

Motu Design supports the proposed approach taken to have different development standards for when 4 or more residential units as proposed in the THAB and MHU zone. We also support the inclusion of the additional controls, objectives, and policies, matters of discretion and assessment criteria being introduced for the Residential zones. We consider that these are essential to ensuring the creation of residential environments that can support community and whanau health and well-being whilst also being resilient to climate change and contemporary socio-economic challenges. We strongly support the requirement for Deep Soil area and canopy tree provision (H5.6.19 and H6.6.20).

However, we continue to be opposed to the requirement of the MDRS to essentially upzone the majority of the city to Mixed Housing Urban, without any consideration of context the quality of residential development that will follow; and the relatively blunt approach taken to the implementation of the NPS-UD. This includes the lack of consideration given to our unique landscape and the impact that has on city form, character and amenity, in addition to sustainability of our eco-systems.

Therefore, we request the following changes:

## **1. Additional Qualifying Matters**

That the following qualifying matters are included and addressed by way of overlays and the creation of new 'special character areas' based on landscape values with associated zone changes.

### **Volcanic Landscape and landscape amenity supporting areas**

- In addition to existing provisions related to outstanding natural features and volcanic view shafts. Limit building heights (through zone changes) within specific areas to respect topography and unique landforms that make significant contribution to character and amenity of Tamaki Makaurau and support identified outstanding nature features.

### **Coastal and public space amenity supporting areas.**

- Reduction in building height to avoid shading effects that would reduce the usability and value to community of adjoining areas, including local parks and public spaces as well as regionally significant beaches.

### **Ecological corridors and Ecological supporting areas**

- Reduction in building coverage, increase in landscape area and/or deep soil and tree provisions.

## 2. Urban Neighborhood Plans and Precinct Plans

For areas that are within walkable catchments, the development of Local Board - Urban Neighbourhood Plans should be provided for within the Regional Policy Statement and in the objectives and policies of the THAB, Mixed Use and Centre Zones, to better support the creation of a well-functioning urban environment.

These are to identify and support improvements in street and public space design, including (but not limited to) new and improved walking and cycling connections, landscape amenity, safe play spaces and any detailed planning requirements to better support the social, cultural, and economic needs of the local community. They could also be used to development place specific development controls related to built form such as building heights and street frontage controls.

This is conjunction with the ongoing use of precinct plans and other bespoke area specific provisions that support integrated planning and location specific design and development outcomes. This can also enable development potential to be maximized whilst ensuring context sensitive approaches to manage the effects of development on local environments and sensitive activities to better achieve well-functioning urban environments. An example of this could be addressed is referred to in the section below.

## 3. THAB Zone

- a) Include and/or improve the proposed objectives and policies to include reference to Urban Neighbourhood Plans, to ensure compatibility between buildings of varying heights, and to better support the climate and ecological matters.

An example of this is as follows:

### **H6.2 Objectives**

*(B1) A relevant residential zone provides for a variety of housing types and sizes that respond to –*

*i Housing needs and demand; and*

*ii The neighbourhood's planned urban built character, **including buildings ranging in height from three to six stories,***

***iii the local context and character of the area, including topography, landscape character, street type, proximity of services and public open spaces.***

*iiii. any outcomes identified in a local urban neighbourhood plans as applicable to the site or proposed activity.*

(5) Development, **inclusive of tree planting**, contributes to a high-quality built environment that is resilient to the effects of climate change.

(9) Development is enabled on sites subject to **and adjoining** significant ecological areas where it provides for the protection and management of the significant ecological values

- b) We do not support the Height in Relation standard for developments containing four or more dwellings and any other development outside a walkable catchment. Recommend the following:

Buildings **within 21.5m from the frontage** must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.2 below.

**Buildings 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along the side boundaries as shown in Figure H6.6.6.1 Height in relation to boundary for up to three dwellings**

- c) We do not support the Height in Relation standard for developments containing four or more dwellings and any other development within a walkable catchment. Recommend the following:

(1B) Buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point ~~19m~~ **11m** vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four or more dwellings and any other development within walkable catchments below; and

(1C) Buildings 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point ~~8m~~ **4m** vertically above ground level along the side boundaries as shown in ~~Figure H6.6.6.3 Height in relation to boundary for four or more dwellings and any other development within walkable catchments below.~~ **Figure H6.6.6.1 Height in relation to boundary for up to three dwellings**

- d) We would support a 5m deep rear yard for development of four or more dwellings if considered appropriate on area specific basis that for example is identified in an Urban Neighborhood Plan.
- e) Clarify assessment criteria for building on side boundaries and not providing a side yard on sites with a walkable catchment.

- f) Suggest that Dairies or food retailers up to 100m<sup>2</sup> gross floor area per site, within walkable catchments are PERMITTED.
- g) Suggest that Offices up to 100m<sup>2</sup> gross floor area per site, withing walkable catchments are PERMITTED