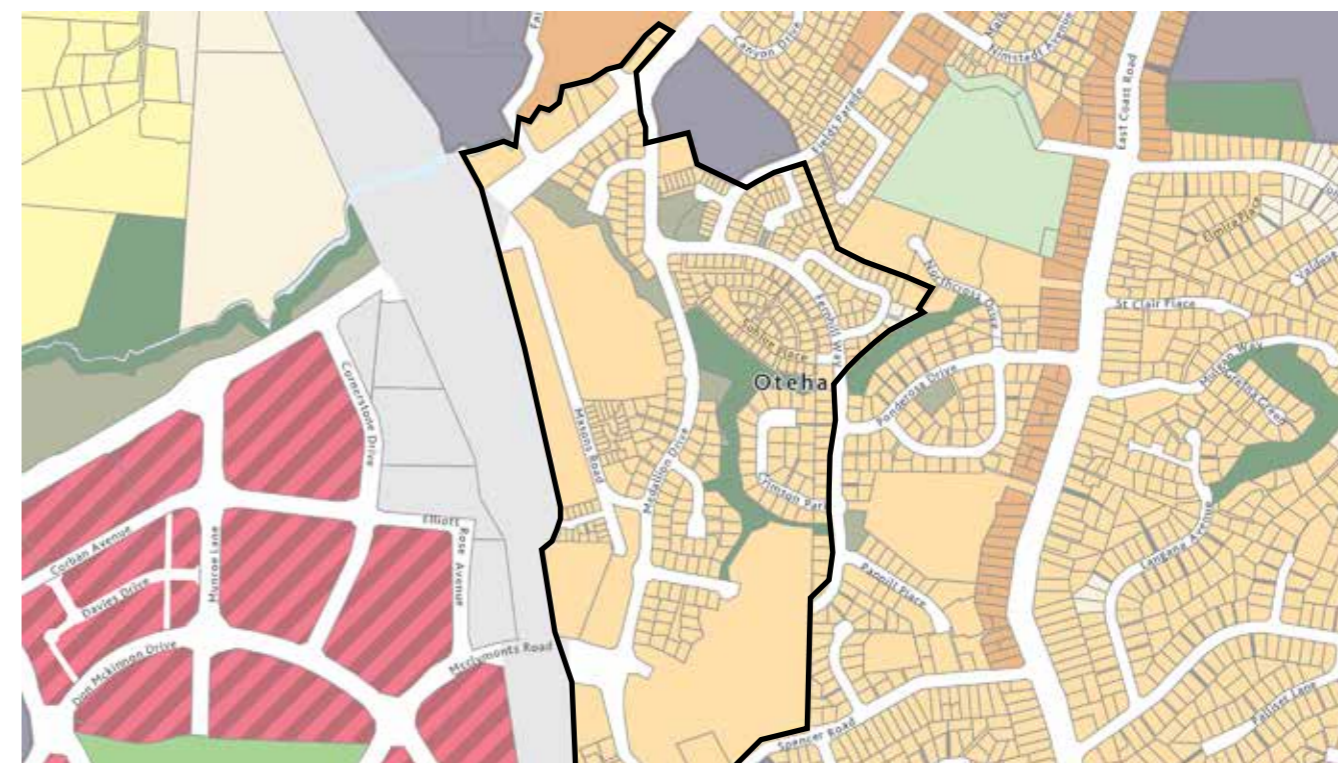
LOCATION Surrounding Northcross Centre
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION THAB zone adjacent to single house zone, up-zone to Mixed Housing Urban to support Northcross centre.



LOCATION Near Corner Rosedale Road/ Bush Road
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Isolated block of THAB surrounding a neighbourhood centre. Provide gradual change of density by allowing Mixed Housing Urban zoning.



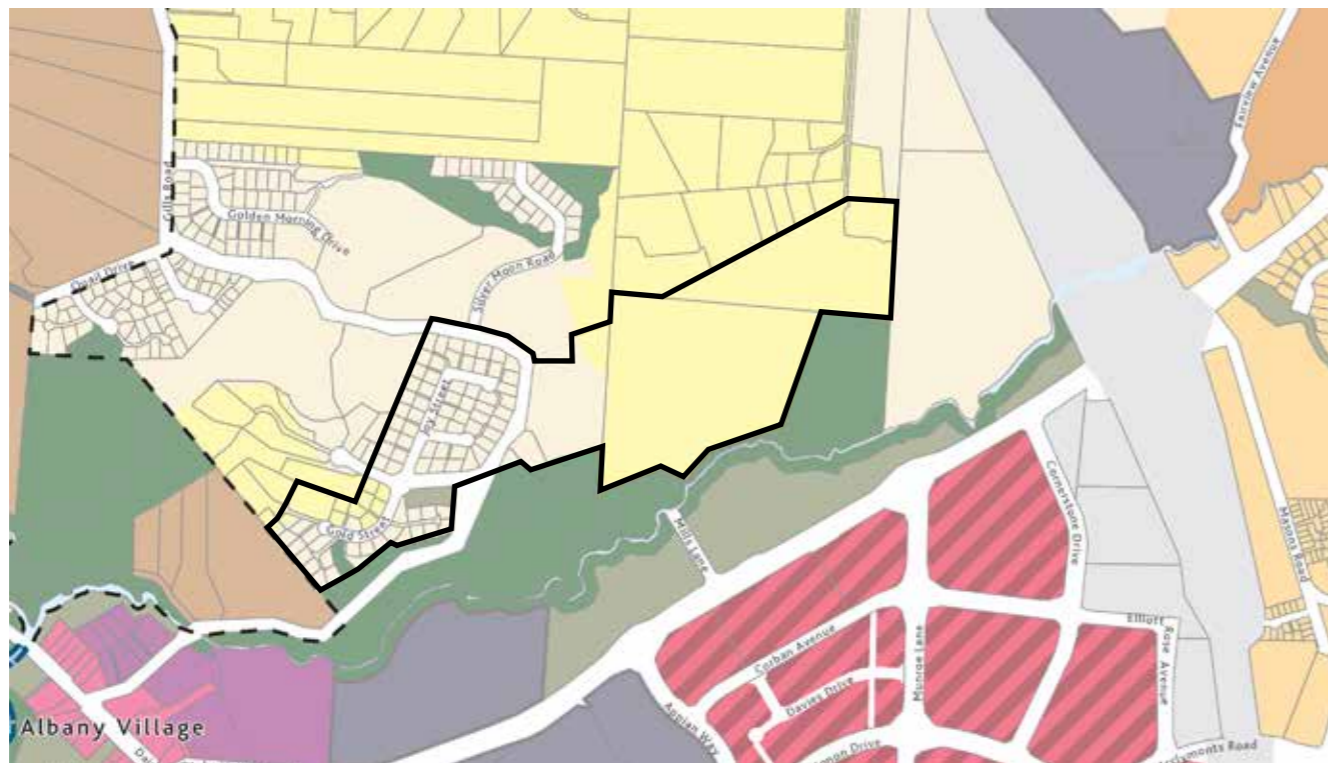
LOCATION Bushlands Park off Bush Road
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Walkable catchment to Albany Metropolitan Centre and university campus.



LOCATION Streets surrounding Albany Station from the Northern Busway
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION This land is prime for higher densities as it is both within walking distance of a Metropolitan centre and a major public transport interchange. Land adjoining public transport node not utilised for densification.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

UPPER HARBOUR



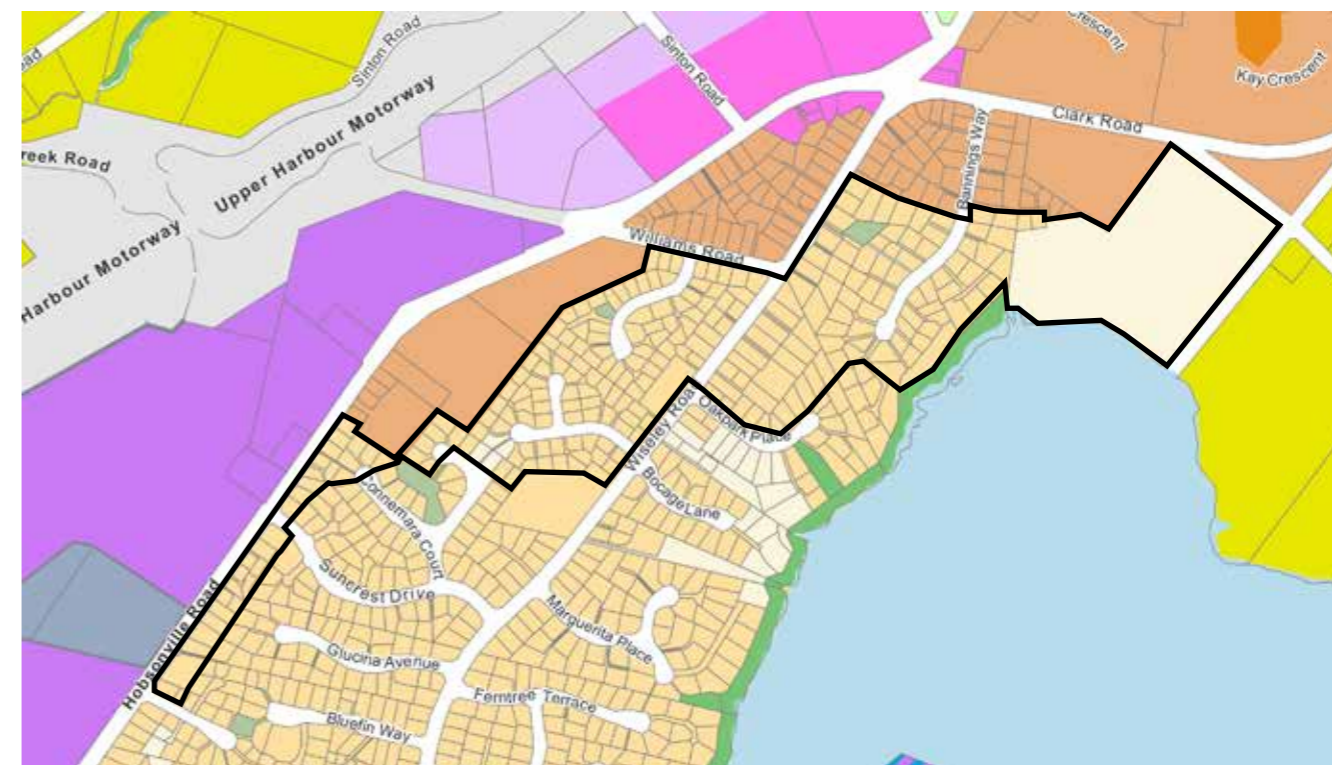
LOCATION Albany- north of Oteha Valley Road
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION This ridge would be within easy walking distance of Albany Metropolitan Centre if a walking connection was provided across the stream.

LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION



Albany- north of Oteha Valley Road
 Mixed Housing Suburban
 Terrace Housing and Apartment Buildings
 Land opposite major university not utilised for higher densities and student accommodation.

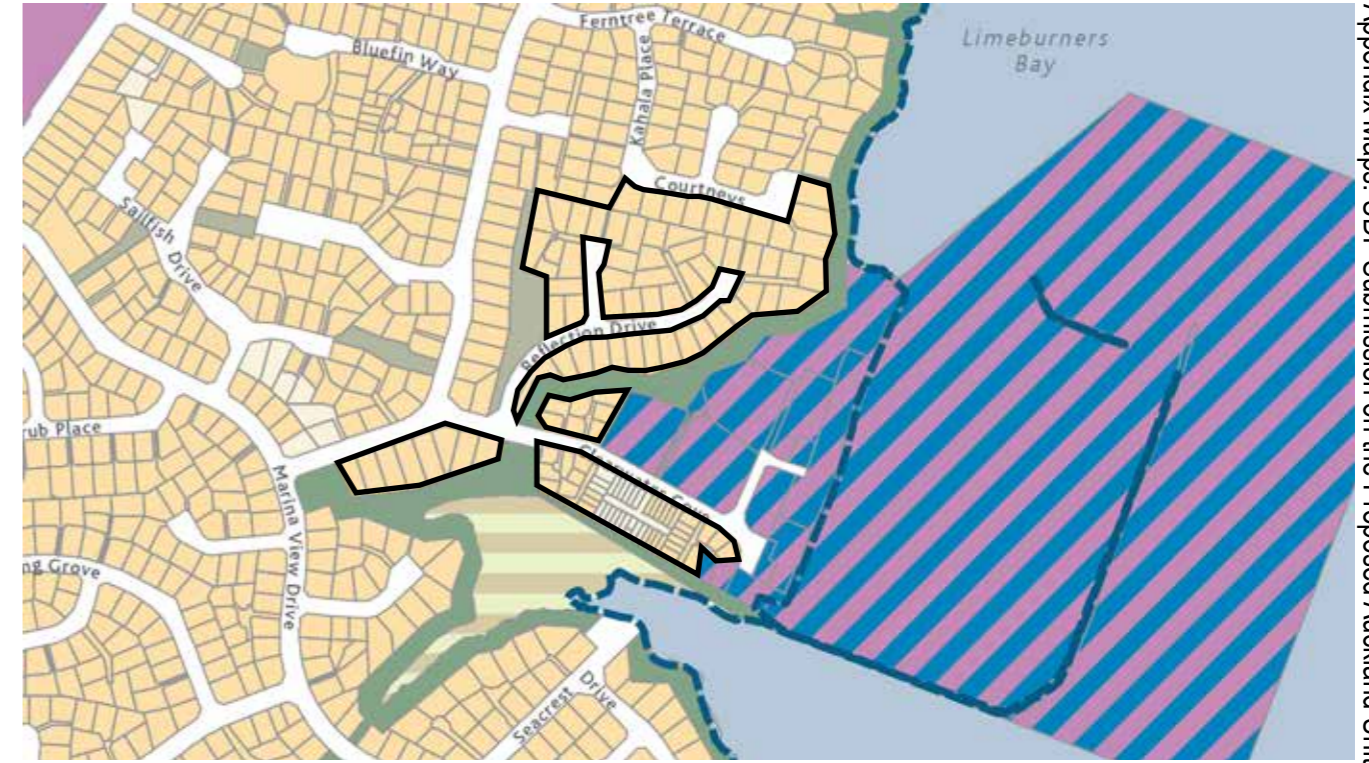
Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan



Hobsonville
 Mixed Housing Suburban
 Mixed Housing Urban
 Increase density around Hobsonville and Clark Road to take advantage of location to public transport, views, access to amenities etc..

LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION

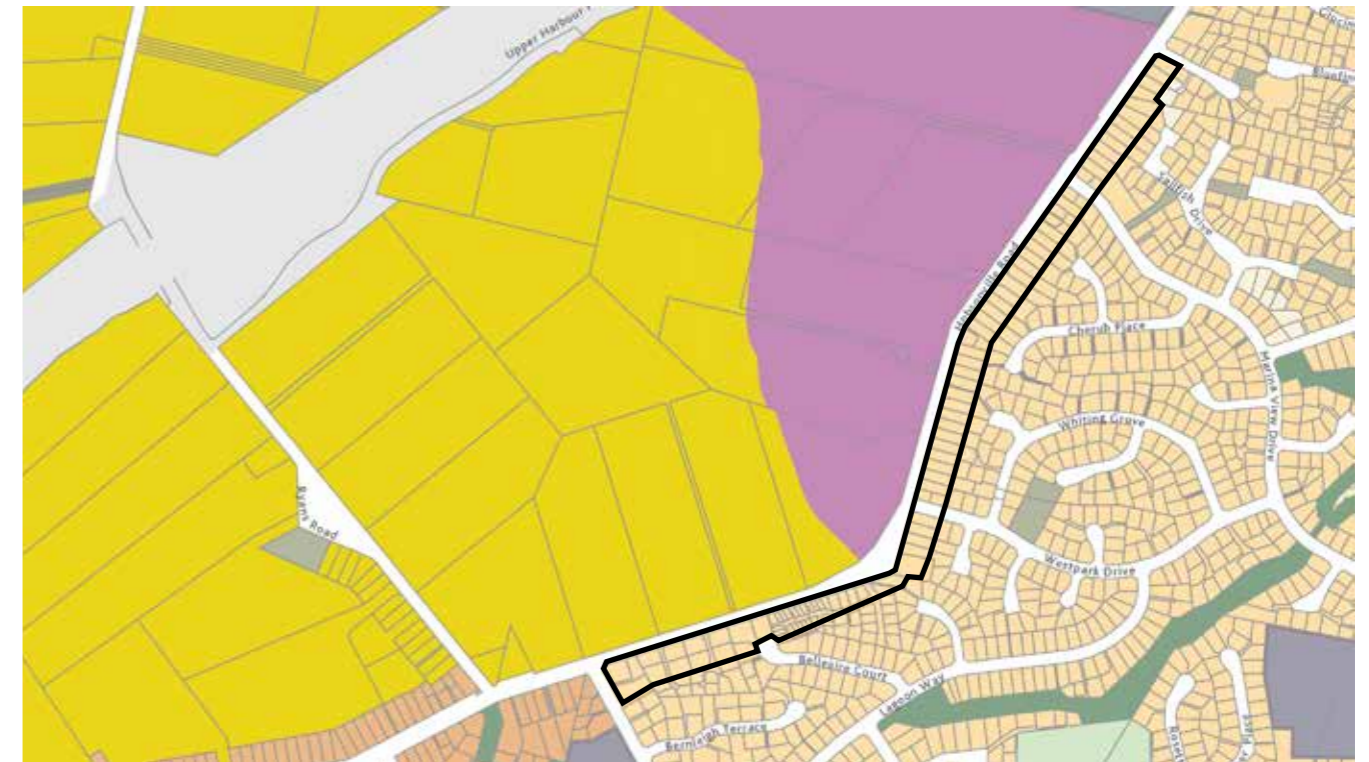
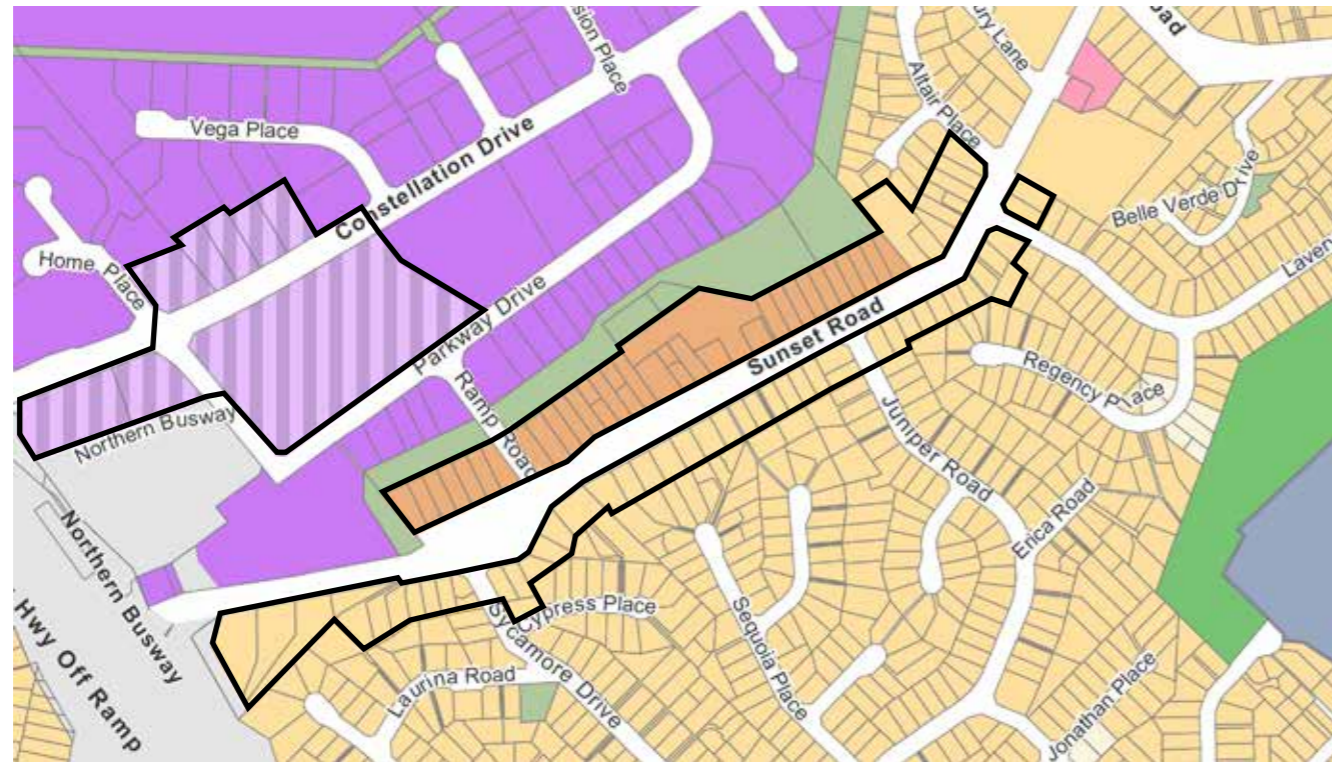
UPPER HARBOUR



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Streets surrounding Constellation Station
PAUP ZONING Mixed Housing Suburban, Mixed Housing Urban
RELIEF SOUGHT Mixed Housing Urban, THAB (along Sunset Road)
EXPLANATION No densification provided around a successful and efficient public transport system along the Northern Busway. Up-zone land within a walkable catchment.

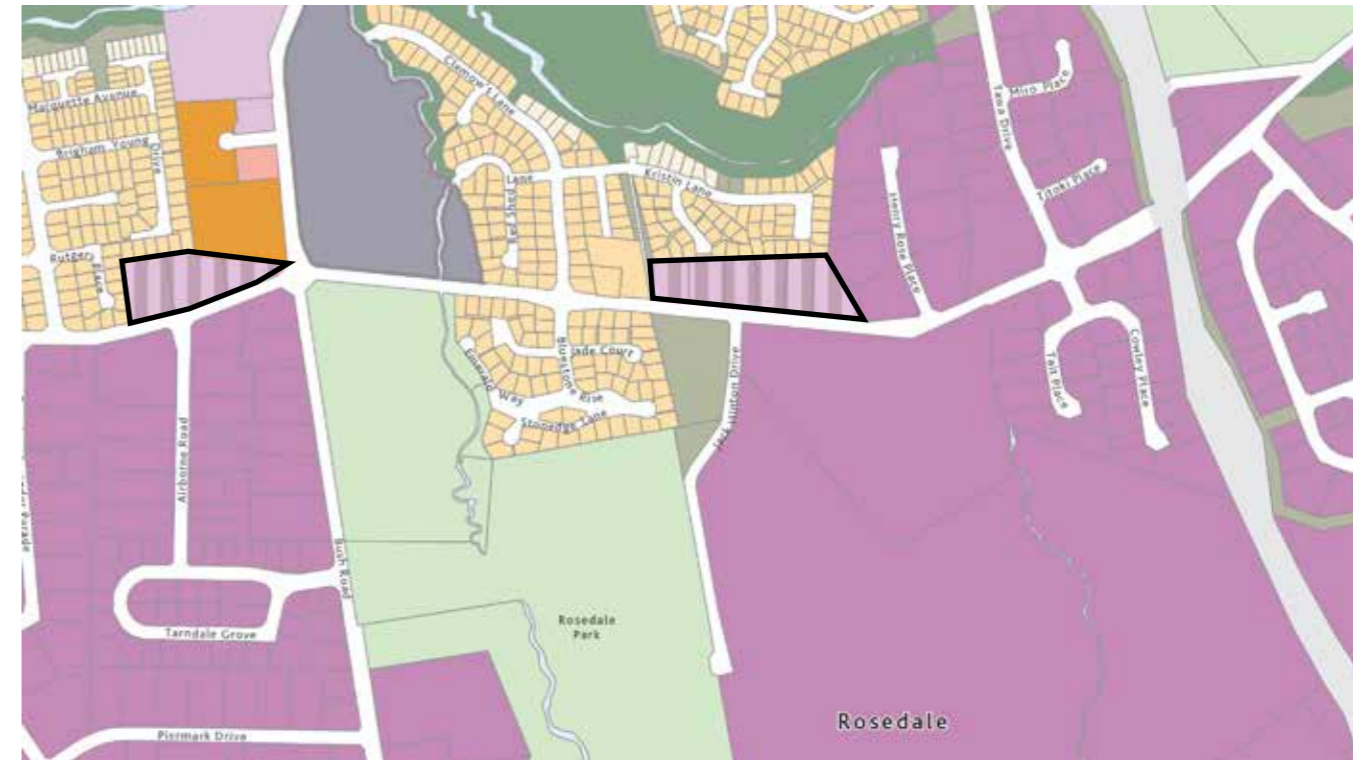
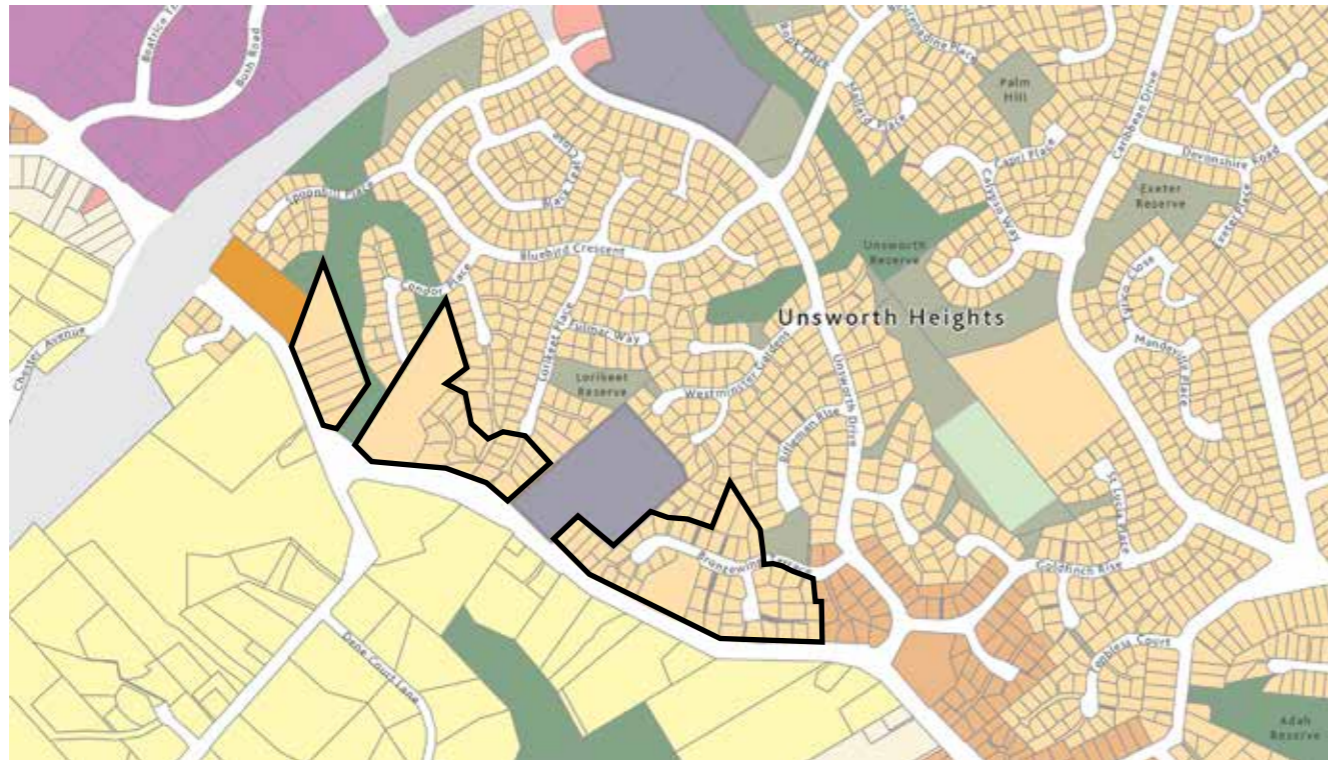
LOCATION West Harbour Marina
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION Increase density with terrace housing surrounding the Marina to utilise market attractive land and proximity to ferry services.



LOCATION Streets surrounding Constellation Station
PAUP ZONING General business, Mixed Housing Suburban, Mixed Housing Urban
RELIEF SOUGHT Light Industry, Terrace Housing and Apartment Buildings
EXPLANATION The zoning around Constellation Drive is inconsistent, reflecting the ad hoc development that has occurred around this strategic node. In the long-term it deserves precinct planning to resolve it as some sort of centre, but the immediate submission is to halt further out-of-centre retail and mushroom offices, and to intensify the ridgeline near the bus interchange.

LOCATION West Harbour
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Land adjoining public transport node not utilised for densification. Hobsonville Road has the potential for intensification. Land in market attractive area, along ridgelines.

UPPER HARBOUR



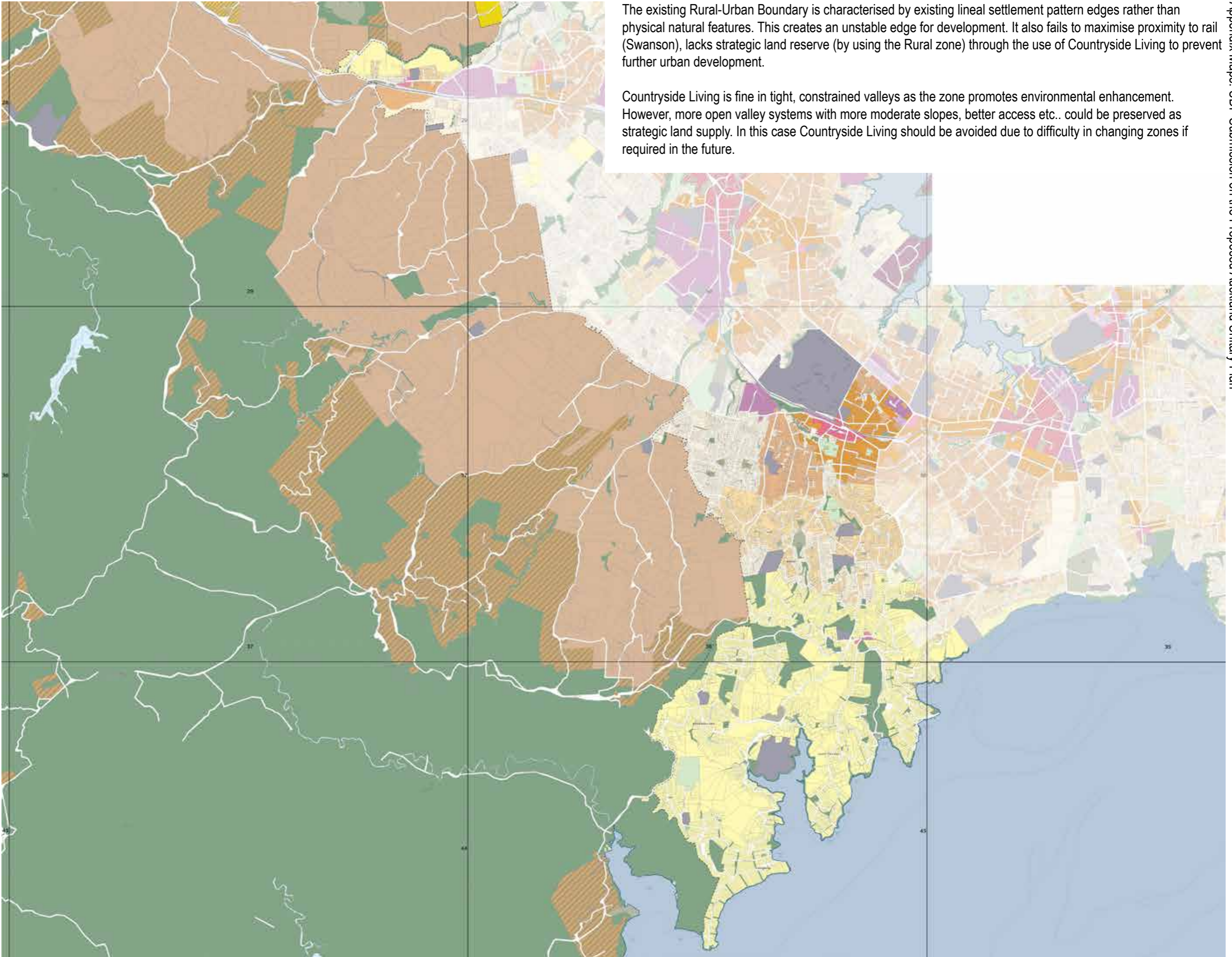
Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Upper Harbour Highway
PAUP ZONING Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Isolated THAB housing at one end of Upper Harbour Highway, Mixed Housing Urban at the other end. Continue the Mixed Housing Urban zoning along the ridgeline.

LOCATION Rosedale Road
PAUP ZONING General Business
RELIEF SOUGHT Mixed Use
EXPLANATION General Business zone is not an appropriate usage of land away from Town or Metropolitan centres (see preceding text). Change to Mixed Use (with conditions regarding street frontages etc..) to allow for transition between industry and residential areas. This will also provide an opportunity for more dense residential development close to areas of employment and amenity.

LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION

LOCATION
PAUP ZONING
RELIEF SOUGHT
EXPLANATION



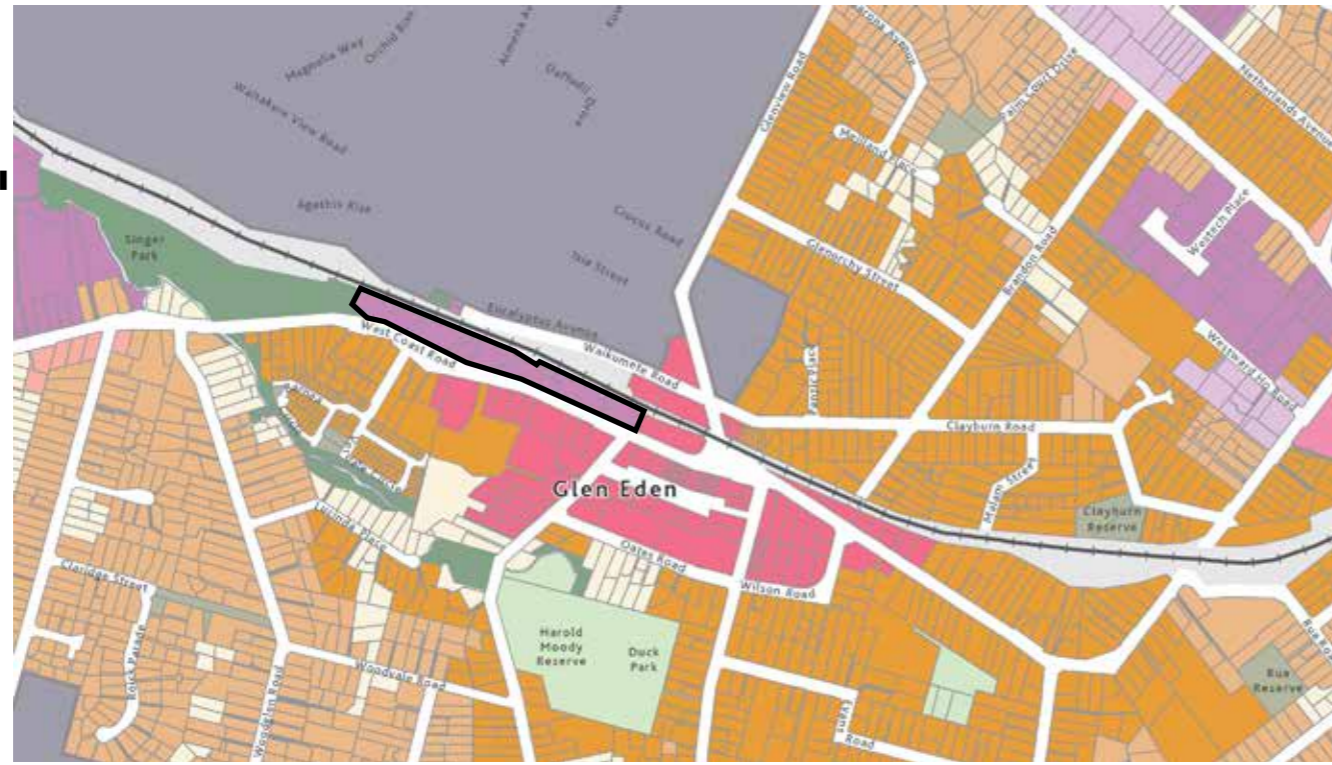
OVERVIEW

The existing Rural-Urban Boundary is characterised by existing lineal settlement pattern edges rather than physical natural features. This creates an unstable edge for development. It also fails to maximise proximity to rail (Swanson), lacks strategic land reserve (by using the Rural zone) through the use of Countryside Living to prevent further urban development.

Countryside Living is fine in tight, constrained valleys as the zone promotes environmental enhancement. However, more open valley systems with more moderate slopes, better access etc.. could be preserved as strategic land supply. In this case Countryside Living should be avoided due to difficulty in changing zones if required in the future.

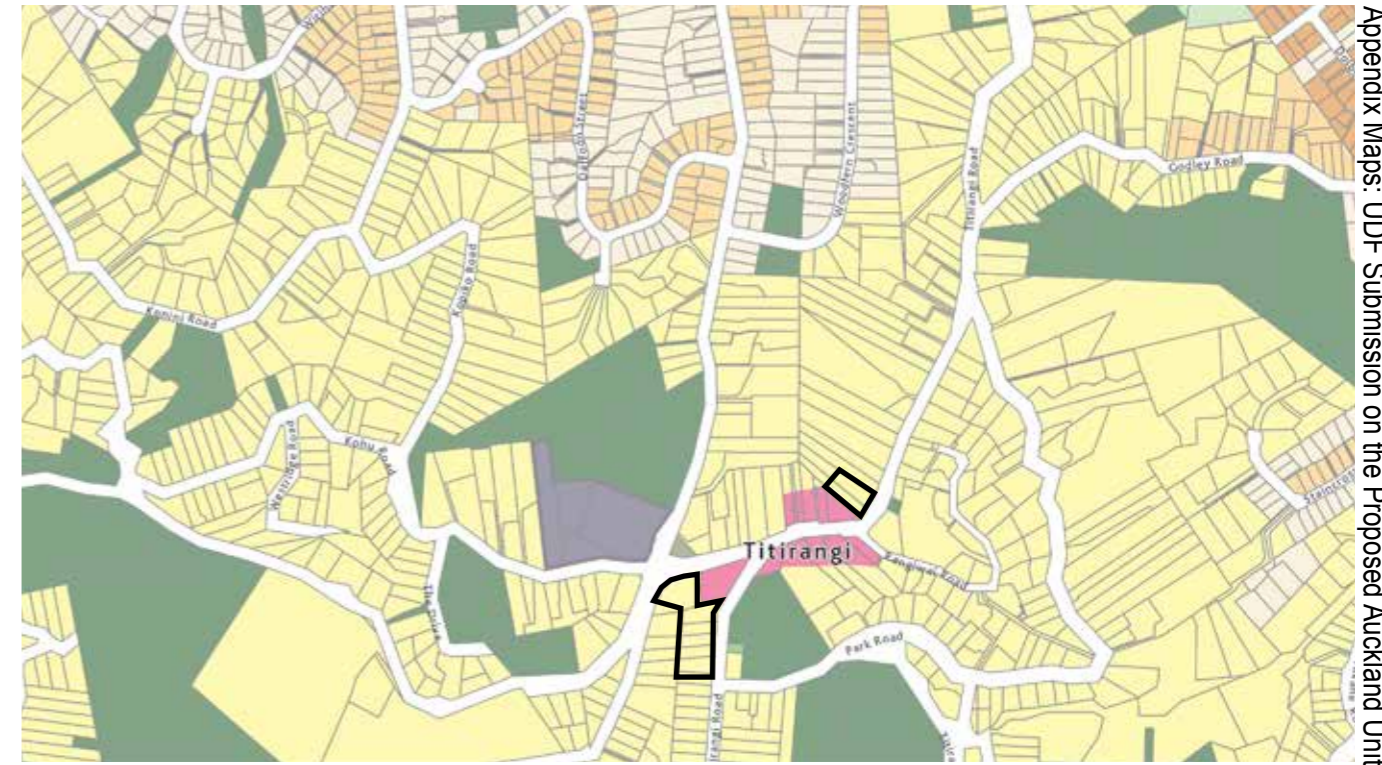
INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

WAI-TÄKERE



LOCATION Glen Eden
PAUP ZONING Light Industry
RELIEF SOUGHT Mixed Use
EXPLANATION The existing Light Industry zone restricts possibilities of office, retail and residential activity that support the adjacent Town Centre and THAB zones.

LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION

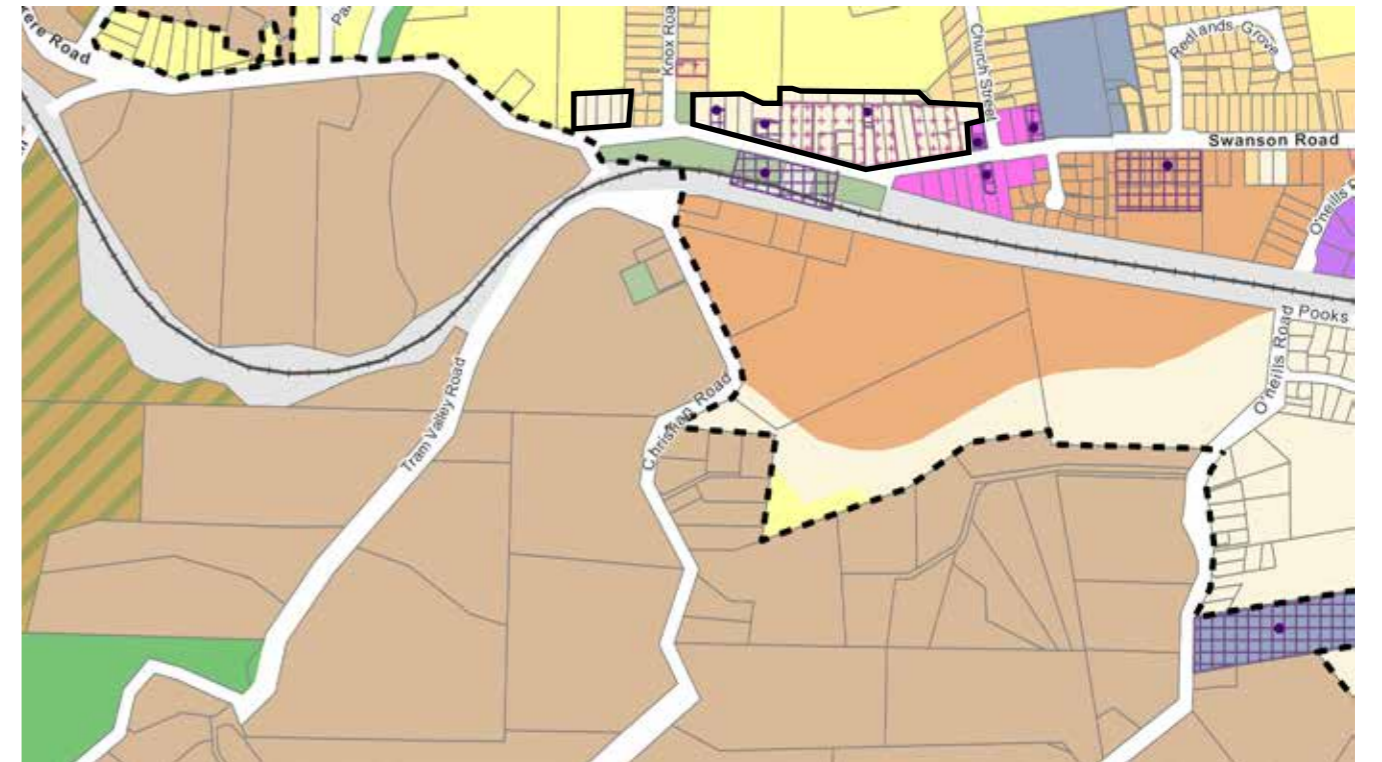


LOCATION Titirangi
PAUP ZONING Large Lot
RELIEF SOUGHT Local Centre
EXPLANATION Land adjacent to physical and visual amenities not being utilised for densification. Although much of the land is steep and sensitive, there is some opportunity to consider expanding the Local Centre and provide more amenity within the region.

LAND ADJOINING PUBLIC TRANSPORT NODE NOT UTILISED FOR DENSIFICATION



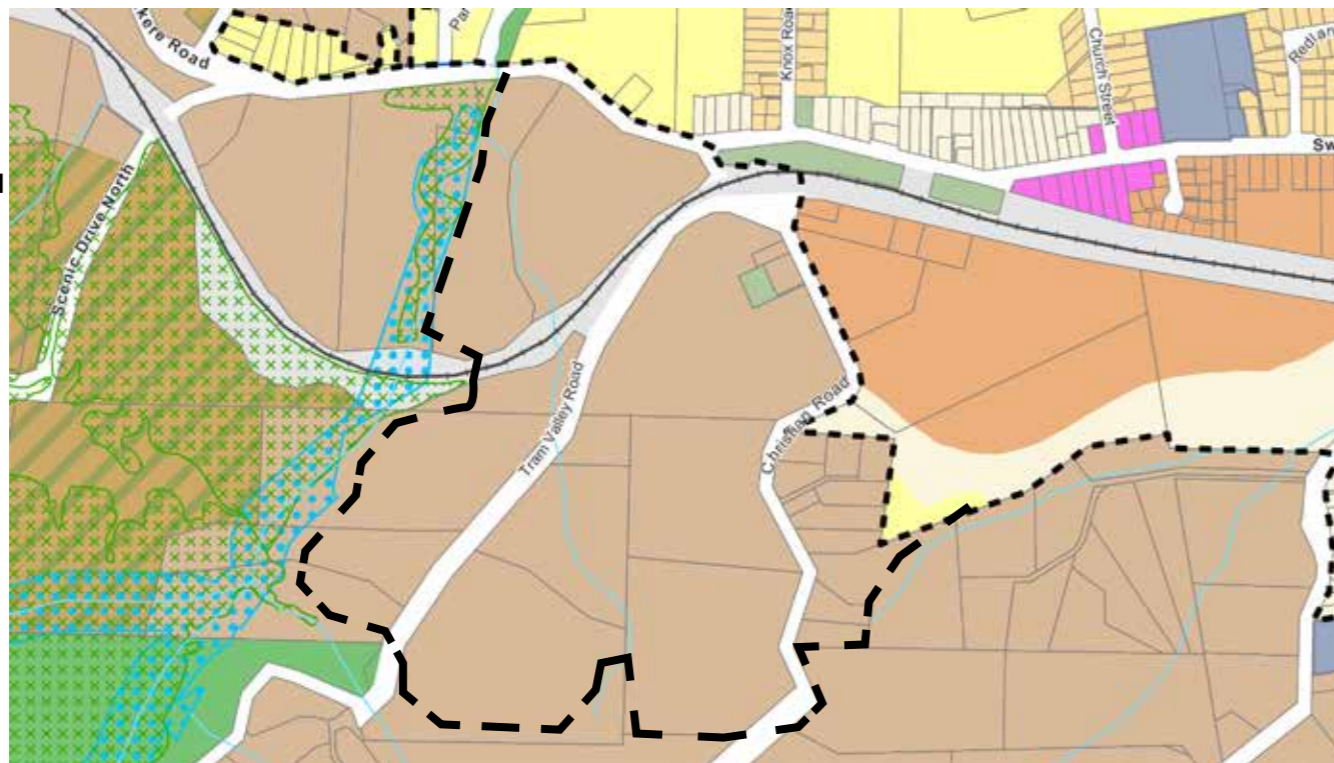
LOCATION Glen Eden
PAUP ZONING Single House
RELIEF SOUGHT Terrace Housing and Apartment Buildings or Mixed Housing Urban
EXPLANATION Allow for the opportunity to densify near the Town Centre with the aid of engineering solutions.



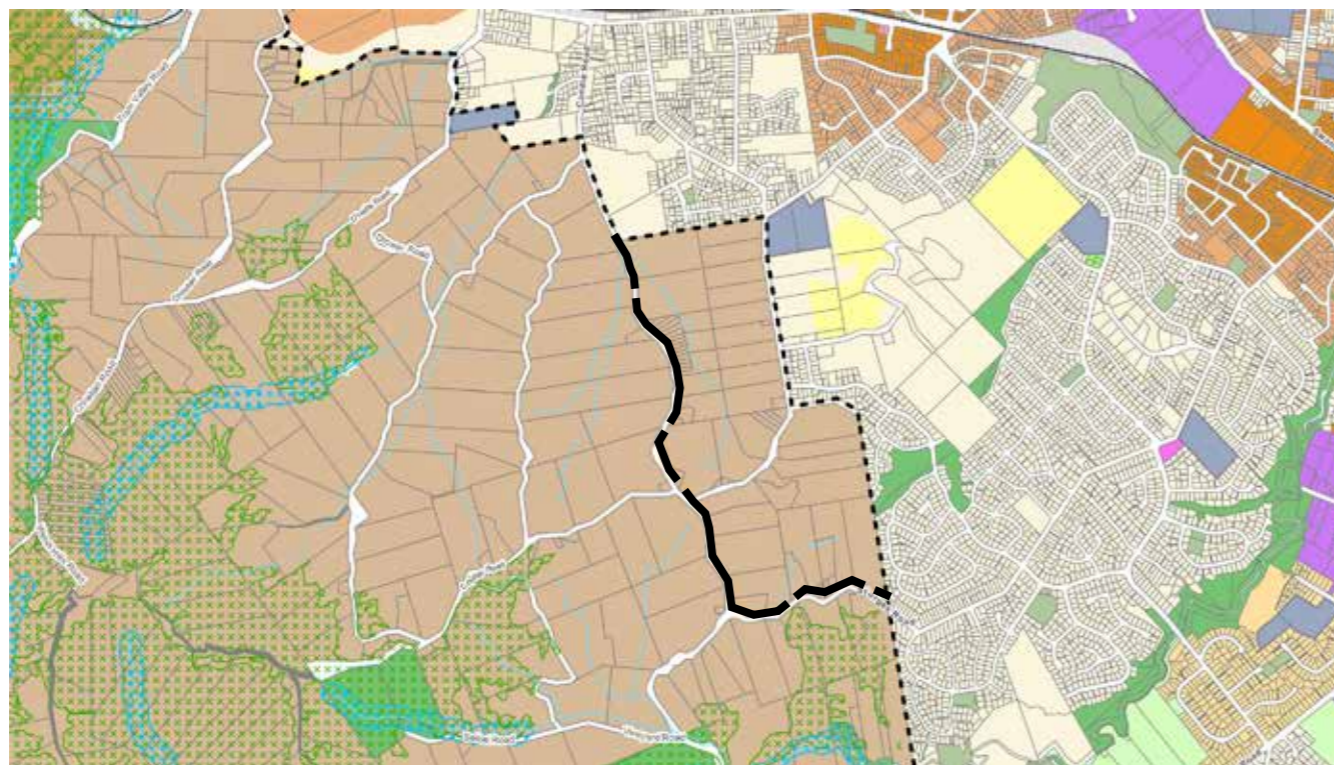
LOCATION Swanson
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Land adjoining public transport node not utilised for densification. Directly opposite Swanson Station which will be running with EMU trains.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

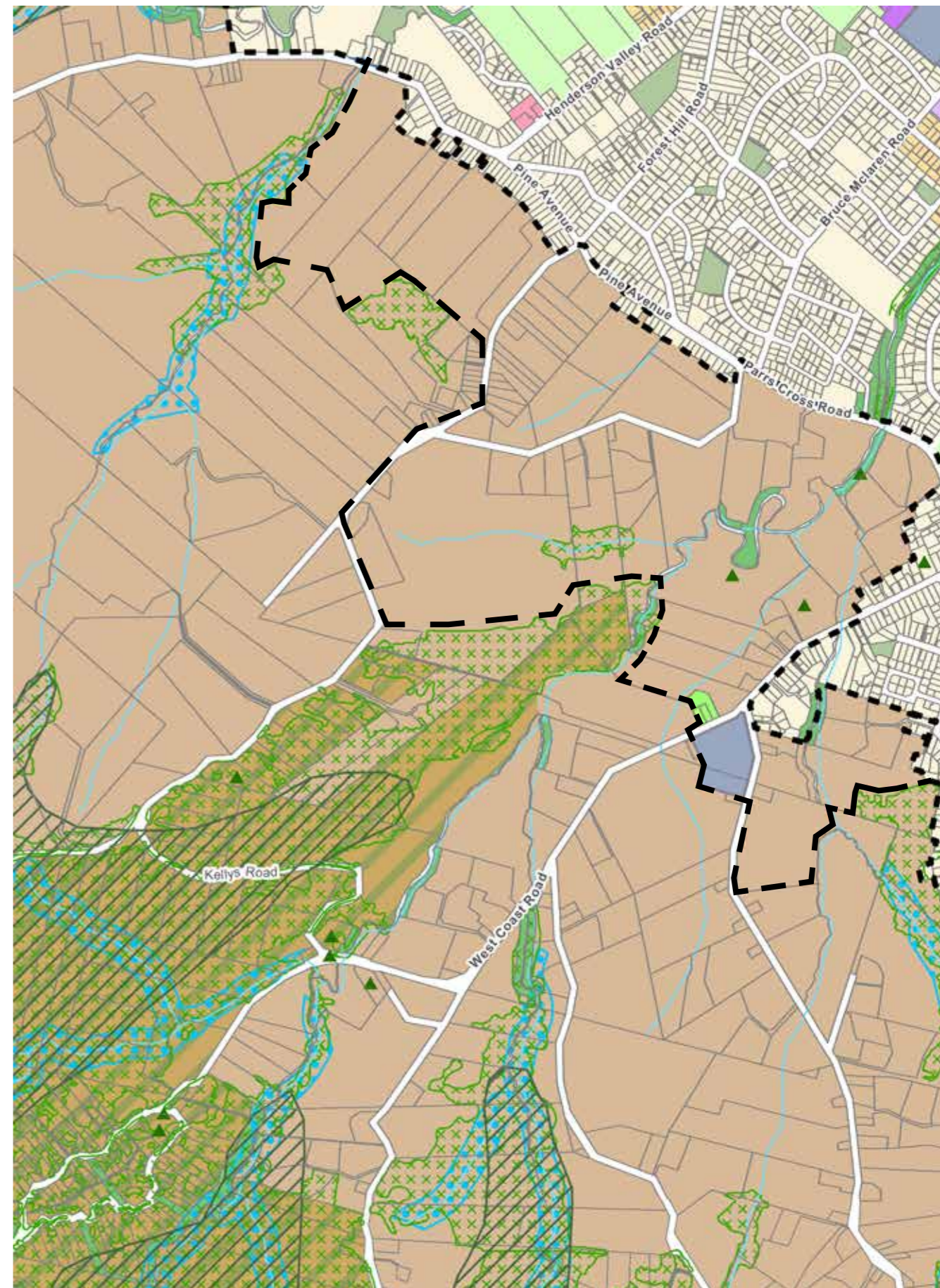
WAITĀKERE



LOCATION Swanson
PAUP ZONING Countryside Living
RELIEF SOUGHT Future Urban
EXPLANATION Failure to take full advantage of rail transport opportunity as well as proximity to employment zones. More work required to define RUB edge based on terrain and natural features. Extend RUB south along path of stream and moderate slope contour to south. Expand the Mixed Housing Urban zone. Lack of density around town centre.



LOCATION Candia & Sturges Rd, Swanson
PAUP ZONING Countryside Living
RELIEF SOUGHT Future Urban
EXPLANATION Lineal RUB does not follow topography and creates an unstable edge. Lineal edge fails to reflect natural patterns and underlying terrain. Ridgeline road alignment is a more logical and stable RUB edge. Recognise the environmental enhancement imperative of CL, however the same patterns of environmental enhancements should be able to be achieved through more intensive development - making it more cost effective.



LOCATION Oratia
PAUP ZONING Countryside Living
RELIEF SOUGHT Future Urban
EXPLANATION Under utilisation of resource in relation to existing settlement patterns, transport corridors and areas of employment. Instability created by existing urban on western road edge. Stream and SEA a more stable RUB boundary. Follow more dominant ridge road alignment. Consolidate Urban Structure/ Oratia by expanding to more logical RUB boundaries rather than using existing MUL as a default. Retain and enhance green network linkages.

LARGE GREENFIELD SITES - NOT UTILISED FOR DENSIFICATION

WAITĀKERE

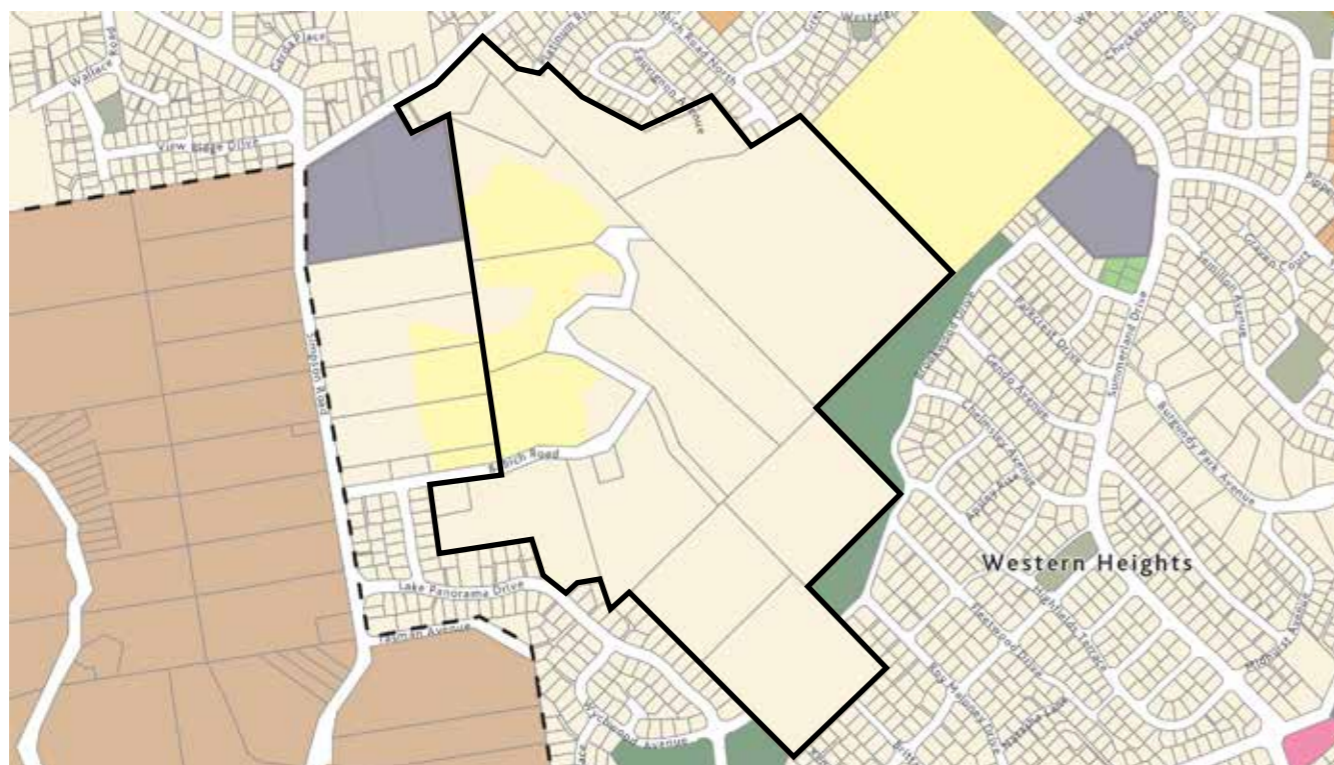


LOCATION Sturges Road- Henderson Valley Road and Bruce McLaren Road, Henderson Valley

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Suburban

EXPLANATION Large greenfield sites not utilised for intensification. Good public amenity leading to employment zones. Potential for residential density increase around greenways- the established Oratia Walk and Cycleway (right image) and an opportunity to extend and protect the Plumer Domain route (left image).



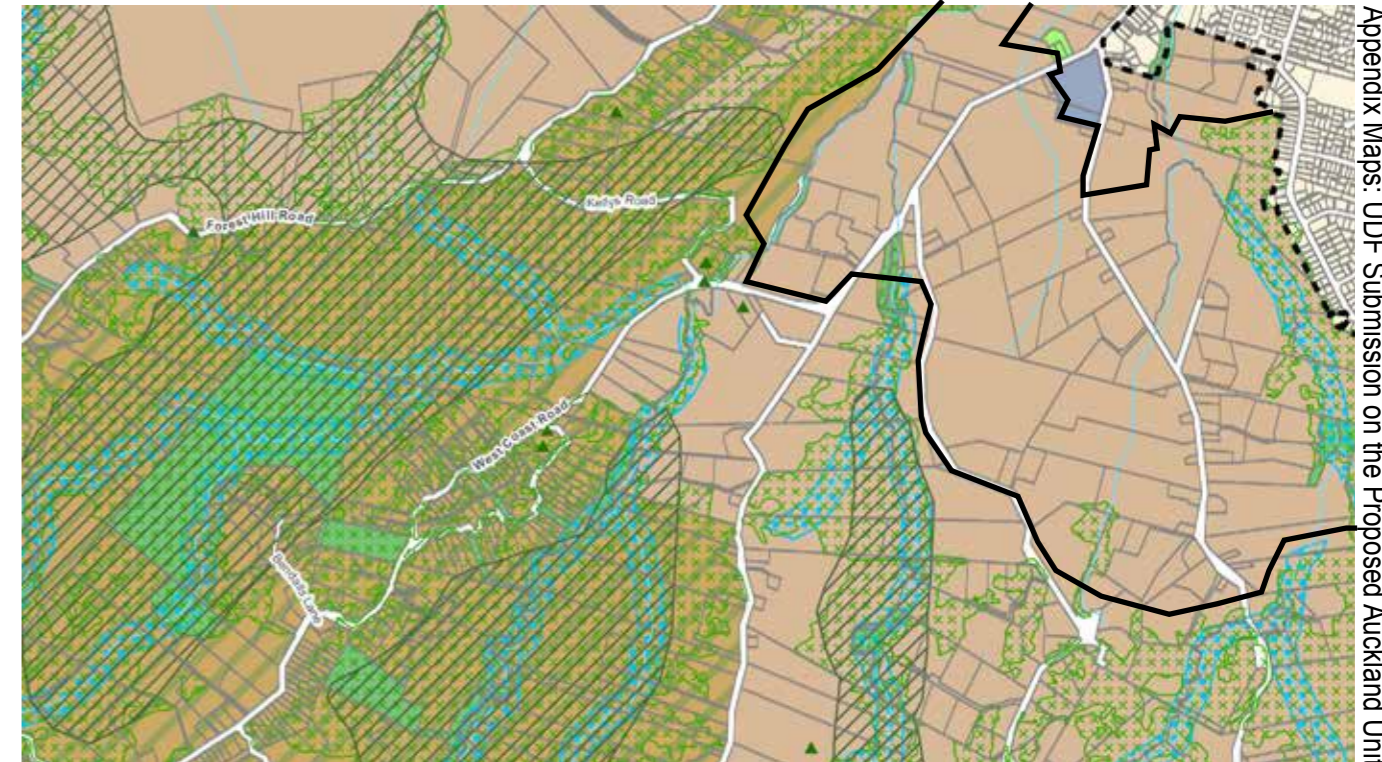
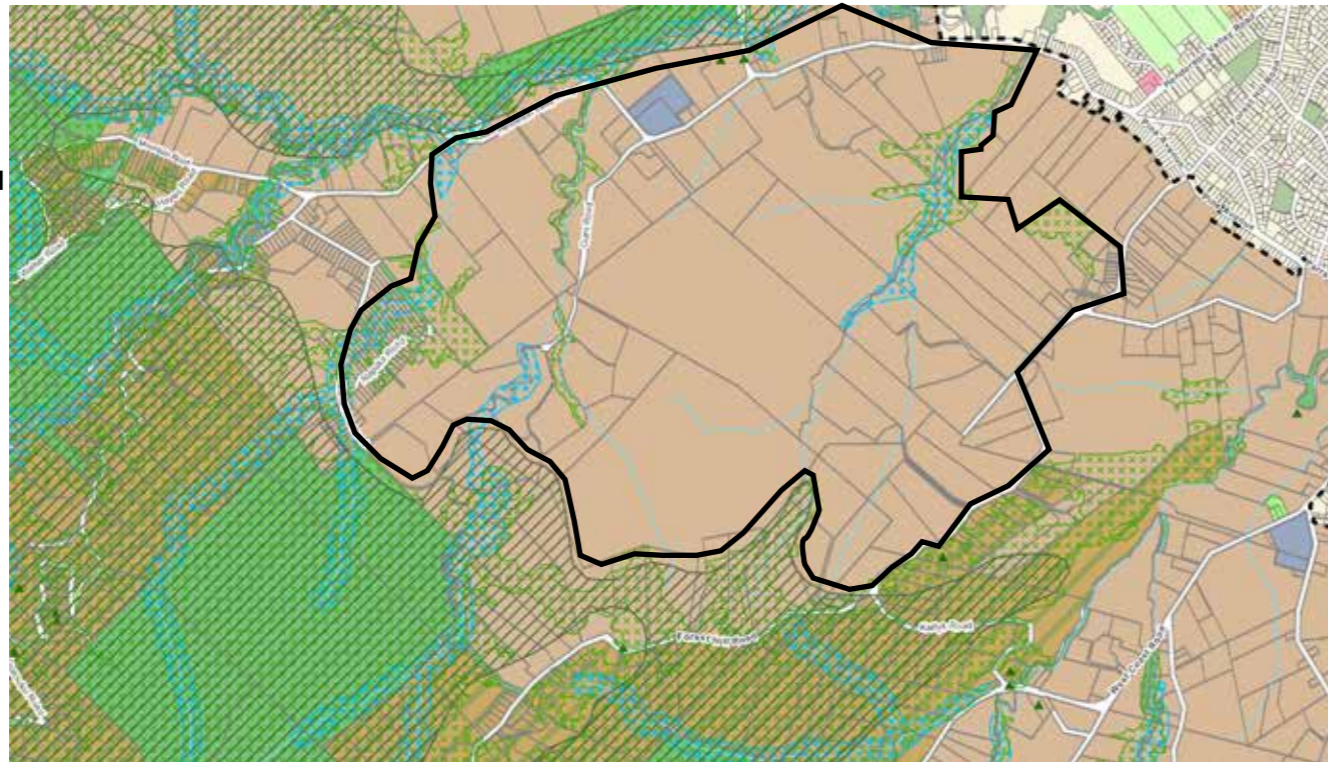
LOCATION Ranui

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Suburban

EXPLANATION Large greenfield site not utilised for intensification (Babich Precinct provisions). Land provides an opportunity for a well designed suburb within reasonable distance from railway stations (potential for greenways to develop with pedestrian/ cycling infrastructure).

WAITĀKERE



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Henderson Valley/ Oratia

PAUP ZONING Countryside Living

RELIEF SOUGHT Rural

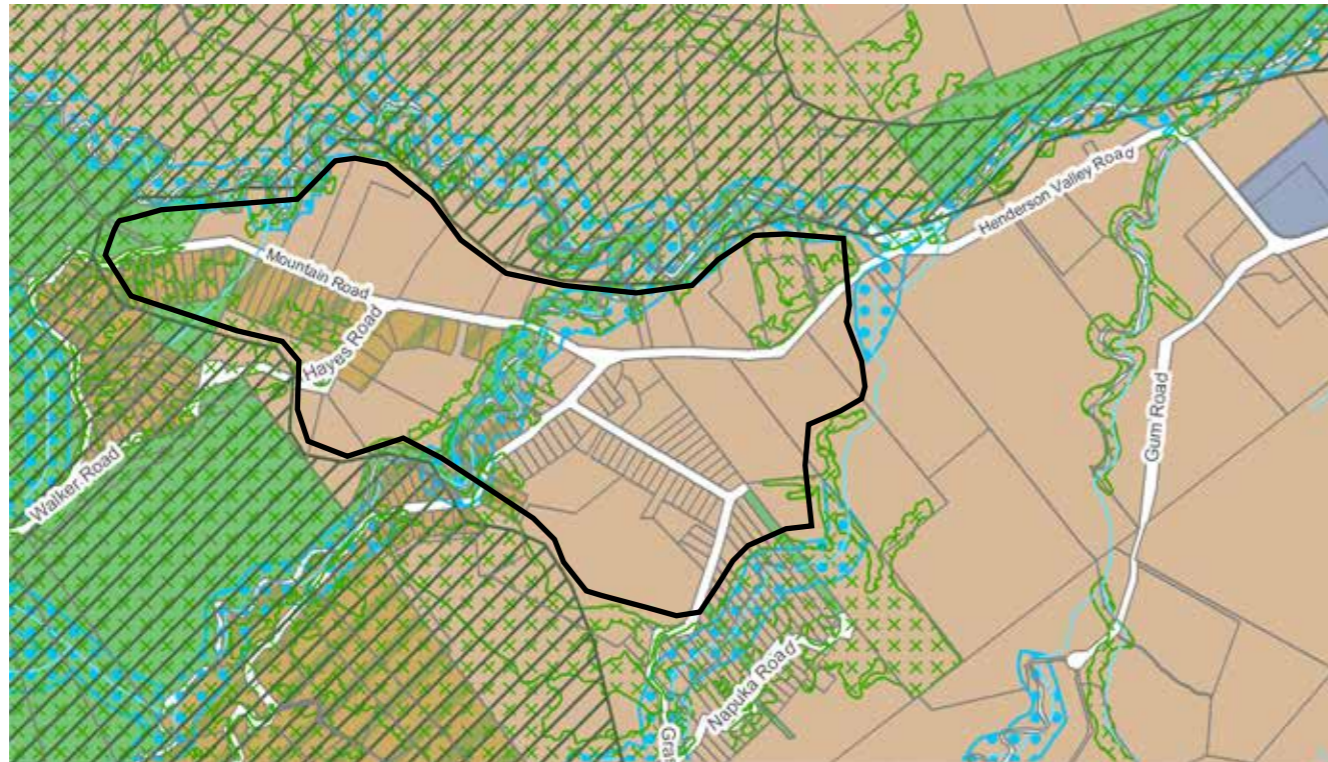
EXPLANATION Strategic Land Reserve, there is capacity for further (urban) development. Avoid CL due to increased future land costs of trying to retro-fit rural settlement structure. Follow natural catchment boundaries and physical features. Generally requires more rigour rather than using existing MUL and preventing further urban development through Countryside Living.

LOCATION Henderson Valley/ Oratia

PAUP ZONING Countryside Living

RELIEF SOUGHT Rural

EXPLANATION Strategic Land Reserve, there is capacity for further (urban) development. Avoid CL due to increased future land costs of trying to retro-fit rural settlement structure. Follow natural catchment boundaries and physical features. Generally requires more rigour rather than using existing MUL and preventing further urban development through Countryside Living.



LOCATION Henderson Valley/ Oratia

PAUP ZONING Countryside Living

RELIEF SOUGHT Rural and Coastal Settlement

EXPLANATION Consolidate existing urban settlement pattern in a rural setting.

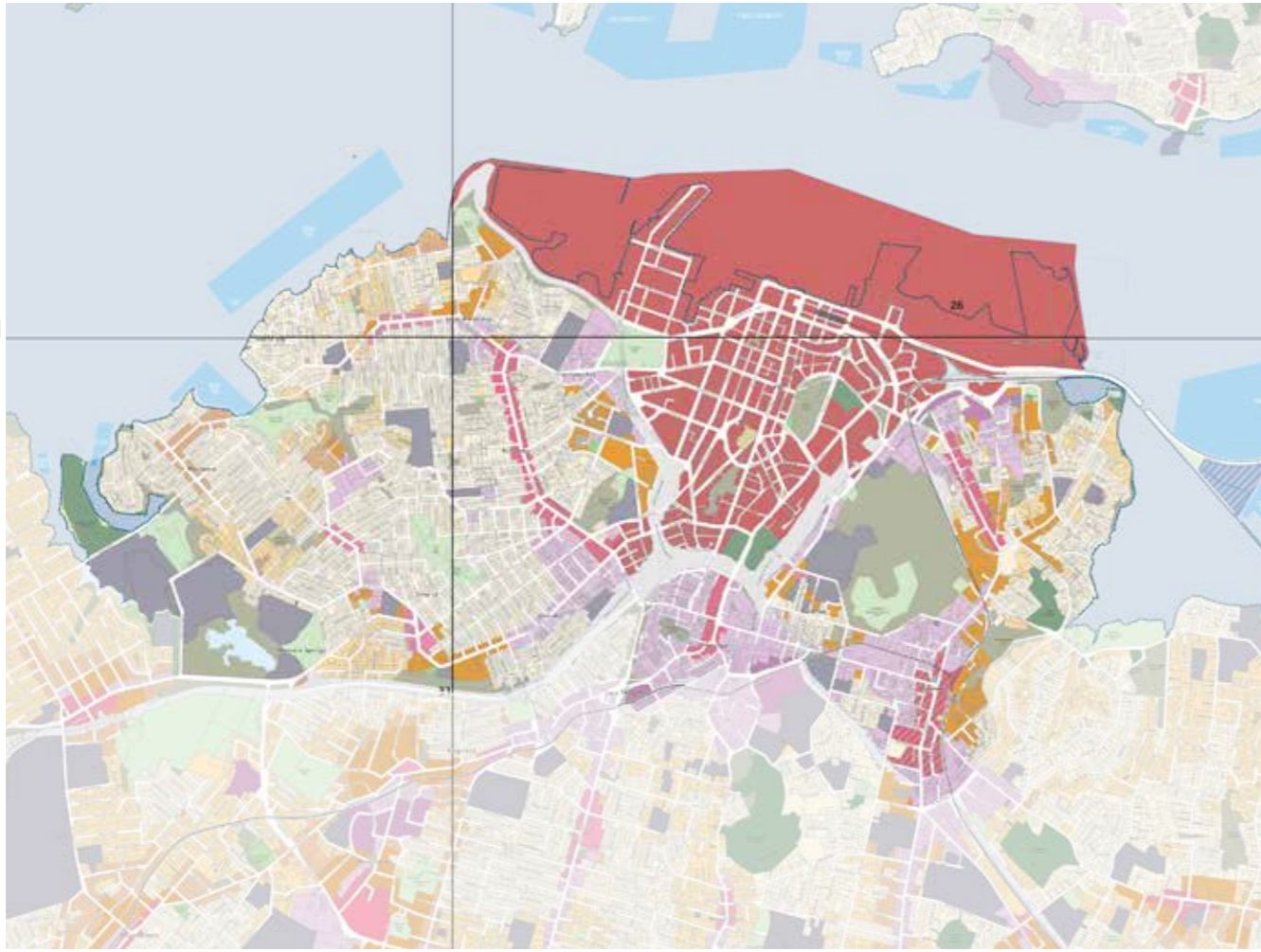
LOCATION Henderson Valley/ Oratia

PAUP ZONING Countryside Living

RELIEF SOUGHT Rural and Coastal Settlement

EXPLANATION Consolidate existing urban settlement pattern in a rural setting.

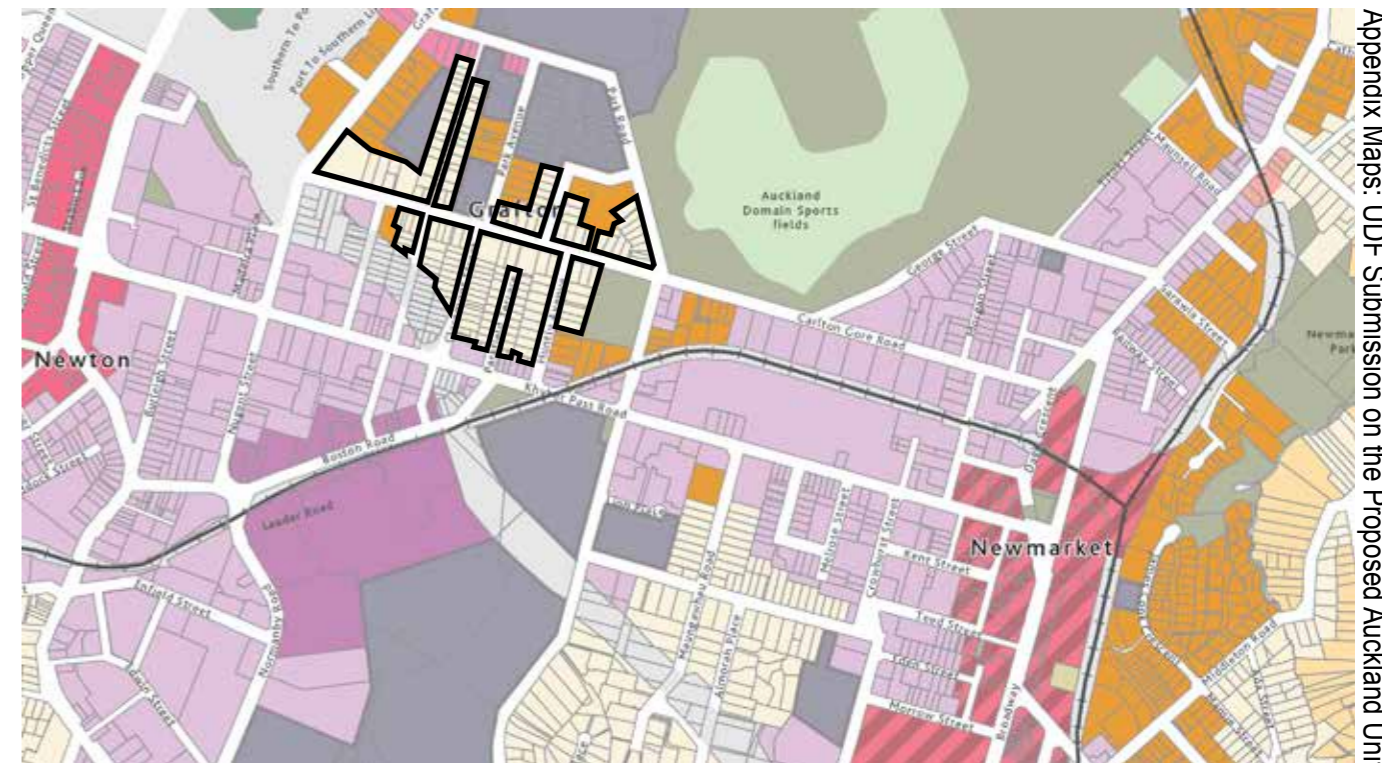
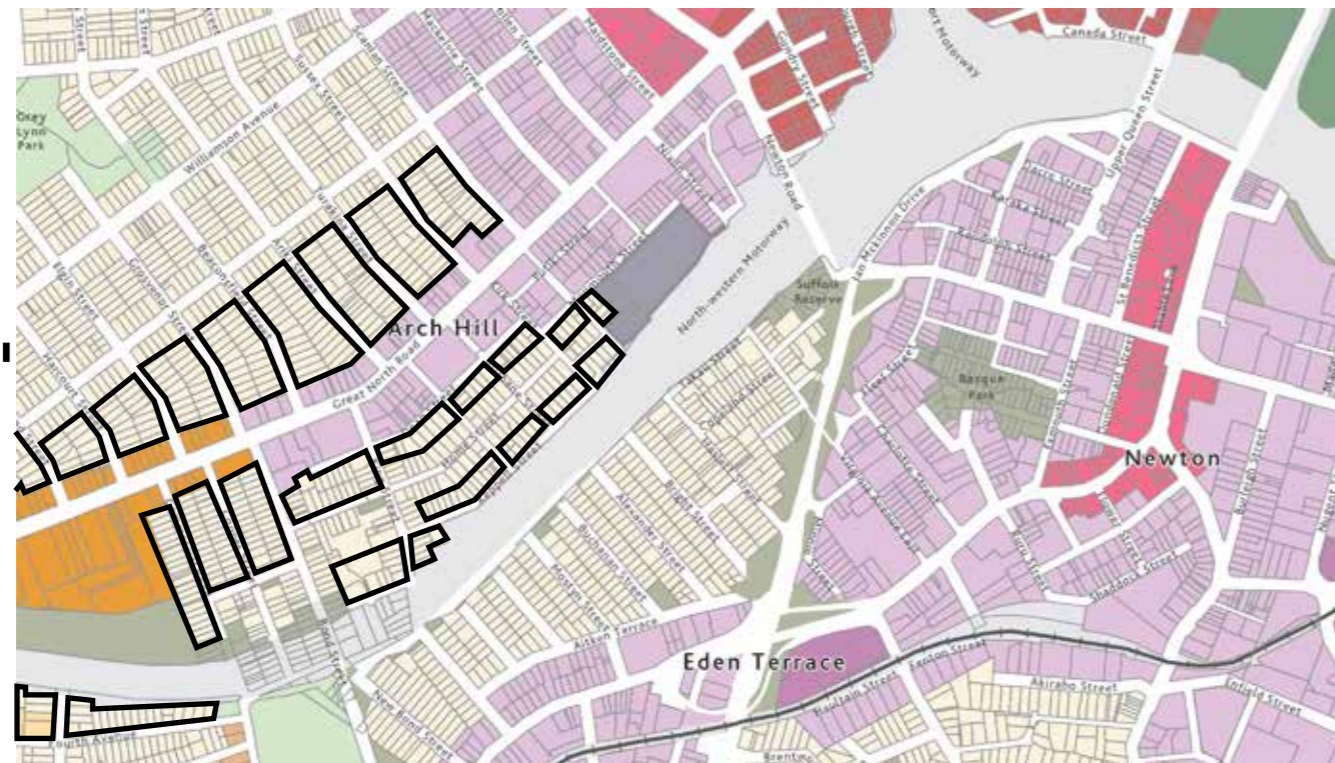
WAIITEMATA



OVERVIEW

- Inappropriate use of Single House zone to preserve heritage values. Protection of any heritage values should be covered by the Heritage Overlay.
- Heritage values and character can be retained with increased density, e.g. providing for a heritage villa to be redeveloped into 3-4 apartments without changing the exterior of the villa and street appearance.
- Need to prove better planning and design outcomes where building height limits are very different, e.g. Mixed Use zone 16.5m adjacent to 8 m Single House zone.
- Car Parking requirements need to reflect higher density residential development. Support a maximum of 1 park per unit in higher residential density zones and minimum of 1 park per unit in lower density zones – no visitor parking requirement – that is what streets are for.
- 3 storey development needs to be 12.5m building height.
- 4 storey development needs to be 16.5m building height.

WAITEMATA



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Great North Road, Arch Hill & Grey Lynn
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Inappropriate zone adjacencies. Central city location near transport links, CBD employment, shops and amenities. Provide more graduated intensity of residential zoning where adjoining Mixed Use/THAB. Up-zone the Arch Hill single house area adjoining the North-Western motorway to MHU/THAB. Mirror the Arch Hill residential up-zoning across the motorway in Kingsland.

LOCATION Grafton
PAUP ZONING Single House
RELIEF SOUGHT Terraced Housing and Apartment Buildings
EXPLANATION Grafton area should be up-zoned for more intensive residential due to its proximity to Auckland Hospital, the new University of Auckland campus, Newmarket Town Centre, Mixed Use employment, motorway and rail networks, CBD. Inappropriate “roll-over” of old low density residential zones to Single House zone.

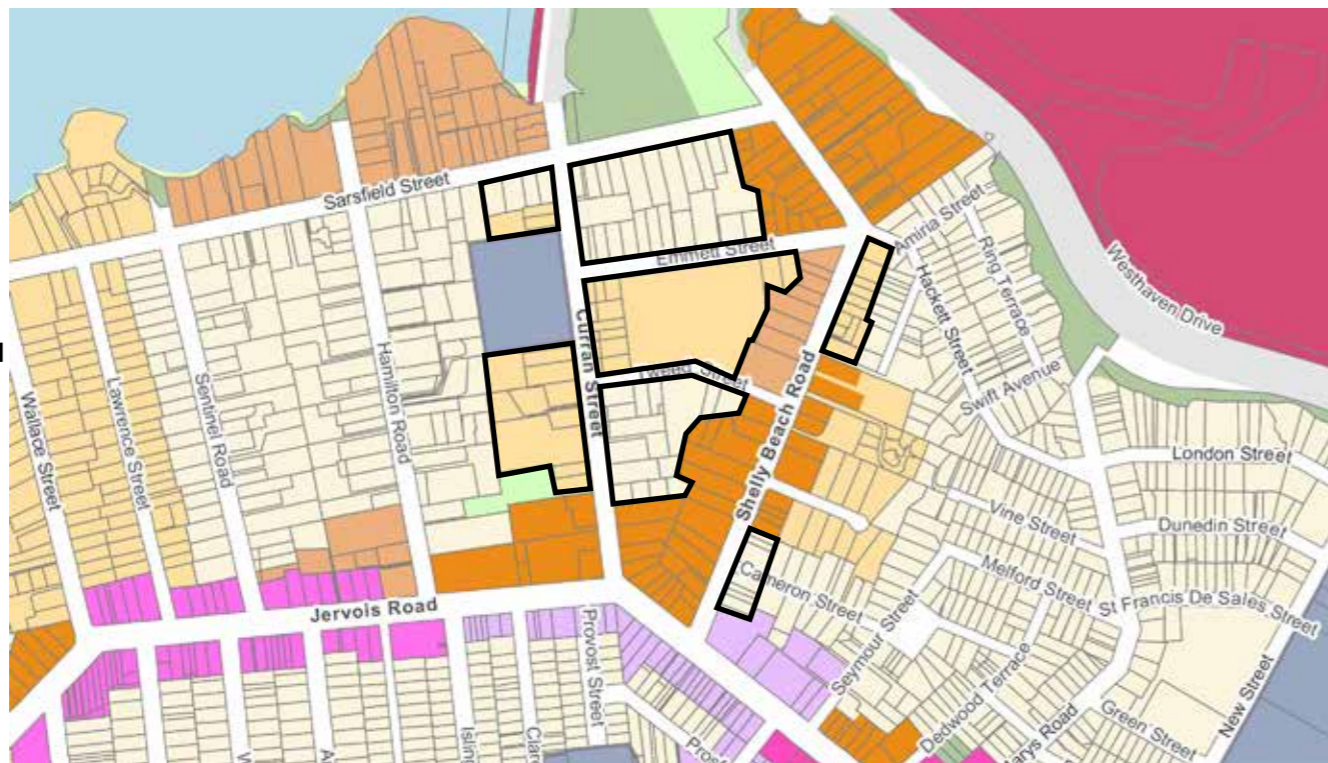


LOCATION Secombes Rd neighbourhood, Newmarket
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Secombes area should be up-zoned for more intensive residential due to its proximity to the new University of Auckland campus, Newmarket Town Centre, Mixed Use employment, motorway and rail networks, CBD. Inappropriate “roll-over” of old low density residential zones to Single House zone. Planning map overlays effectively preclude densification.

LOCATION Parnell Village
PAUP ZONING Single House
RELIEF SOUGHT Review provision of residential zoning to up-zone and remove Single House Zone
EXPLANATION Requires comprehensive Precinct Planning. Parnell area should be up zoned for more intensive residential due to its proximity to universities, Village Centre, Mixed Use employment, motorway and rail networks, CBD, Auckland Domain. Planning map overlays effectively preclude densification. Inappropriate use of Single House zone to preserve heritage values. Protection of any heritage values should be covered by the Heritage Overlay.

LAND IN MARKET-ATTRACTIVE AREAS NOT UTILISED FOR INTENSIFICATION

WAITEMATA



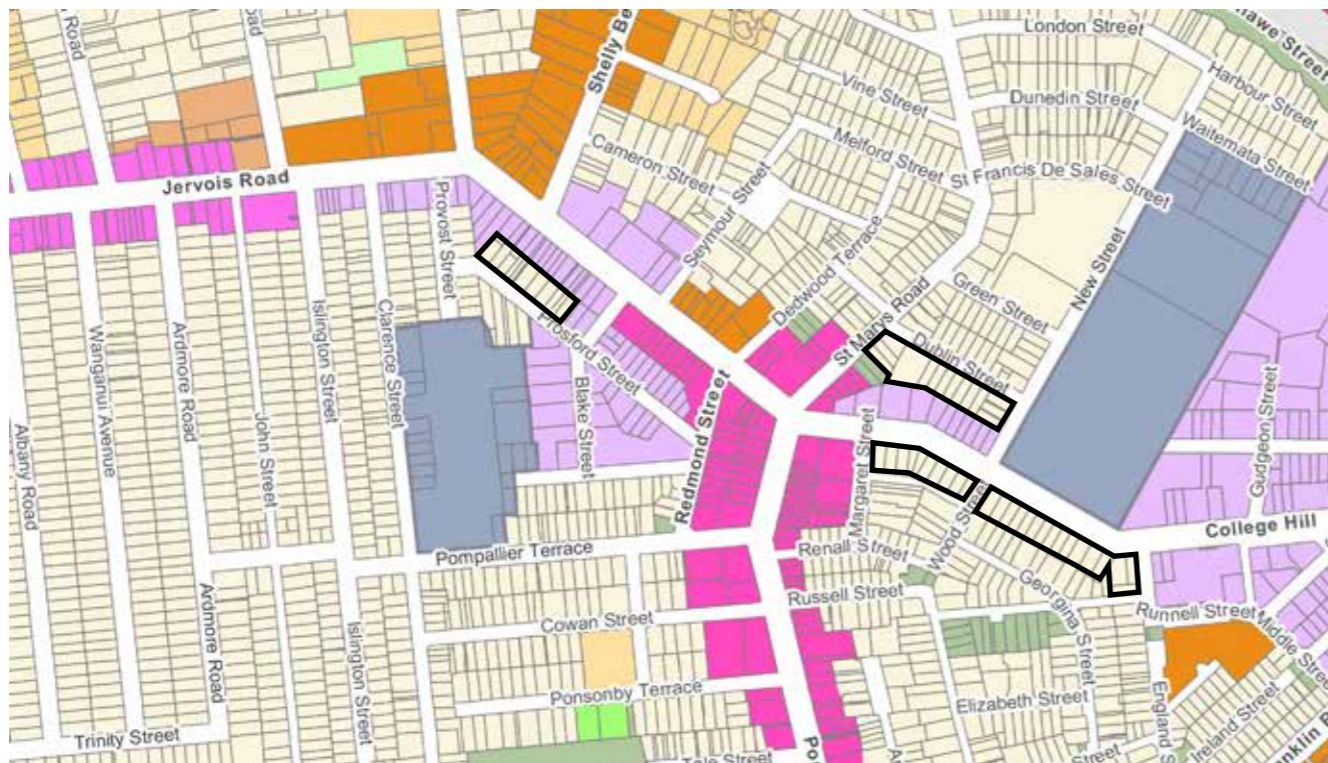
LOCATION Curran St, Shelly Beach Rd- Herne Bay
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Opportunity to up-zone a whole block in a location that is market attractive, near transport links, schools and shops.

LAND ADJACENT TO PHYSICAL OR VISUAL AMENITY NOT UTILISED FOR DENSIFICATION



LOCATION Cox's Bay Reserve- Westmere
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Opportunity to up-zone around the Cox's Bay Reserve that has high physical and visual amenity in an area close to schools and shops and in a location that is market attractive.

INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

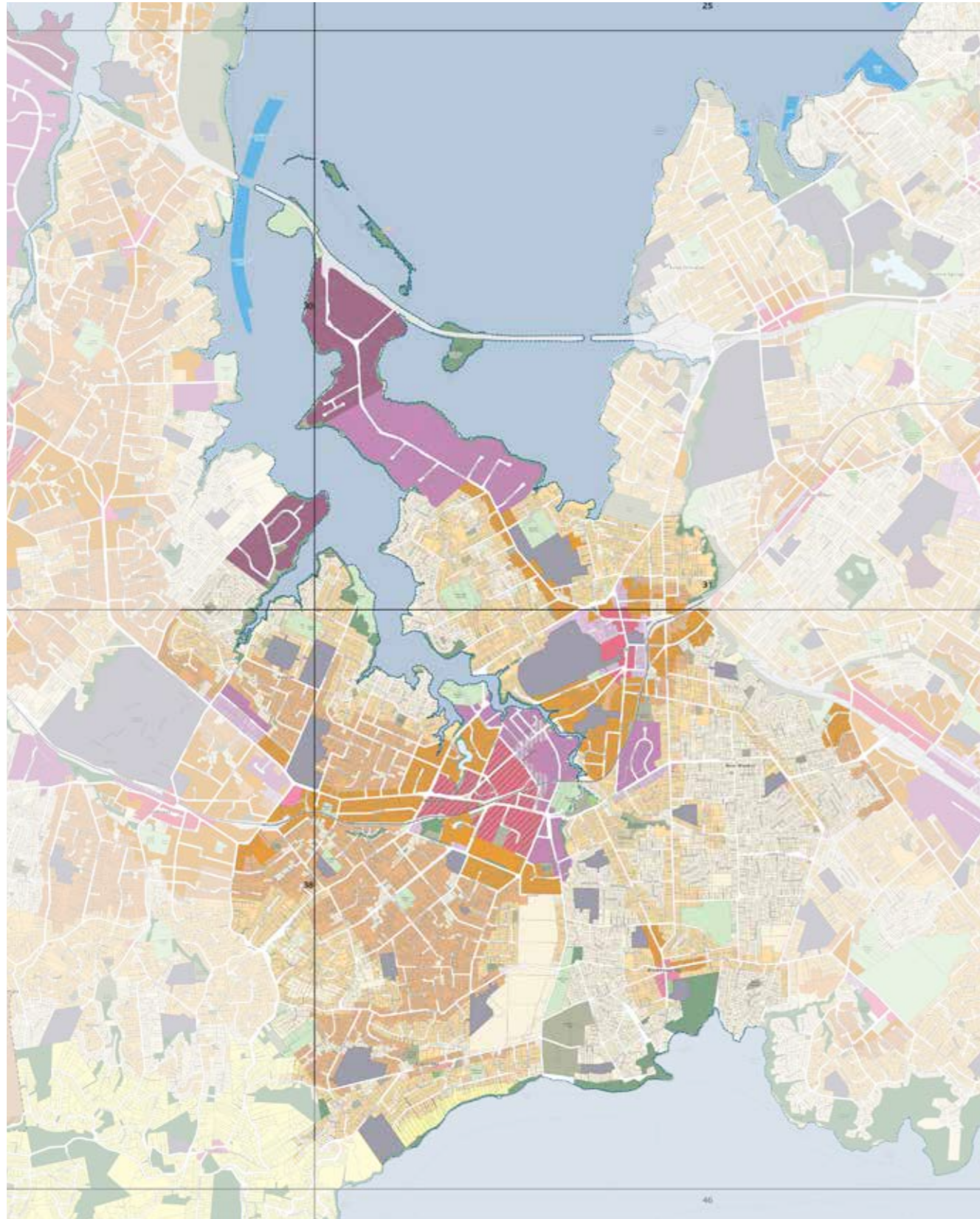


LOCATION College Hill, Ponsonby Road and parts of Jervois Road- Ponsonby
PAUP ZONING Mixed Use, Single House
RELIEF SOUGHT THAB along south College Hill, more graduated intensity of zoning (specifically building height)
EXPLANATION Encourage scale of zoning, specifically where Mixed Use/Single House zones adjoin. Reflect central location, encourage higher density development through provision for 3-6 storey apartment development. Enable a greater scale of development along Ponsonby Road by increasing the 12.5m height overlay to 16.5m (i.e. 3 storey to 4 storey).



LOCATION Herne Bay foreshore
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban
EXPLANATION Opportunity to up-zone all of the Herne Bay foreshore that is market attractive.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan



OVERVIEW

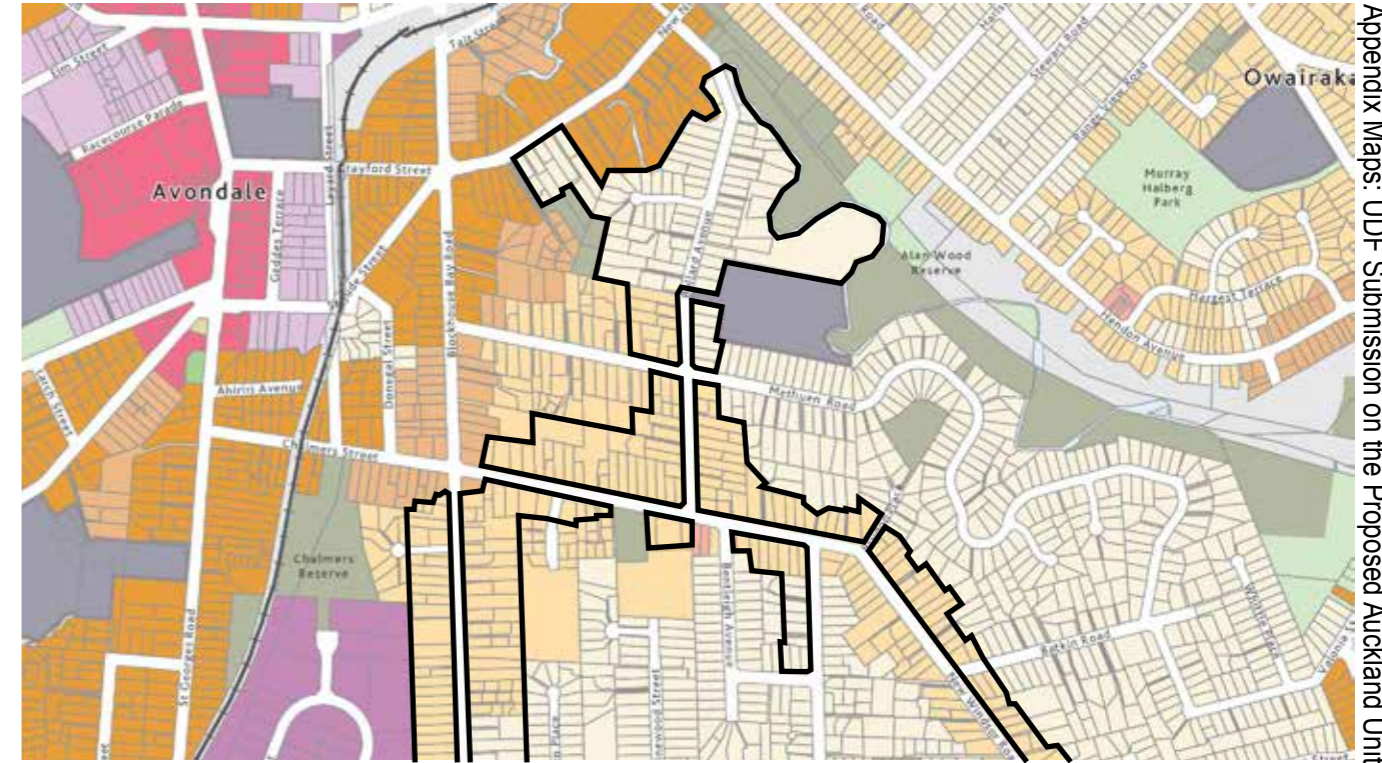
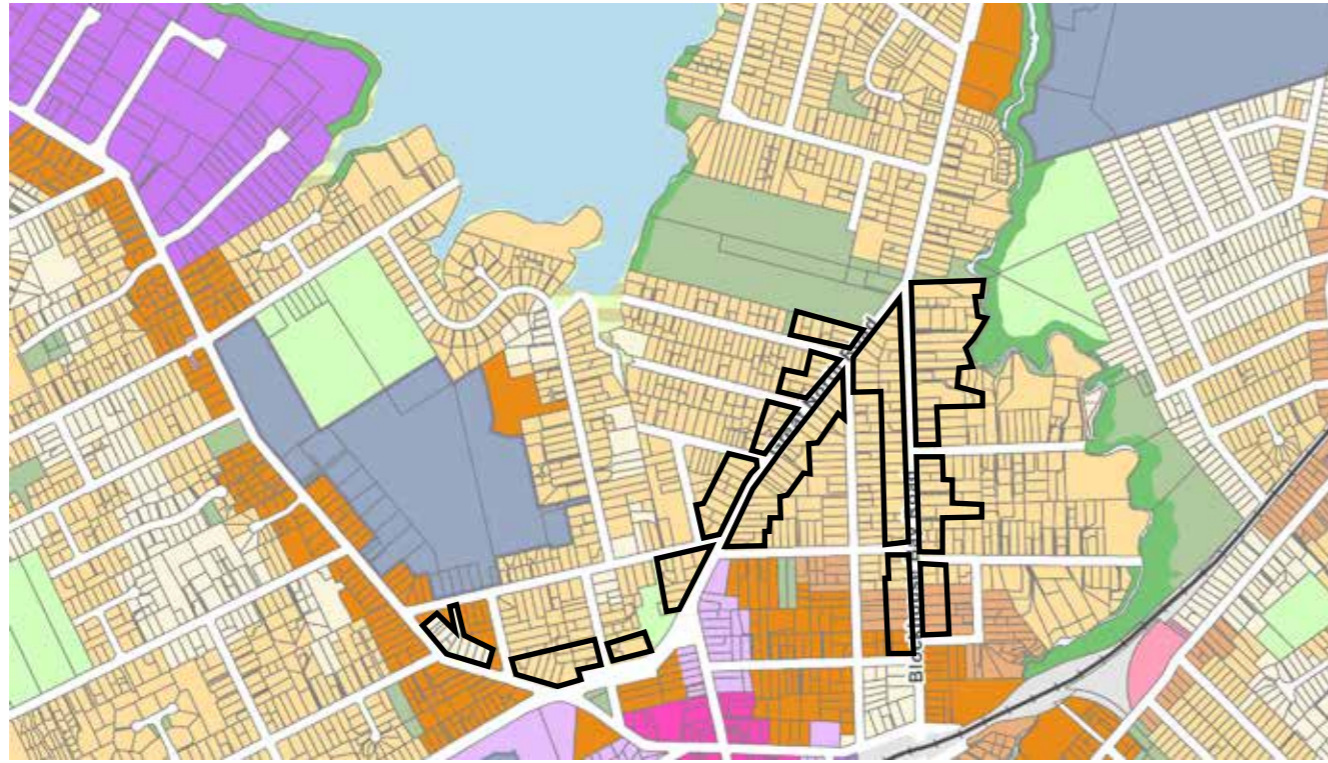
Within the context of the wider city the Whau region is a relatively central and well connected 'middle ring' area, well positioned for residential intensification.

Relief Sought (General Issues):

- Increase residential densities in areas where they can enhance legibility and value of urban structure, e.g.. reinforcing Town Centres, ridgelines and movement paths between Town Centres and other nodes.
- Increase residential density along major streets and arterials – without displacing business, economic and servicing activities, e.g.. maintain/encourage businesses under residential along Great North Road.
- Increase residential densities in areas with higher visual and open space amenity – water, greenspace- e.g.. adjacent to Heron Park, Phyllis Street Reserve, Alan Wood Reserve, Hendon Park.
- Maintain value of major recreational and green space amenities, (e.g.. Titirangi Golf Course, Avondale Race Course) linked or close to Metropolitan/Town Centres (New Lynn, Blockhouse Bay, Avondale) and areas of high residential density.
- Defer increasing residential densities in: (i) Avondale Peninsula Industrial zones – in the medium term, the area seems well situated for locality and transport. Displacement of industrial activities would likely introduce transport and other inefficiencies into the wider regional context. (ii) Whau waterfront to north Kelston – for the immediate future, the visual and recreational amenity of this area is significantly retarded by overhead power lines.

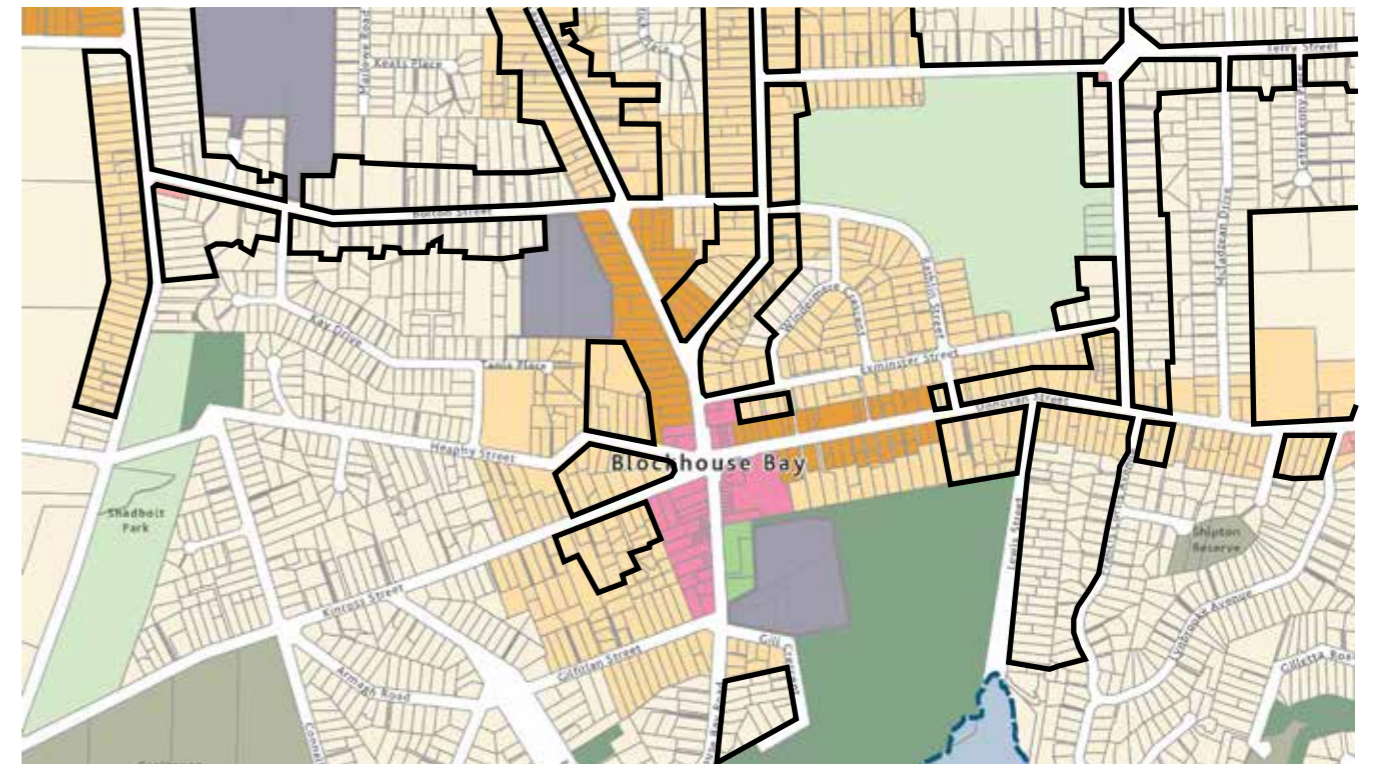
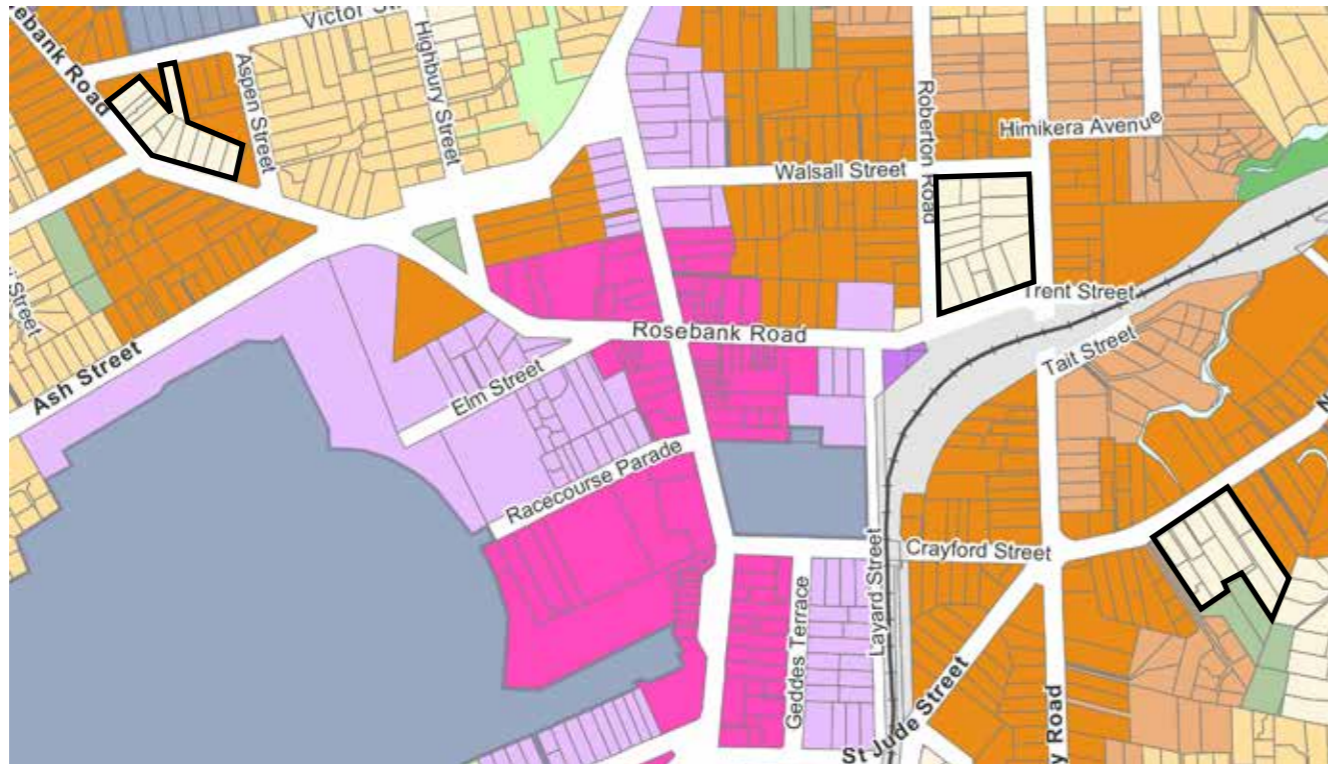
INAPPROPRIATE LOW PROVISION FOR DENSITY AROUND A TOWN OR METROPOLITAN CENTRE

WHAU



LOCATION Avondale Town Centre
PAUP ZONING Single House, Mixed Housing Suburban, Mixed Housing Urban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Sites positioned along or close to arterial (and public transport) routes. Close to Avondale Town Centre. Should be zoned to support higher densities.

LOCATION South Avondale - New Windsor
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION THAB would provide additional height/density along New Windsor Road and Blockhouse Bay Road ridges and align additional density with view and daylight amenity. THAB & MHU would provide additional height/density along Blockhouse Bay Road (south of New Windsor Rd) and Whitney Street with an increase in the legibility of 'north/south' visual/movement links connecting the neighbourhood to surrounding town centres.

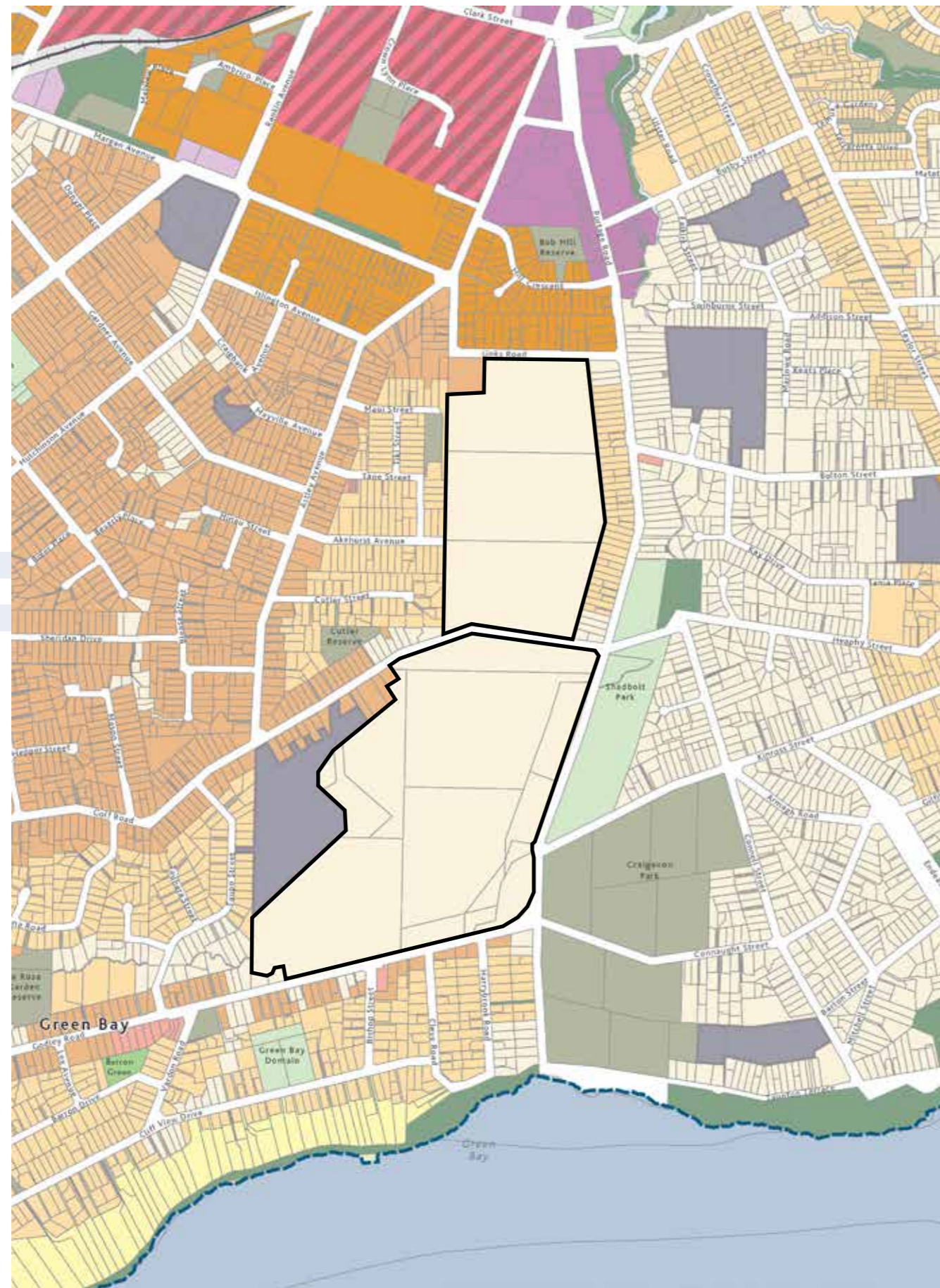


LOCATION Central Avondale
PAUP ZONING Single House
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION Islands of SH within THAB zoning in close proximity of Town Centre should be zoned optimally to support higher densities.

LOCATION Blockhouse Bay Town Centre
PAUP ZONING Single House, Mixed Housing Suburban
RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings
EXPLANATION SH and MHS zoning doesn't make use of proximity to Town Centre. Highly sought after residential area where high land values would support apartment type investment and development. Near Town Centre: Recommend THAB or Mixed Use with conditions that 2+ levels of THAB to be provided over any non-residential use(s) below. Significant movement streets linking Town Centres: MHU & MHS provides additional density along Margate Road/Mary Dreaver Street link, Terry Street & Bolton Street with an increase in legibility of 'east/west' visual/movement links within the neighbourhood.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

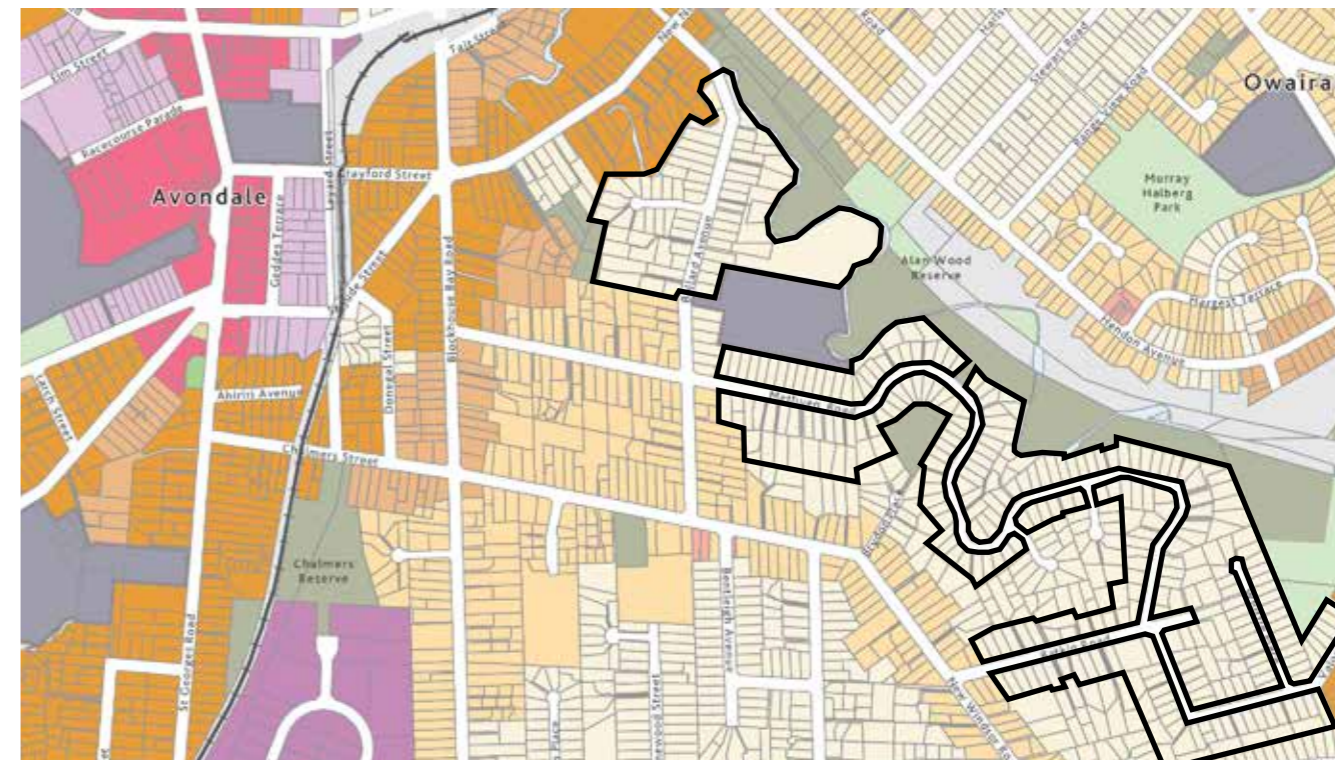
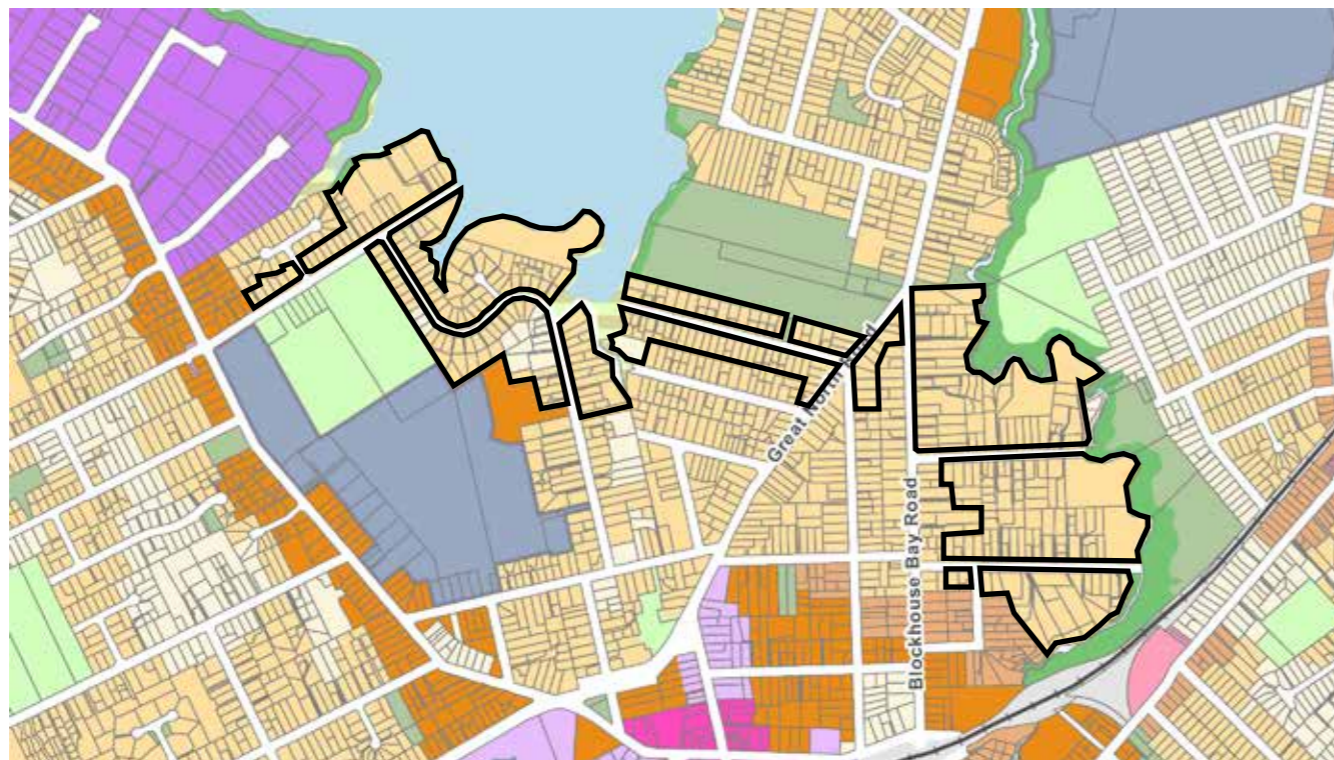
WHAU



LOCATION New Lynn Metropolitan Town Centre and environs
PAUP ZONING Single House, Mixed Housing Urban
RELIEF SOUGHT Terrace Housing and Apartment Buildings
EXPLANATION SH, MHS and MHU zoning doesn't make full use of proximity to metropolitan centre. Sought after residential area where location would support apartment type investment and development.

LOCATION Titirangi Golf Club
PAUP ZONING Single House
RELIEF SOUGHT MHU/MHS with appropriate areas of Public Open Space
EXPLANATION Underlying zoning should reflect proximity to Metropolitan Centre. Precinct plan is required for a potential intensive housing development.

WHAU



Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

LOCATION Avondale Town Centre

PAUP ZONING Single House, Mixed Housing Suburban

RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings

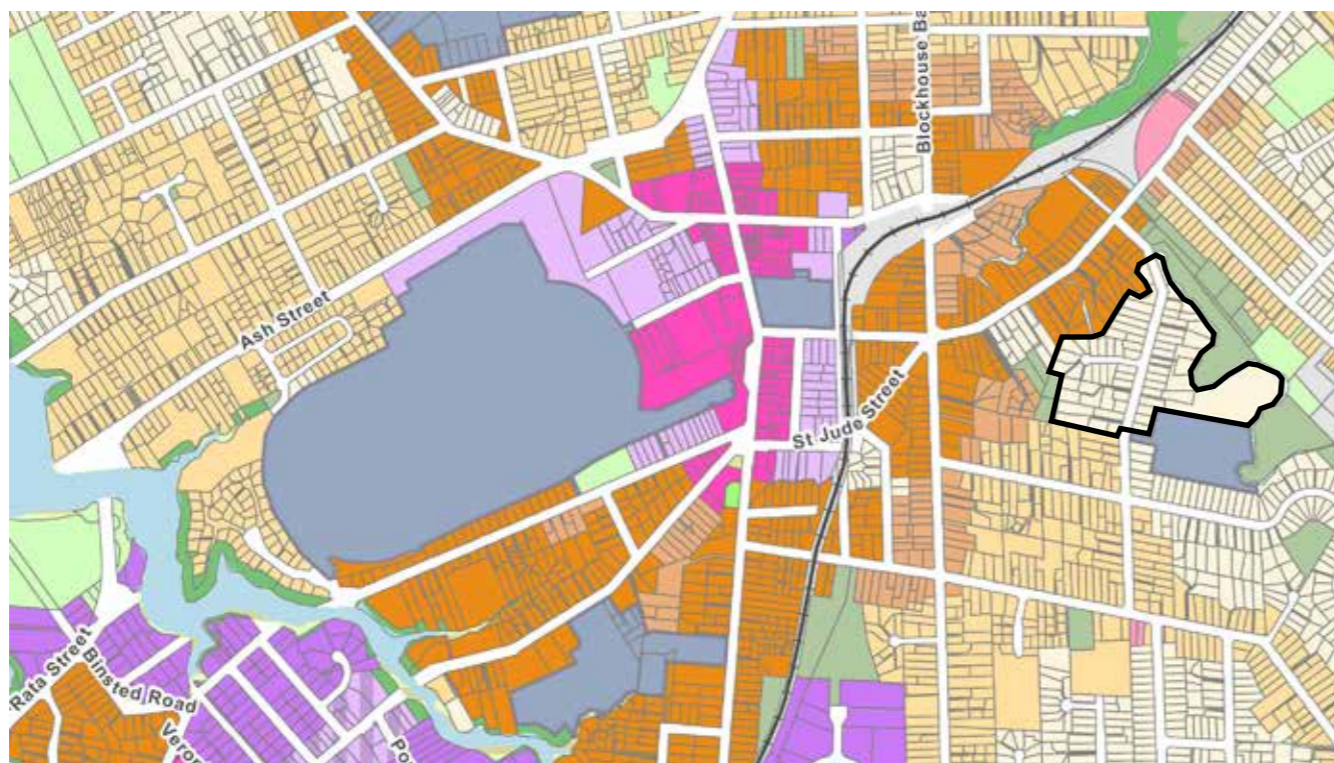
EXPLANATION Sites close to coastal water amenity (and/or existing and proposed rehabilitated green space amenity over State Highway 20 extension) should be zoned optimally to support higher densities.

LOCATION South Avondale - New Windsor

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings

EXPLANATION Sites close to proposed rehabilitated green space amenity (over State Highway 20 extension) should be optimally zoned to support higher densities.



LOCATION Avondale Town Centre

PAUP ZONING Single House

RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings

EXPLANATION Sites close to coastal water amenity (and/or existing and proposed rehabilitated green space amenity over State Highway 20 extension) should be zoned optimally to support higher densities.

INAPPROPRIATE ZONE ADJACENCIES

WHAU



LOCATION New Lynn Metropolitan Town Centre and environs

PAUP ZONING Terrace Housing and Apartment Buildings

RELIEF SOUGHT Mixed Use (with conditions), Terrace Housing and Apartment Buildings

EXPLANATION Current proposed zoning has less than optimal existing adjacencies of MTC/THAB and THAB/LI. MU close to Metropolitan Centre with condition that 2+ levels of THAB to be provided over any non-residential use(s) below on Great North Road, Rata Street and Delta Avenue to allow and maintain Business activity within the public street space.

LAND ADJOINING PUBLIC TRANSPORT NODE NOT UTILISED FOR DENSIFICATION



LOCATION Avondale Town Centre

PAUP ZONING Mixed Housing Suburban

RELIEF SOUGHT Mixed Housing Urban, Terrace Housing and Apartment Buildings

EXPLANATION Sites positioned along or close to arterial (and public transport) routes. Close to Avondale Town Centre. Should be zoned to support higher densities.



LOCATION New Lynn Metropolitan Town Centre and environs

PAUP ZONING Terrace Housing and Apartment Buildings

RELIEF SOUGHT Mixed Use (with conditions), Terrace Housing and Apartment Buildings

EXPLANATION Current proposed zoning has less than optimal existing adjacencies of MTC/THAB and THAB/LI. MU with condition that 2+ levels of THAB to be provided over (vertical zoning) any non-residential use(s) below on Great North Road, Rata Street and Delta Avenue to allow and maintain Business activity within the public street space. Delta Avenue to allow business/Light Industry to street and maintain residential link over proposed future Whau River bridge link to Wingate Street residential.

Appendix Maps: UDF Submission on the Proposed Auckland Unitary Plan

