Planning for successful cities - a proposed National Policy Statement on Urban Development

Submission Reference no: 10
The details of this submitter has been withheld from publication.
Submitter Type: Individual
Source: Web Form
Overall Position: Neutral

Clause
Question 1. Do you support a national policy statement on urban development that aims to deliver quality urban environments and make room for growth? Why/Why not?
Position
Yes
Notes
Look to the Brown stones of USA and housing estates of UK, this is not what we want, learn from their mistakes, look to what they are replacing these structure with.

Clause
Are there other tools under the RMA, other legislation or non-statutory tools that would be more effective in achieving a quality urban environment and making room for growth?
Notes
Common sense, no building withing 1km of any waterway even on farms 500 metre setback

Clause
Question 2. Do you support the approach of targeting the most directive policies to our largest and fastest growing urban environments? Why/why not?
Position
No
Notes
Warkworth is slowly growing they want skateboard parks and swimming pool, yet the bulk of the region has unsealed, potholed roads and no footpaths. want to know why community's are not connect, it is not safe to or it is impossible to walk anywhere

Clause
Do you support the approach used to determine which local authorities are categorised as major urban centres? Why/why not?
Notes
No, if you have already allowed areas to start developing you must support them. I watched a Billy Connolly docco the other day. A whole town was relocated because the government felt they were living in slums, so they moved them to a brand new housing estate, no shops no schools no churches nothing but houses, he said that killed the town, they had nothing to do but stay home.

Clause
Can you suggest any alternative approaches for targeting the policies in the NPS-UD?
Notes
engage the community, I know the wish lists would be long but maybe find out what those who have to live there see as challenges, what is important to them, because long after your gone it will still be there home

Clause
Question 4. Do you support the proposed approach of the NPS-UD providing national level direction about the features of a quality urban environment? Why/why not?
Position
Somewhat
Notes
There should be minimum standards for a town all roads should be tar sealed with footpaths, there should be a police and a medical presence and a community hall. There should be an area where sports can be played and children feel safe.

**Clause**
**Question 5.** Do you support the inclusion of proposals to clarify that amenity values are diverse and change over time? Why/why not?
**Position**
Yes
**Notes**
never build houses without a community support system, police, medical, schools, parks

**Clause**
Can you identify any negative consequences that might result from the proposed objective and policies on amenity?
**Notes**
yes MONEY the developers have it and want to increase it so not in their interest to build beautiful spaces. maybe have a fee and if they build a nice park they pay less, they build a community centre even less until they build a community and they there is only the barest minimum payable

**Clause**
Can you suggest alternative ways to address urban amenity through a national policy statement?
**Notes**
built it like YOU or someone you care about was going to live there

**Clause**
**Question 6.** Do you support the addition of direction to provide development capacity that is both feasible and likely to be taken up? Will this result in development opportunities that more accurately reflect demand? Why/why not? (see questions A1 - A5 at the end of the form for more questions on policies for Housing and Business Development Capacity Assessments)
**Position**
Unsure
**Notes**

**Clause**
**Question 7.** Do you support proposals requiring objectives, policies, rules, and assessment criteria to enable the development anticipated by the zone description? Why/why not?
**Position**
Yes
**Notes**

**Clause**
Do you think requiring zone descriptions in district plans will be useful in planning documents for articulating what outcomes communities can expect for their urban environment? Why/why not?
**Notes**
no every property should have a geotech on subdivision, also testing for soil contamination and other unseen problems. all agri airfields should be required to be commercial and monitored and have follow the same rules as any other airfield, follow the same rules as any commercial airfield, especially concern releasing contaminates in other people air and water, the stuff they spray has poison warning on them and yet they are allowed to spray without health department monitoring or health and safety for neighbour properties. Yes thus is part of urban use

**Clause**
**Question 8.** Do you support policies to enable intensification in the locations where its benefits can best be achieved? Why/why not? (for more detail on the timing for these policies see discussion document, page 53)
**Position**
No
**Notes**
if you would not live there, why expect a poor person too. Phil Goff lives on a farmlet on the outskirts of Auckland city, he does not want to live in the cesspool

**Clause**
What impact will these policies have on achieving higher densities in urban environments?
**Notes**
Refer to Judge Dredd for the meaning of block wars
Clause
What option/s do you prefer for prescribing locations for intensification in major urban centres? Why?

Position
Option 2 (the prescriptive approach)

Notes
A human approach, if you do not support caged hens don't do the same to humans

Clause
If a prescriptive requirement is used, how should the density requirement be stated? Please provide a suggestion below (for example, 80 dwellings per hectare, or a minimum floor area per hectare).

Notes
Don't build slums the higher the density, the more facilities, till you end up with swimming pools, gyms, running tracks drive in movies, you want people to live in tiny boxes you have to provide as an offset somewhere for them to go that is close, otherwise start building more mental health hospitals

Clause
What impact will directly inserting the policy to support intensification in particular locations through consenting decisions have?

Notes
you have to have protected green lands wetland and open air spaces for Gods other children, higher density equals higher sewerage,rubbish, noise and disease, don't kill mother nature as well

Clause
Question 9. Do you support inclusion of a policy providing for plan changes for out of sequence greenfield development and/or greenfield development in locations not currently identified for development?

Position
No

Notes

Clause
Are the criteria sufficiently robust to manage environmental effects to ensure a quality urban environment, while providing for this type of development? (see example policy in discussion document, page 37)

Notes
no, humans are corrupt by nature

Clause
To what extent should developers be required to meet the costs of development, including the costs of infrastructure and wider impacts on network infrastructure, and environmental and social costs (recognising that these are likely to be passed on to future homeowners/beneficiaries of the development)? What impacts will this have on the uptake of development opportunities?

Notes
100% don't build 200 houses with no parks, schools, shopping centers and police and medical facilities

Clause
What improvements could be made to this policy to make development more responsive to demand in suitable locations beyond areas already identified for urban development?

Notes
personal accountability for all people breaking or infringing or bending the rules, including government and local government. if a inspector signs something off knowing its dodgy they should be prosecuted under proceeds of crime. better still make them individual contractors and require them to get and pay for their own public liability insurance, no insurance no job, let the insurance industry regulate the dodgy ones.

Clause
Question 10. Do you support limiting the ability for local authorities in major urban centres to regulate the number of car parks required for development? Why/why not?

Notes
if a person wants a house with parking for 3 cars then that is what they will buy, developers will only build what is profitable. I would be happier if all council employee had to leave their vehicles in council car park and catch the bus train walk or cycle, including the Mayor. because once again the bulk the people making these rules want poor people not to own cars but catch public transport, how many of your council employees do? Do as I say not as I do

Clause
Which proposed option could best contribute to achieving quality urban environments?
Position
Option 1: removing the ability for local authorities to regulate the requisite number of car parks

Notes
Clause
What would be the impact of removing car park minimums in just high- and medium-density, commercial, residential and mixed use areas, compared with all areas of a major urban centre?

Notes
When there is a major disaster, they cannot get to safety, they have to hope there are enough police so they are not beaten raped or robbed on their way home

Clause
How would the 18 month implementation timeframe impact on your planning processes?

Notes
I am not planning anything, but my heart bleeds for those who will have no say in the environment they will be expected to live

Clause
What support should be considered to assist local authorities when removing the requirement to provide car parking to ensure the ongoing management of car parking resources?

Notes
If people need to buy a a shopping trolley full of food, how to they get that home or do they have to go the shop every day or maybe just get uber eats? getting stuff from garden centre or will we not be allowed to have garden either?

Clause
Question 11. Do you think that central government should consider more directive intervention in local authority plans?

Position
Yes

Notes
unwatched they are corrupt, just look at Auckland transport how many where caught out when it was merged, back handers, embezzlement, the number of people who get free metal and road works on private property or the workers get slipped a few bucks to do private work on public dime

Clause
Which rules (or types of rules) are unnecessarily constraining urban development?

Notes
the need for resource consent on building, once a subdivision has been approved this should have already been done. Maori consent if it is privately owned land why do they have a say. if it is Maori land or national parks NP.

Clause
Can you identify provisions that are enabling higher density urban development in local authority plans that could be provided for either nationally or in particular zones or areas?

Notes
developers should be made to buy neighboring houses at full market price if their development encroached on their neighbours life, this should be at the neighbours discretion. I remember back in 1988 a elderly lady who live in a 2 unit flat, developer was building a 4 level apartment block right on the boundary, she couldn't move because who would buy her place at a fair rate, she was left in her last few year with no sun or privacy in her tiny back yard, how miserable was her life. we then moved to the middle of nowhere, now we have a container, on a 2 acre lot next door to us,with an illegal septic tank on a known slip with ground water at 3.8 metre,right above a stream which feeds into a protected wetland, person has had a container on it for 4 years living their Auckland council knows his there but done nothing. but this year an extra $20 on every Auckland rate to improve water quality. the council said just because its permitted activity does not mean its legal

Clause
Should a minimum level of development for an individual site be provided across urban areas (for example, making up to three storeys of development a permitted activity across all residential zones)?

Notes
no ask the community what they want

Clause
Given the potential interactions with the range of rules that may exist within any given zone, how could the intent of more directive approaches be achieved?

Notes
common sense and common decency
Clause
Question 12. Do you support requirements for all urban environments to assess demand and supply of development capacity, and monitor a range of market indicators? Why/why not?
Position
Unsure
Notes
If you are saying if there is a demand it should be allowed to be built, maybe will they provide the updated and increased services at the same time?

Clause
Question 13. Do you support inclusion of policies to improve how local government works with iwi, hapū and whānau to reflect their values and interests in urban planning? Why/why not?
Position
No
Notes
Their opinion should not be valued over anybody else's, if it is their land yes if it is privately owned they should not be included otherwise why not ask the British as they were also party to the treaty

Clause
How do you think local authorities should be directed to engage with Māori who do not hold mana whenua over the urban environment they are currently living in?
Notes
once again their land yes privately owned none of their business and usually all it is a money making venture

Clause
What impacts do you think the proposed NPS will have on iwi, hapū and Māori?
Notes
the same as everyone else

Clause
Question 14. Do you support amendments to existing NPS-UDC 2016 policies to include working with providers of development and other infrastructure, and local authorities cooperating to work with iwi/hapū?
Position
No
Notes
they should work with communities and government regulators

Clause
Question 16. What kind of guidance or support do you think would help with the successful implementation of the proposed NPS-UD?
Notes
One people one country. everyone should be treated exactly the same regardless of the colour of their skin or their financial status

Clause
Question 17. Do you think there are potential areas of tension or confusion between any of these proposals and other national direction? If so, please identify these areas below and include any suggestions you have for addressing these issues.
Position
Yes
Notes
like a lot of government regulation it encourages discrimination and the oppression of people unable to financially fight a decision

Clause
Question 18. Do you think a national planning standard is needed to support the consistent implementation of proposals in this document? If so, please state which specific provisions you think could be delivered effectively using a national planning standard?
Position
Yes
Notes
we are all New Zealanders and we should all obey they same laws, their should not be exceptions for anybody based on race or financial standing
<table>
<thead>
<tr>
<th>Clause</th>
<th>Question A1. Do you support the changes to the HBA policies overall? Are there specific proposals you do or do not support? What changes would you suggest?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes</td>
<td>Poor people do not want to live in slums and walk the streets at night catching inconsistent public transport hoping they are not robbed. See how quickly St Heliers stamped on any loss of car parks for their area, you think the council would have backed down in the same way in Otara?</td>
</tr>
</tbody>
</table>

| Clause | Question A2. What do you anticipate the impact of the proposed policies (and any related changes) would be on planning and urban outcomes? |
| Notes | All I can say is I am glad I will not be alive by the time it is fully implemented and that I have no children, my heart bleeds for the native birds animals and fishes for their future, they have no voice |

| Clause | Question A3. Are the margins proposed in policies AP3 and AP12 appropriate, if not, what should you base alternative margins on? (for example, using different margins based on higher or lower rural-urban price differentials) |
| Notes | Pricing should reflect cost, one should not subsidise the other |

| Clause | Question A4. How could these policies place a greater emphasis on ensuring enough development capacity at affordable prices? |
| Notes | Duplicity, the infrastructure is already their DO NOT create another set of bureaucrats |

| Clause | Question A5. Do you support the approach of targeting the HBA requirements only to major urban centres? Why/why not? |
| Position | No |
| Notes | Where do you think the city dwellers go on weekend and public holidays |

| Clause | Unless you select one of the options below, the Ministry will consider that you have agreed to have your submission and your name posted on its website. |
| Position | Please do not post my name and submission on the Ministry's website. |
| Notes | I do not want unsolicited comments. Feed back from this survey is welcome |

| Clause | Contents of submissions may be released to the public, if requested, under the Official Information Act 1982. Please indicate below if you consider all or part of your submission should be withheld. |
| Notes | Nothing that identifies me personally, the rest I don't mind |

| Clause | Part(s) of my submission I believe should be withheld and reason(s) for withholding |
| Position | I have included in the notes box below the reason(s) I consider my submission or part(s) of my submission should be withheld. |
| Notes | Nothing that identifies me personally, the rest I don't mind |