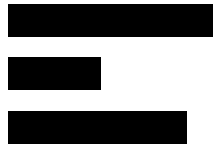


Catherine Penetito



## **Hearing stream 2 Residential**

### **Residential Zones – Medium Density Residential (MDRZ) High Density Residential (HDRZ), Character Precincts**

WCC Reference 474.1

#### **Main point:**

#### **My submission seeks to have part of Arlington Street rezoned from the proposed HDRZ to MDRZ.**

- The change sought would apply to the properties with the street addresses numbers 14 through to 27. All are privately owned houses, the last of residences of their type in Arlington Street, Torrens Terrace, Hopper Street and Taranaki Street North of the High school. I am not requesting that the current houses be protected; I am requesting that any future development be restricted so that the whole of Arlington Street does not become a developer's high-rise windfall.
- The social housing project underway in Arlington Street will provide much needed assisted housing but it must be noted that the several six storey blocks of flats planned for the South side of Arlington Street will tower over what is currently an area that has apartment and commercial buildings of more modest height. The land on which the private residential dwellings are located will continue to provide this variety of scale in future so long as the HDRZ designation is removed.

#### **Additional comments.**

- Since the first round of consultation Auckland has experienced a significant weather event.

I ask that the Hearings Committee visit Arlington Street and consider the effect a similar event would have on city infrastructure if the HDRZ for both Arlington (and Thompson Street above) was acted upon in the future.

