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To: [Sam Otter](#)
Cc: [npsudhearings](#)
Subject: RE: PC78 - Panel Direction 26 April - Memo from Council requesting pause
Date: Monday, 1 May 2023 8:35:49 am
Attachments: [Have your say on housing intensification Sept 22.docx](#)

Good Morning Sam

I am totally in support of the Council's request to pause the current work on all topics under PC78 as the recent weather event has demonstrated exactly what our concerns were as outlined in my earlier submission as attached.

The infrastructure in our local coastal Takapuna area is not able to cope with the current load and the threat of irretrievable pollution to our beautiful beaches is very real unless these matters are addressed. Does the Council/IHP want to be responsible for this??

Concerns regarding the impact of intensification around Lake Pupuke have been realised with a continual flow of water coming out on the foreshore at one of the properties. Natural drainage has been impacted severely and goodness knows what further damage will be incurred with all the footprint of the new Ryman village in Killarney St.

The properties being built in this area are poorly designed, impractical and an unsightly blot on the landscape. It is a travesty that these apartment blocks can be built 1 metre from the boundary and seems to take no account of the impact on natural drainage.

We need to go back to checking properties to ensure the wastewater is **not** going into the stormwater drains especially on these new builds. We need to make the infrastructure in our area robust enough to deal with the existing housing **before** intensifying any further.

The problem we have in New Zealand is a lack of social housing and many of the intensification projects in this area will not deliver this.

I urge the Council and the IHP to put all further intensification projects in this and other areas of Auckland on hold so that we can ensure our infrastructure is fit for purpose. We need a practical – not ideological - urban plan with a sound vision for the future so we can create a city we are proud of instead of randomly knocking down and destroying our heritage and what makes Auckland so special.

Please stop and address all the planning issues in the city and I urge the panel/Council to visit some of these areas to see for themselves the impact they are having on the environment.

Kind regards

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