



New Zealand Institute of Architects Incorporated

RE: Comments on The Point England Development Enabling Bill

The New Zealand Institute of Architects (NZIA) supports the appropriate development of urban housing in Auckland. The Institute also understands the levels of concern felt in local communities facing significant redevelopment, as are the communities of Point England, in East Tamaki, while the Pt. England Development Enabling Bill awaits a second reading in Parliament.

The Bill, if passed, would allow Ngāti Pāoa, the local iwi, as part of its Treaty settlement, to purchase 12 hectares of land. The NZIA acknowledges the settlement due to Ngāti Pāoa, and supports the rights of Ngāti Pāoa purchase this land and make use of it for housing. We note, and applaud, that Ngāti Pāoa has stated their role as kaitiaki for the area and that they acknowledge the concerns of the community about the endangered dotterels which occupy the coastal area.

The NZIA understands that Ngāti Pāoa is working on a master plan for the site which, we assume, given their kaitiaki role, will provide for and address the ecological values of the site, while also providing appropriate levels of community parks to support urban intensification.

However, the Institute also believes that the Pt. England Development Enabling Bill circumvents important Resource Management Act processes that enable a parcel of land to be set aside and rezoned. The Resource Management Act is a form of protection that was put in place to ensure that proposed developments consider community, environmental and development outcomes.

The Pt. England Development Enabling Bill needs to balance housing needs with the environmental and ecological significance of the land. Urban development expediency should not be traded-off against the environmental qualities of the site. The development outcomes are long-term and the ecological values can and should be duly considered.

Under normal RMA process these issues would be duly considered.

The NZIA believes that the Bill has a 'blind spot' that directly works against the long-term interests of the environment and future quality of communities. These decisions have generational impacts (and an endangered wildlife population doesn't have a second chance), so it is essential that decisions made for this land are based on the best available information.

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