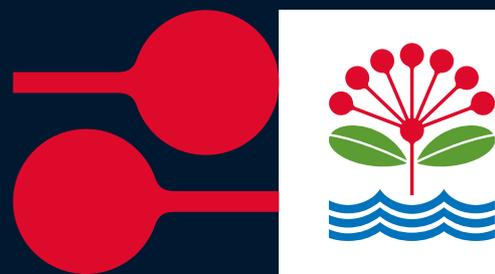


Te Aroturukitanga o te  
Mahere ā-Wae ki Tāmaki Makaurau

# **Auckland Unitary Plan Section 35 Monitoring**

B2.4 Residential Growth Summary Report

**Summary Report**  
January 2024



# Overview

Auckland's growing population increases demand for housing, employment, business, infrastructure, social facilities and services. Growth needs to be provided for in a way that enhances the quality of life for Aucklanders, their communities and the environment.

Since 2000, the population has grown at an average rate of 1.9 per cent per annum. Stats NZ forecasts that Auckland may have two million residents by the early 2030s. The latest update to council's growth model (i11v6) undertaken in 2021 anticipates the Auckland region will grow by approximately 670,000 people over the period 2021-2051.

There are many different social and economic factors that affect the demand and supply of housing. Land use strategy and regulation in the AUP is just one of those factors. Other important factors include population growth, land costs, construction costs, infrastructure availability, finance costs, deposit requirements, average incomes and taxation policy.

The Regional Policy Statement (RPS) Chapter B2.4 Residential Growth sits within the over-arching Chapter of the RPS 'Urban Growth and Form.' It incorporates the expectations of The Auckland Plan and the Auckland Unitary Plan (AUP) for residential growth across all types and scales of development.

This monitoring report considers how effective and efficient the AUP objectives, policies, rules and other methods have been in meeting the outcomes intended by chapter B 2.4 Residential growth.

This addresses the Section 35(2)(b) plan monitoring requirements of the Resource Management Act 1991 (RMA). The monitoring report covers the five-year period following when the AUP became operative in part (2016-2021).

This monitoring assesses whether housing growth since 2016 is consistent with the residential growth, intensification and urban form outcomes sought in the AUP's Regional Policy Statement. It also assesses whether future capacity enabled by the AUP is sufficient.

The Regional Policy Statement B2.4 Residential Growth has a series of objectives and policies which set out the policy direction for urban development in Auckland.

The B2.4 residential growth objectives are:

- (1) Residential intensification supports a Quality Compact Urban Form
- (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.
- (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.
- (4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.

- (5) Non-residential activities are provided in residential areas to support the needs of people and communities.
- (6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4, to meet the targets in Table B2.4.1 (see AUP for table).

Collectively, the RPS B2.4 objectives provide a planning framework to encourage residential intensification around public transport routes with efficient access to a range of destinations that support healthy communities with easy access to public open spaces, schools and centres. The regional policy statement also recognises the need to provide for future residential development capacity to support growth and achieve a quality compact urban form.

The monitoring identifies where the challenges are and includes an evidential basis for these findings which may be used to inform changes in policy where necessary. It is recommended that this summary is read in conjunction with the B2.4 Residential Growth Technical Report.

The residential growth monitoring work for this report took place prior to the release of the Government’s National Policy Statement on Urban Development (NPSUD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. This monitoring report will provide a benchmark from which future outcomes from legislative changes can be evaluated.

## Methodology

The monitoring used a set of indicators to analyse change in residential growth, density, accessibility to public transport, urban form and capacity between 2016 and 2021. This covers the five-year period since the AUP become operative. The report groups indicators within four broad ‘residential growth’ themes focussed on the outcomes sought by the B 2.4 Residential growth objectives.

Policy theme	Related objectives	Indicators
Theme 1 – Indicators of housing growth in zones enabling residential intensification near high frequency public transport.	<b>B2.4.1 (1)</b> Residential intensification supports a quality compact urban form.	<ol style="list-style-type: none"> <li>1. Dwelling density increases in areas zoned for residential intensification.</li> <li>2. Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport.</li> </ol>

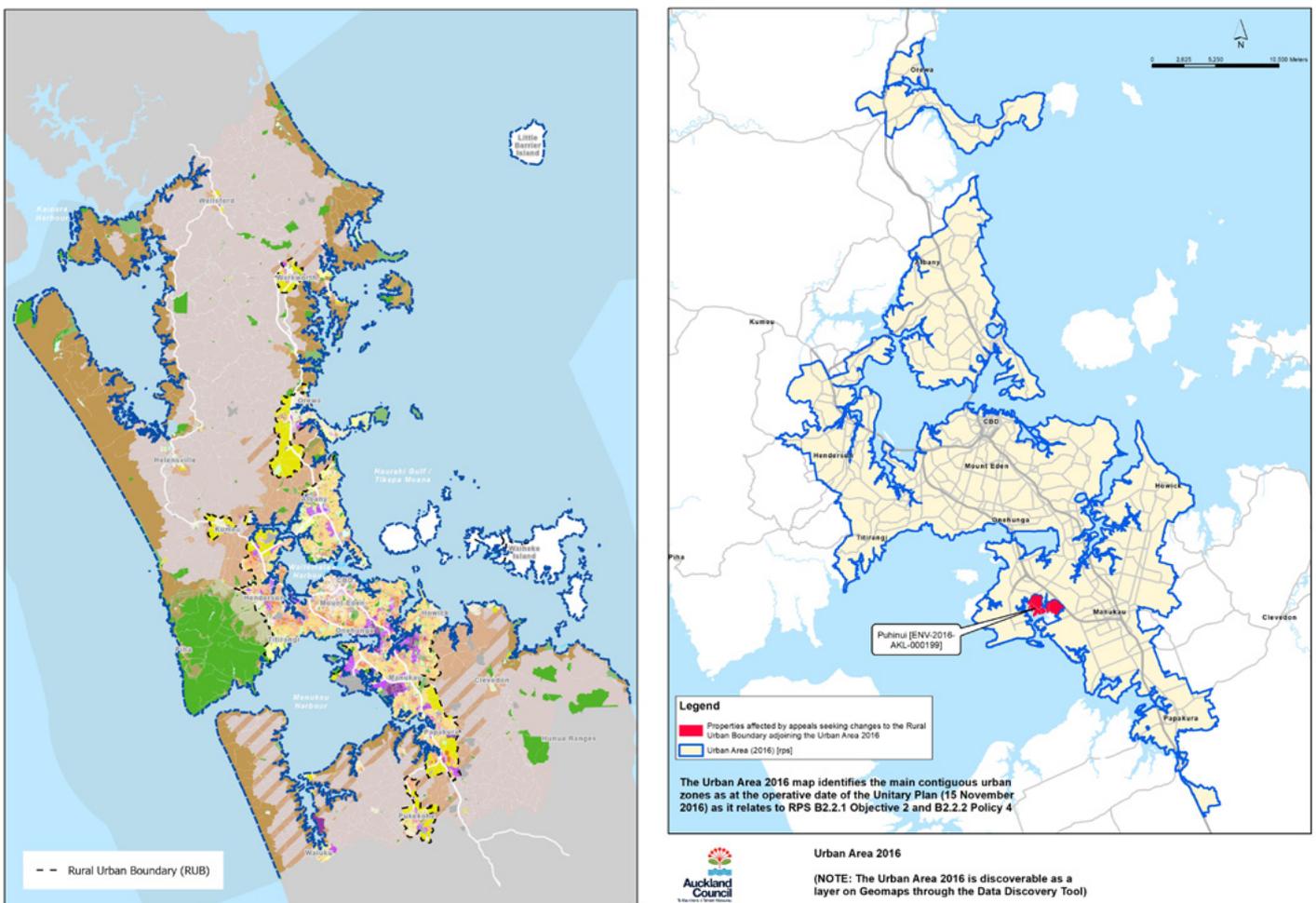
Policy theme	Related objectives	Indicators
<p>Theme 2 – Indicators of residential growth in AUP zones enabling residential intensification.</p>	<p><b>B2.4.1 (2)</b> Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.</p> <p><b>B2.4.1 (3)</b> Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.</p> <p><b>B2.4.1 (5)</b> Non-residential activities are provided in residential areas to support the needs of people and communities.</p>	<ol style="list-style-type: none"> <li>2. Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport.</li> <li>3. Dwelling density increases in areas zoned for residential intensification, having walkable access to any public open space and/or social facility.</li> <li>4. Dwelling density increases in areas zoned for residential intensification, having walkable access to public owned primary, intermediate and secondary schools (social facility).</li> <li>5. Dwelling density increases in areas zoned for residential intensification, having walkable access to a centre.</li> <li>8. Residential developments have a connected grid or semi-grid street network.</li> <li>9. Residential developments have walkable street blocks.</li> <li>10. Residential developments have enough intersection density to support walking.</li> <li>11. Residential developments have an adequate provision of street trees.</li> <li>12. Streets in residential developments are designed to be safe for pedestrians.</li> </ol>
<p>Theme 3 – Indicators of residential growth in AUP zones enabling residential intensification with acceptable travel times to important destinations.</p>	<p><b>B2.4.1 (3)</b> Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.</p>	<ol style="list-style-type: none"> <li>6. Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a Metro Centre zone.</li> <li>7. Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a healthcare facility and/or a major public hospital.</li> </ol>
<p>Theme 4 – Indicators that assess the range of housing choice, affordability and capacity through zone provisions and extent in AUP.</p>	<p><b>B2.4.1 (4)</b> An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population.</p> <p><b>B2.4.1 (6)</b> Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 (see AUP for table).</p>	<ol style="list-style-type: none"> <li>13. Housing stock provides a wide range in choice of housing type, size and location.</li> <li>14. Auckland Unitary Plan policy direction provides a wide range in choice of housing type, size and location.</li> <li>15. Housing affordability is maintained or improved over time.</li> <li>16. Auckland Council’s Research and Evaluation Unit (RIMU) modelled feasible development capacity meets the required dwelling numbers set out in new NPS-UD requirements.</li> </ol>

Two spatial scales are used for assessing and quantifying growth, density and development patterns. These are:

- The Auckland regional land area that is managed by the AUP. This land area is 439,104 hectares.
- The AUP Urban Area 2016 which is 59,160 hectares. This smaller spatial area equates to 13.5 per cent of the region's land area.

Figure 1 shows maps of these two land areas. Together, these different scales provide the framework for a comprehensive assessment of residential growth. Regionwide assessments may appear statistically small but provide a snapshot of growth at this scale. This is complementary to the density, accessibility to and development pattern assessments for the much smaller AUP Urban Area 2016 which produces proportionately higher percentages. At this finer-grained spatial scale, these findings are more tangible in terms of Auckland's visibly intensifying urban environment. Analysis at each scale demonstrates specific aspects of the AUP's performance against the various indicators.

Refer to the technical monitoring report for more detail on the methodology and data sources.



**Figure 1: Left map shows the amount of land in the Auckland region and the Rural Urban Boundary. Right map shows the AUP Urban Area 2016.**

# Terminology

To make the summary and technical report easy to read and to avoid the repetition of words, a number of concepts are used.

## Zones enabling residential intensification (ZERI)

For the purposes of this report, the bespoke collective term for those zones in which the AUP enables intensive residential density is 'ZERI'. It stands for 'Zones Enabling Residential Intensification'.

This term includes:

- Three of the six residential zones – Terrace Housing and Apartment Building (THAB), Mixed Housing Urban (MHU), Mixed Housing Suburban (MHS)
- Six business zones – City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre and Business Mixed Use.

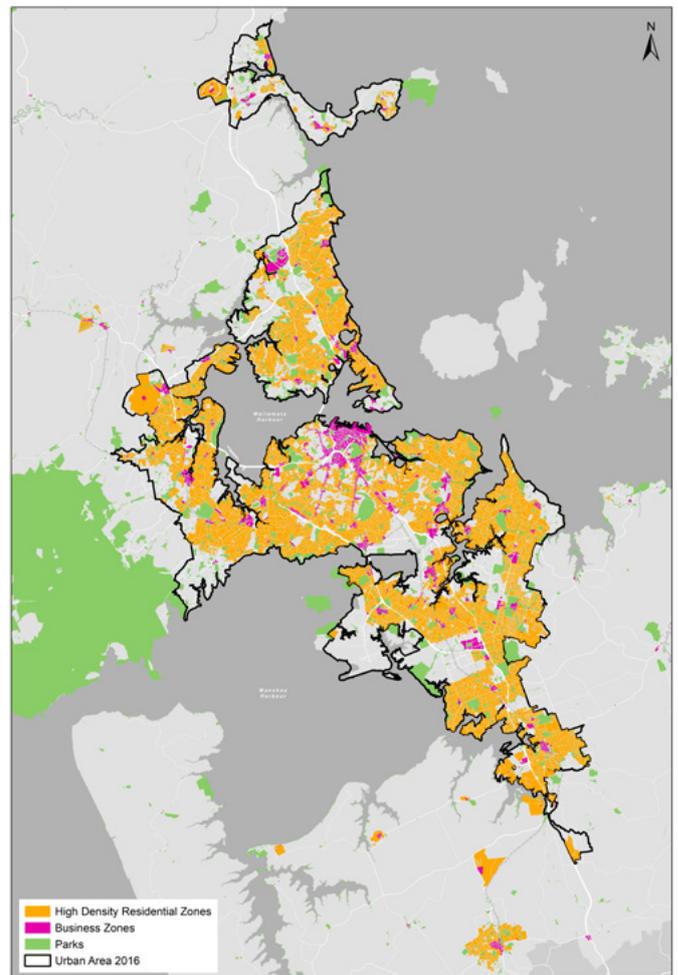
Figure 2 illustrates where intensification capacity in zones enabling residential intensification can occur both within and outside the AUP Urban Area 2016.

## Quality compact urban form

The 'quality compact urban form' underpins the AUP and is explained in the Auckland Plan 2050. This approach enables higher residential densities to be concentrated in and around centres and along rapid transit routes. Residential density may reduce as proximity to these nodes of employment and services decreases.

## Walkable catchment

A walkable catchment is the area covered by the walking distance that an average person will walk to destinations such as bus stops, stations and centres for employment and retail. The walkable catchment for this monitoring is an 800-metre radius. It provides for a 10-minute walk to a centre, public transport or other key destinations. These distances informed the spatial distribution of Auckland's zones in the AUP.



**Figure 2: Land coverage extent of zones enabling residential intensification (ZERI) in Auckland.**

# Theme outcomes

The six RPS B2.4 residential growth objectives were organised into four themes supported by sixteen indicators. These provided an assessment framework for analysing data.

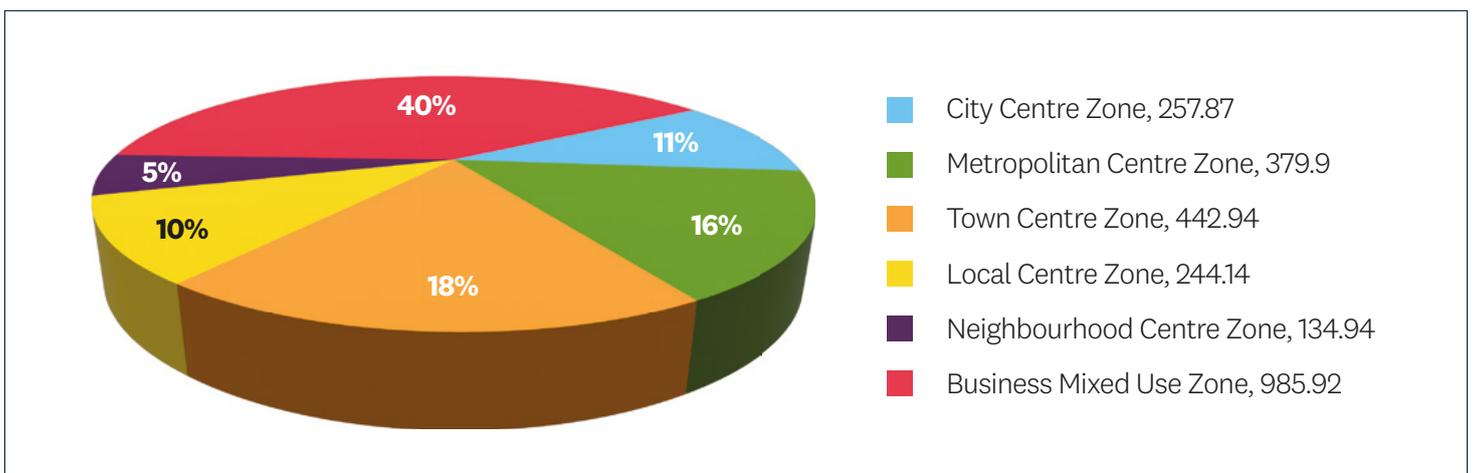
The primary data sources are from the District Valuation Roll (DVR), Stats NZ building consents and the Auckland Council Housing Capacity Assessment.<sup>1</sup>

## Theme 1 – Indicators of housing growth in zones enabling residential intensification, and near high frequency public transport

Theme 1 analyses whether residential growth and intensification is occurring in those AUP zones that enable intensification and are close to public transport. This responds to Objective B2.4.1(1) Residential intensification which supports a quality compact urban form. Indicator 1 looked at how dwelling density has changed each year since the AUP became operative, in zones that enable residential intensification within Auckland’s Urban Area 2016. Indicator 2 explored dwelling density within a walkable catchment of public transport.

### Business ZERI residential growth

The largest business zones enabling residential intensification (ZERI) by area are the Business Mixed Use and Town Centre zones. The City Centre zone is a smaller area but with its generous and in some cases unlimited height, enables the highest densities. Figure 3 shows the spatial distribution of these zones.



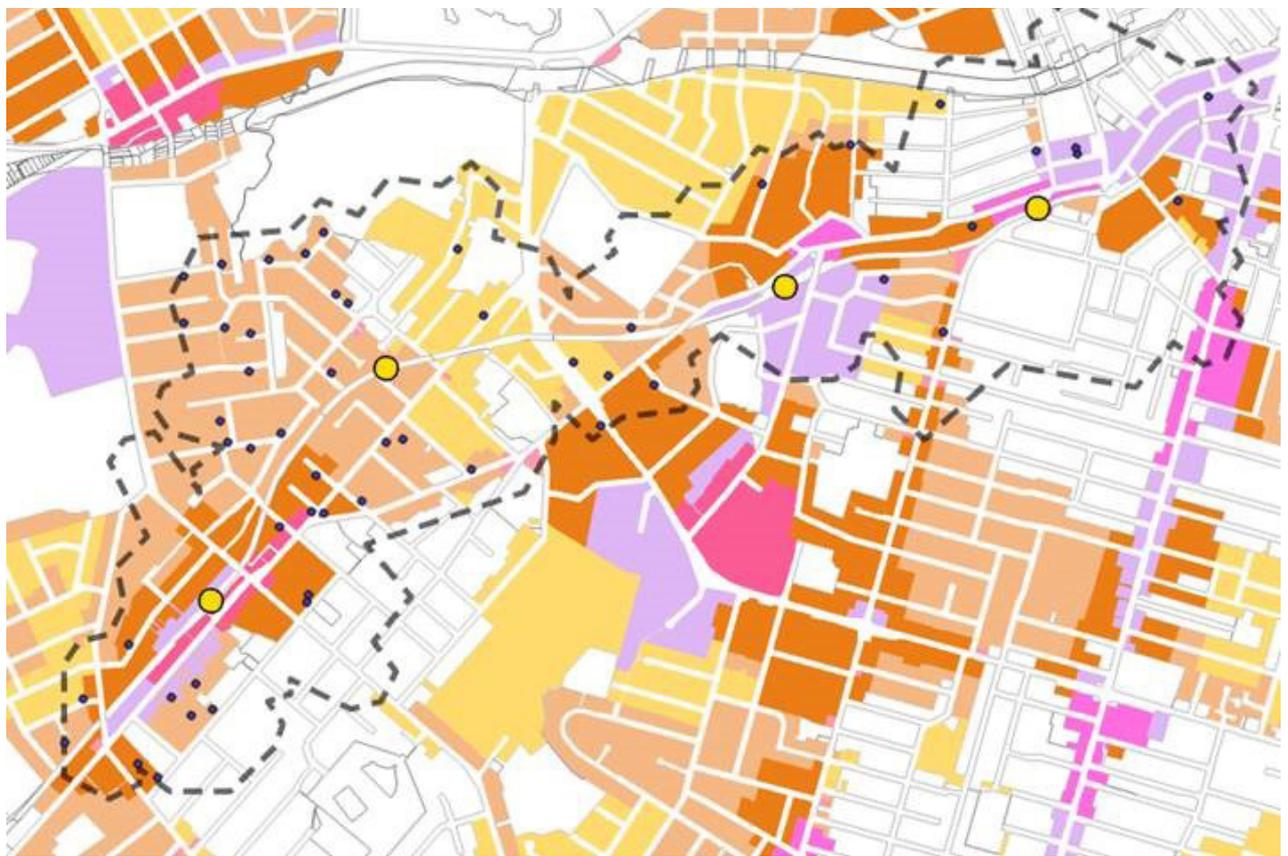
**Figure 3: Pie chart showing the percentage share of business ZERI applied as a breakdown of the regional total of business ZERI zoned land.**

<sup>1</sup> Housing Assessment for the Auckland Region, July 2021, Mario A. Fernandez, Chad Hu, Jennifer L. R. Joynt, Shane L. Martin, Isobel Jennings

The City Centre and Business Mixed Use zones had the most residential development compared to the other business ZERI. The City Centre zone consistently maintained a higher number of dwellings per hectare due to its concentrated land area and generous height limits.

The number of building consents issued has seen peaks and troughs for the business ZERI between 2017 and 2020. There were larger increases of multi-dwelling developments in most of the business ZERI and particularly in the Business Mixed Use and the Town Centre zones in 2019 although numbers declined again in 2020. Contrasting this trend in 2020, the Metropolitan zone experienced an increase of 36 per cent in the number of dwellings within walkable catchments on the previous year. Figure 28 shows the spatial extent of residential development in the business ZERI during the monitoring period.

The findings showed the majority of new residential developments were within a walkable catchment of a public transport node such as a Rapid Transit Network (RTN) or Frequent Transit Network (FTN) bus stop or train station. Intensive housing in these zones supports the RPS objective for a quality compact urban form. Figure 4 illustrates the spatial location of building consents around public transport nodes in the Mt Albert – Kingsland area.

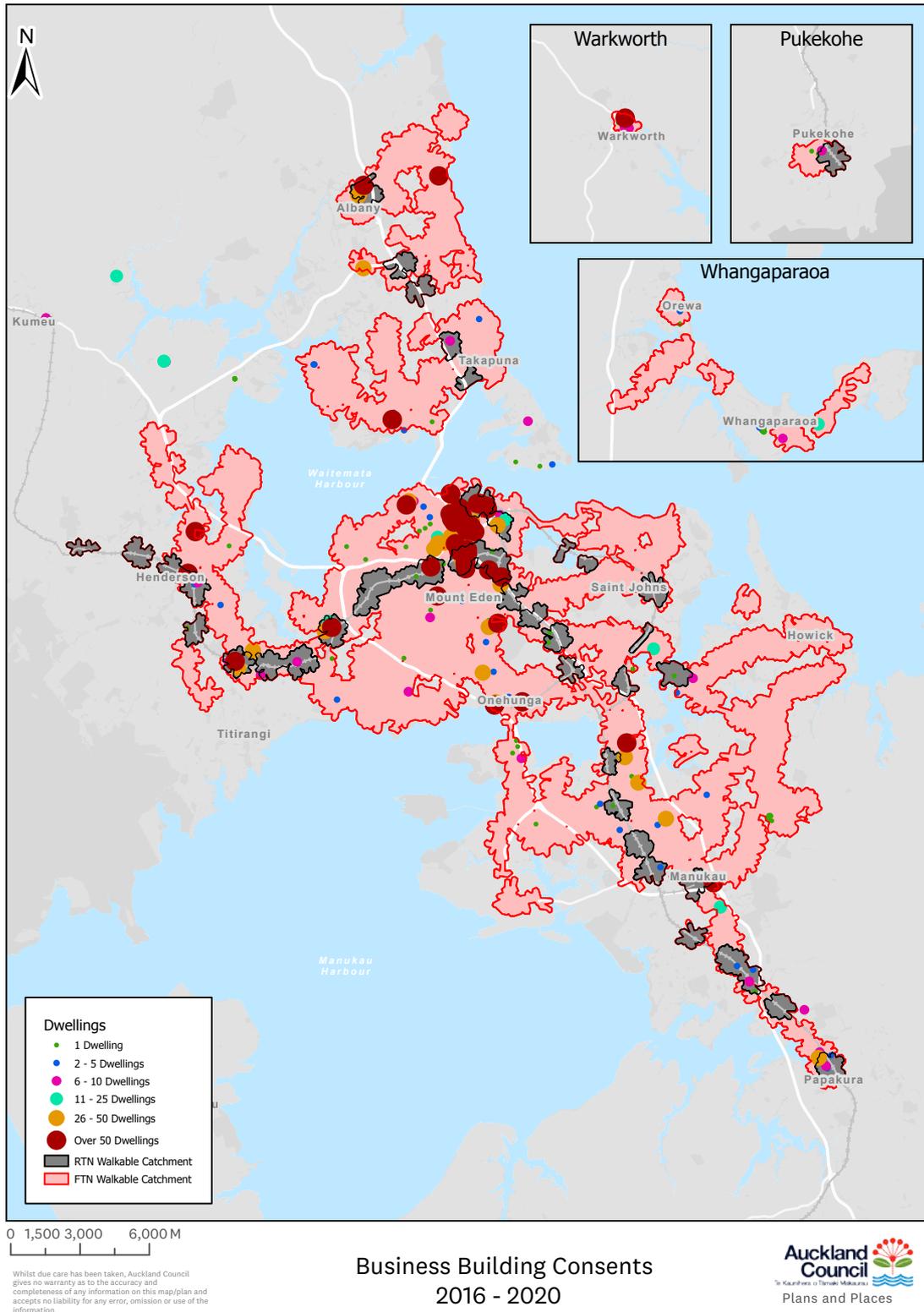


**Figure 4: 2017-2020 building consents issued within walkable catchments of an RTN in the Mt Albert – Kingsland area.**

The growth trend for business-zoned land within a walkable catchment of an FTN showed fluctuations in the numbers of building consents issued since the AUP became operative. For instance, the Metropolitan Centre and Local Centre zones experienced a substantial increase in 2020 following a period of varied growth.

The upward trend of large-scale residential intensification development being located in business ZERI land in proximity to public transport is especially evident within the City Centre zone and the Business Mixed Use zone. However, in 2020 there was a 36 per cent increase to the Metropolitan Centre zone in the number of dwellings within walkable catchments as compared to the previous year. This indicates that there is ample capacity for business ZERI land to accommodate more residentially focused activities.

Figure 5 illustrates an example of how much ZERI land is generally found within a walkable catchment of an RTN, and where building consents for dwellings in the business ZERI have been issued since the AUP became operative.



**Figure 5: Locations of building consents for dwellings in the business ZERI.**

## Residential ZERI growth

The three high density residential Terrace Housing and Apartment Building (THAB), Mixed Housing Urban and Mixed Housing Suburban zones have 60 per cent of their area within walkable catchments of a public transport node. This is where dwelling density has been increasing annually since the AUP became operative.

The number of building consents issued for each of the residential ZERI maintain an upward trend year on year. In 2018 the THAB and Mixed Housing Suburban zones saw the highest increase in the numbers of building consents issued for dwellings, after which their respective numbers started to maintain a steady annual growth. The Mixed Housing Urban zone had the highest number of building consents issued in 2019. From 2018 to 2020, the Mixed Housing Suburban zone consistently had the highest number of building consents issued for dwellings.

The THAB zone has consistently delivered on density outcomes with an average of 18.6 dwellings per hectare per year since the AUP was made operative. This is what was anticipated as it provides for higher density (including apartments). The THAB zone occupies 10 per cent of the three high density zones and their respective relative area coverage. Both the Mixed Housing Urban and the Mixed Housing Suburban zones had a similar average density: 14.5 and 14.0 respectively, despite the unequal share of their respective relative land area coverage (Mixed Housing Urban – 30 per cent; Mixed Housing Suburban – 60 per cent).

From 2019 through to 2021, there has been an increase in the number of building consents approved for multi-dwelling residential developments throughout Auckland's Urban Area. This is illustrated in Figure 6 which shows all the building consents for various scales of development approved in the residential ZERI from the end of 2016 to June 2020.

Overall, in both the business and residential ZERI, the outcomes sought by the RPS (being land within, and adjacent to, centres and corridors, or in close proximity to public transport as the primary focus for residential intensification), are being achieved. This supports the quality compact urban form model.

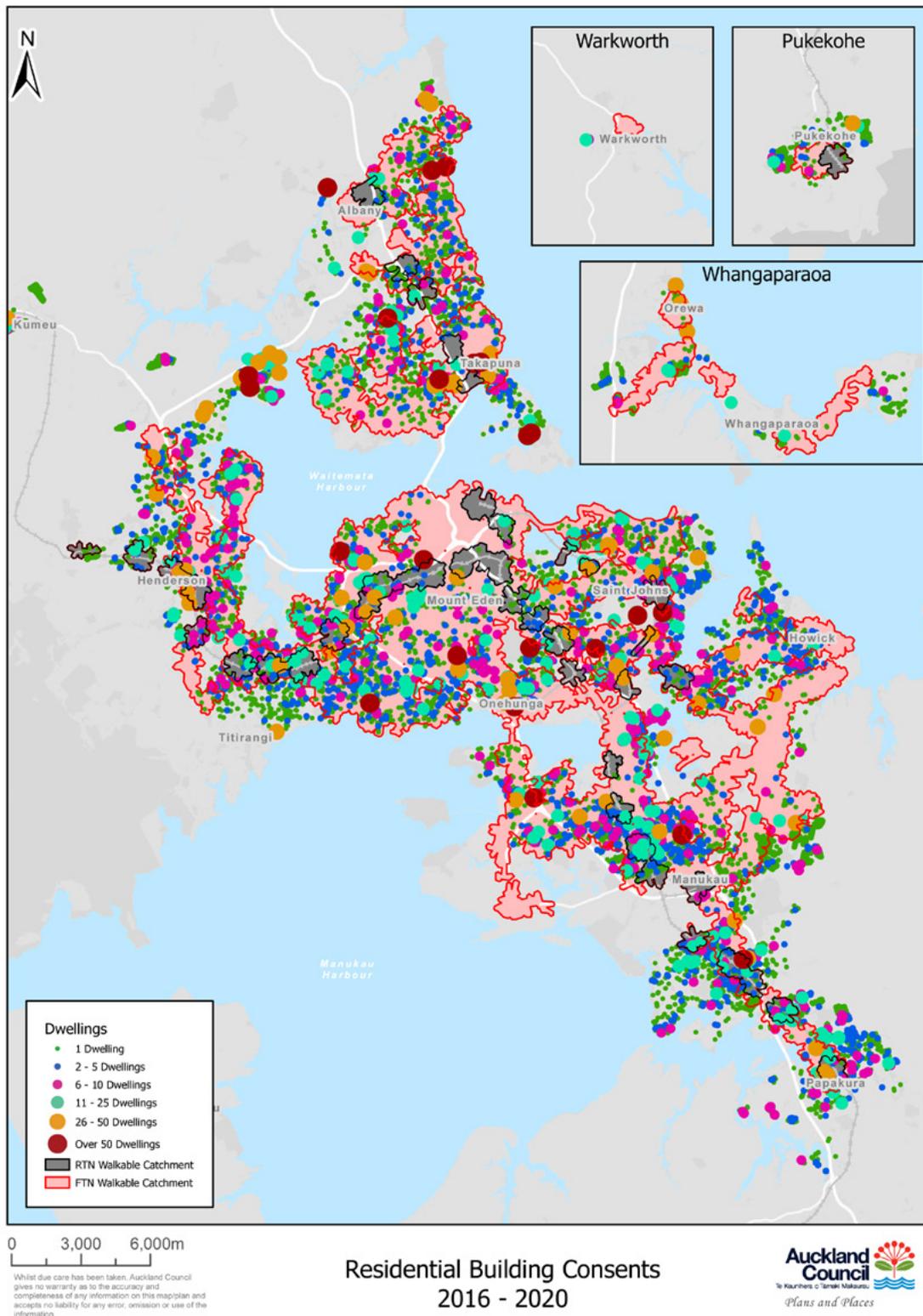
## Locations of residential growth

Most neighbourhoods in Auckland's Urban Area have experienced some form of residential growth. In 2018, 2019 and 2020 the southwestern part of the Isthmus (Avondale, New Lynn and Blockhouse Bay) and the south-eastern part of Auckland's urban area (Manurewa and Papakura) have had multiple building consents approved for all scales of residential development. However, there are exceptions. This includes some areas zoned Single House – or subject to other plan requirements such as character overlays. Examples of locations where there has been less growth are Herne Bay, Ponsonby, Parnell, the Whangaparaoa Peninsula, East Tāmaki Heights and Dannemora. Consistently, each year there have been large scale (50+ dwellings) residential development building consents approved within the City Centre area.

In general, from 2019 through to 2021, there has been an increase in the number of building consents approved for multi-dwelling residential developments throughout Auckland's Urban Area.

## Theme 1 Conclusions

The AUP is effective in achieving residential growth and density in the business and residential zones that enable residential intensification. The number of new dwellings is on an upward trend and intensification is occurring particularly in those areas close to high frequency public transport. The AUP is delivering residential intensification primarily through brownfield and infill development. This achieves Objective B2.4(1) Residential intensification seeking a quality compact urban form.



**Figure 6: Locations of building consents for dwellings in the residential ZERI.**

# Theme 2 – Indicators of residential growth in AUP Zones Enabling Residential Intensification

This theme assessed whether residential growth is occurring in locations and in a manner that enables access to destinations that are important to the wellbeing of residential communities. Objectives B2.4.1(2), B2.4.1(3) and B2.4.1(5) are concerned with residential development with safe and efficient walkable access to public transport, public open space, schools, healthcare facilities, centres and other services.

## **Walkable catchments**

Business ZERI is a small proportion of the region's land area so for the walkable catchments analysis, this is combined with the residential ZERI. These indicators determined the total amount of ZERI zoned land with walkable access to a range of destinations.

Analysis looked at the proportion of business and residential ZERI land in the Auckland region within a walkable catchment. The outcomes are:

- 55 percent of business and residential ZERI land was within 800m of a FTN;
- 90 percent of business and residential ZERI land was within 800m of a public open space;
- 69 percent of business and residential ZERI land was within 800m of a public school;
- 77 percent of business and residential ZERI land was within 800m of a centre.

## **Business ZERI residential growth in walkable catchments**

Business ZERI land located within walkable catchments of FTN's and public open space zones have had annual increases in dwelling growth and density. The amenity values and accessibility derived from living in proximity to parks and open spaces, schools and centres mean the surrounding residential zoned land is also attractive for developers to intensify.

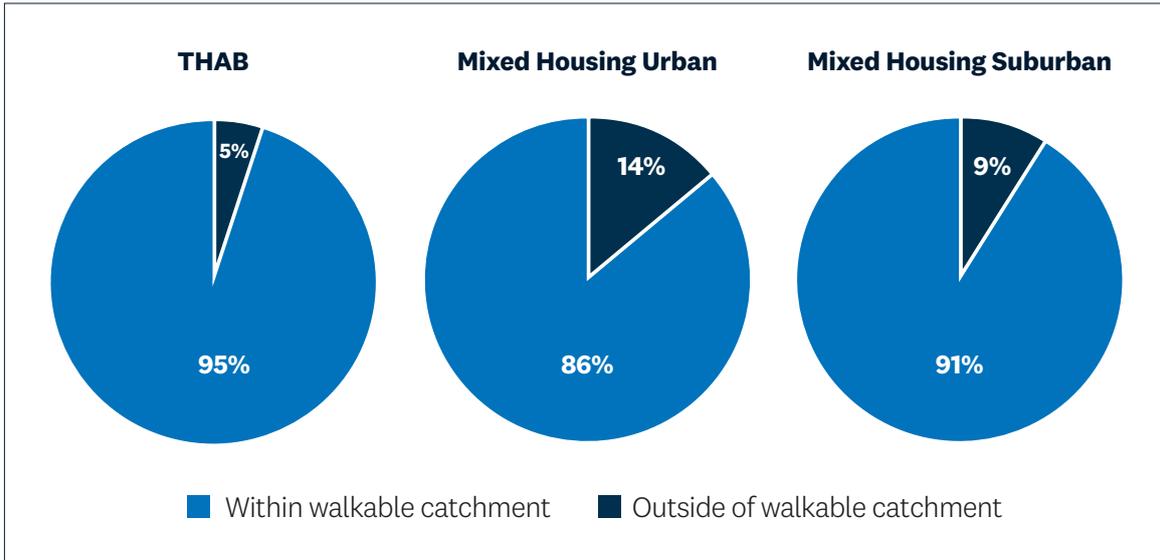
Growth trends show dwelling density has been increasing annually within walkable catchments of centres with employment and health facilities. This is both within business zoned centres and the business Mixed Use zones. These catchments cover a large part of the AUP Urban Area.

Building consents for dwellings issued within these various catchments have fluctuated from year to year across the zones. There is a trend evident that the number of building consents issued each year is on a recent decline in the City Centre and Town Centres. This has not been the case with the Metropolitan Centre and Local Centres where the numbers of building consents issued for dwellings has most recently been increasing. The Business Mixed Use zone has also fluctuated with the only rise in 2019. Notwithstanding, there is evidence of ongoing residential growth within all of these walkable catchments covered by the indicators.

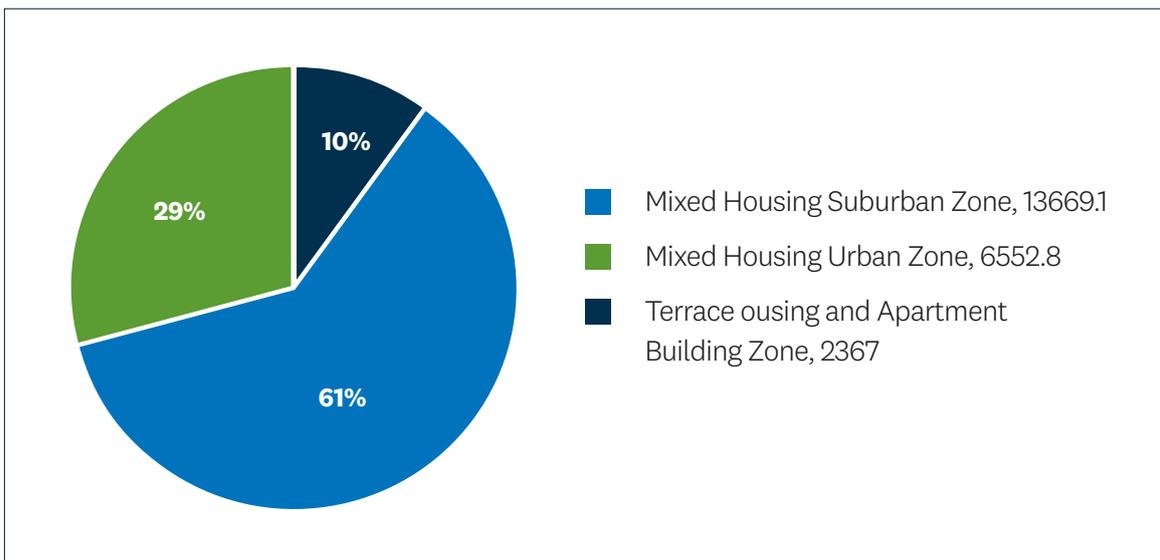
## Residential ZERI growth in walkable catchments

Dwelling density has been increasing annually within all of the walkable catchment areas of each indicator, since the AUP became operative.

Since 2018, the number of dwellings that are added to the District Valuation Roll (DVR), in the three residential zones enabling residential intensification within a walkable catchment of a Rapid Transit Network, have almost doubled annually. This trend is also repeated within those areas within a walkable catchment of a public open space. This can be largely attributed to the amount of land within the respective ZERI that is in proximity to a public open space, as shown in Figures 7 and 8.

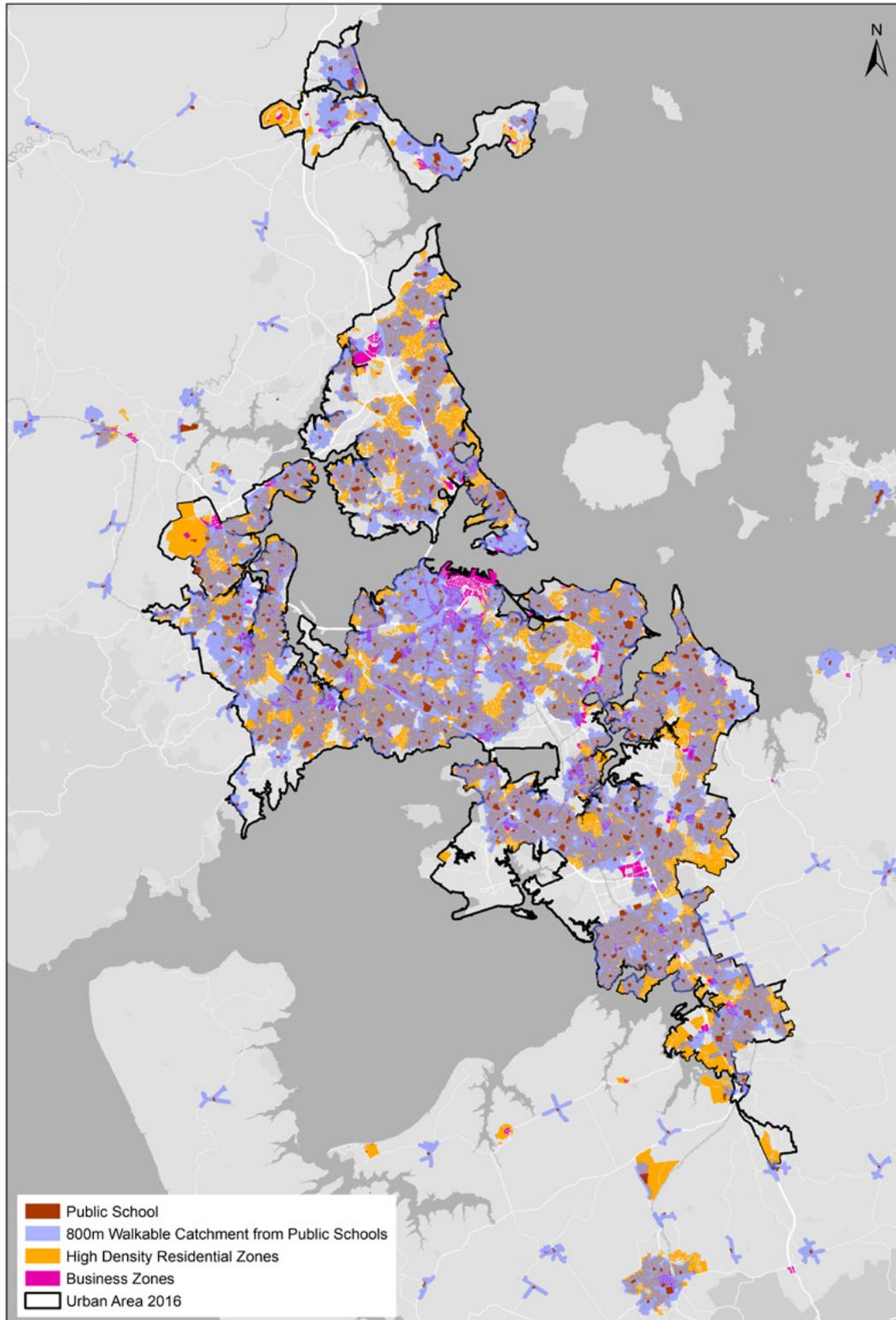


**Figure 7: Percentage of the residential ZERI extents within an 800m walkable catchment of an open space.**



**Figure 8: Percentage breakdowns of the amount of land in proximity to an open space, in the residential ZERI and their respective relative area coverage (hectares)**

With regards to ZERI land within a catchment of a public school, the amount of land in each of the three high density residential zones within these catchments is not as high as the amount of land within a catchment of a public open space. Notwithstanding, the percentages are still high at 81 per cent of THAB, 72 per cent of Mixed Housing Urban and 67 per cent of Mixed Housing Suburban zoned land within a walkable catchment of a school. Figure 9 illustrates how much of the AUP Urban Area that is within a walkable catchment of a public school.



**Figure 9: 2016-2020 locations of public schools, relative to the ZERI, within the AUP Urban Area**

The largest percentage change of housing stock within a walkable catchment of public schools occurred in the THAB zone. This had a 4.3 per cent increase in 2020. Notwithstanding, the Mixed Housing Suburban zone has consistently had the largest number of dwellings within a walkable catchment of a school added to the DVR each year.

In terms of building consents, each of the three high density residential zones within a walkable catchment of a RTN, public open space, public school and a centre maintain an upward growth trend year on year. Over the course of the monitoring, there have been occasional decreases in both the Mixed Housing zones in some of the walkable catchments. However, in 2020 all the walkable catchments found in the three zones saw higher numbers of building consents issued for dwellings than in previous years.

Overall, the Mixed Housing Suburban zone has generally been the best performing zone in terms of its housing provision, with respect to all the walkable catchments found within the three high density residential zones. The exception is for the RTN walkable catchment indicator. The best performing zone in terms of building consents issued for dwellings within a walkable catchment of an RTN was the Mixed Housing Urban zone, which saw the highest number of building consents issued from 2019-2021.

Much of the existing housing stock within both Mixed Housing zones is low density standalone housing or semi-detached dwellings. This means that there is significant potential development capacity available. In comparison to business ZERI land, there is more opportunity for residential growth to occur in the residential zones.

## **Walkable street network**

Indicators 8, 9, 10, 11 and 12 assessed whether the residential neighbourhoods developed under the AUP provisions have been designed with a walkable street network. There were not many large-scale greenfield or brownfield residential developments consented under the AUP provisions during the monitoring period. Furthermore, most of those that were consented under the AUP have not progressed to a finalised stage where they could be assessed against how the indicators are meeting the intent of the RPS objectives.

These indicators have been trialled on two specific case study areas where recent planning has occurred:

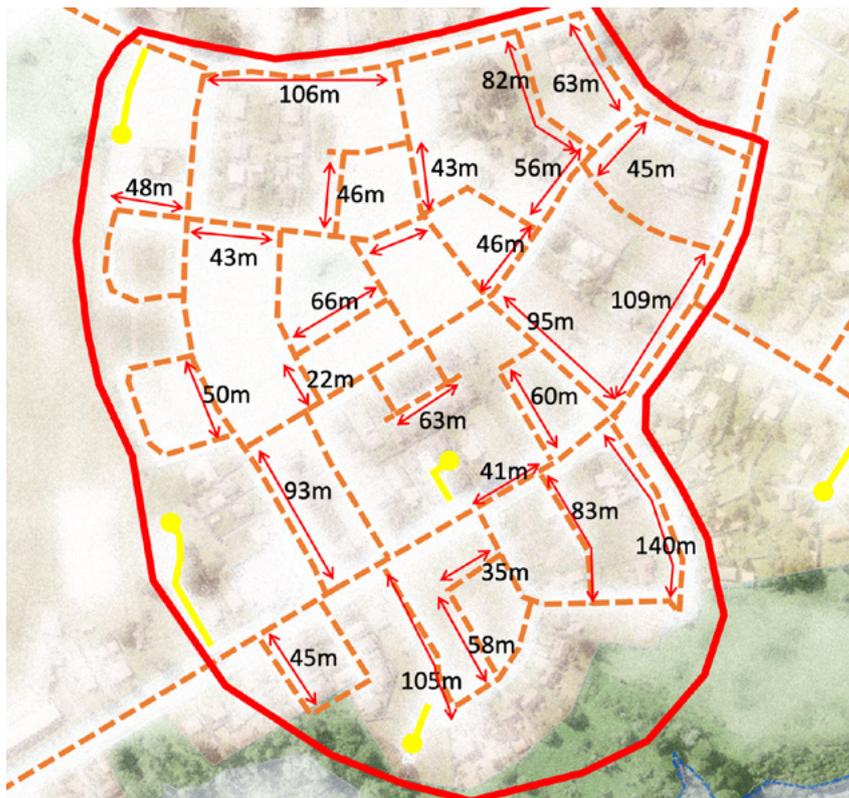
- Wainui Precinct near Silverdale in North Auckland, (greenfield) and
- the Fenchurch neighbourhood in Glenn Innes; part of the Tāmaki Regeneration project (brownfield).

Both case studies were assessed against specific indicators (8, 9, 10, 11, 12) to determine whether developments demonstrated connected grid street patterns, included street trees and were designed to support safe and efficient walking environments.

Both the completed part of the Wainui precinct and the regenerated Fenchurch neighbourhood demonstrated good connectivity to a wide range of destinations within a walkable distance. It was particularly evident with the Fenchurch redevelopment. Both the Wainui Precinct and Fenchurch have street blocks that were of a size designed for walkability.



Wainui Precinct  
= 4.95 square  
kilometre area



Fenchurch  
neighbourhood  
= 0.15 square  
kilometre area

**Figure 10: Street block length of two case study areas – Wainui Precinct (top) and Fenchurch (bottom).**

Intersection density is the number of intersections that would be found within a specified area to provide choice and convenient access for pedestrians. Both developments had an appropriate number of intersections to support connectivity and efficiency in the fine-grained street networks.

Each of the study areas provided street trees for amenity and shade purposes. However, it was noted that within the Wainui Precinct, the street trees were not planted in accordance with Auckland Transport's recommended road berm tree spacing. This was due to how the provisioning of raingardens in the road berm occupying a lot of the areas where trees were to be planted. Nevertheless, the number of street trees provided on average was equal to one every 20 metres. This still achieves the outcomes sought in Auckland Transport's Urban Street and Road Design Guide.

The two case studies were analysed against a series of measures set out in Indicator 12. The findings showed that street connectivity, walkability and safety, along with street trees that provide amenity and shade, can be achieved in the urban design and planning of large-scale residential neighbourhoods. Both developments generally achieved all measures, indicating that the development has been designed to be convenient, safe and attractive for pedestrians.

## **Theme 2 Conclusions**

The AUP is enabling residential intensification on land close to public open spaces, centres, social facilities, areas of employment and public transport. The findings show these are the primary areas where residential intensification is occurring.

Business ZERI land located around public open spaces have been experiencing an annual increase in dwelling density with the largest experienced in the City Centre zone (97 dwellings per hectare) and Business Mixed Use zone (13.5 dwellings per hectare). In these zones, residential intensification is also occurring within and in close proximity to centres.

Dwelling density in the residential ZERI areas within all walkable catchments has also been increasing annually. Since 2018, the number of dwellings added to the DVR in the three high-density residential zones within a walkable catchment of an RTN have almost doubled annually. This shows land within walkable catchments of public open spaces, centres, social facilities, areas of employment and public transport are the primary areas where residential intensification is occurring. The AUP is enabling residential intensification, while adhering to the principles of the quality compact urban form model set out in the RPS and which underpins the plan.

The two case studies are examples of how the AUP is enabling new quality residential areas that are efficient, attractive and safe. Both developments achieved the good practice outcomes for street tree planting and street network design sought by Auckland Transport's Urban Street and Road Design Guide.

The two case studies are not a large enough sample to state that street connectivity, walkability and safety is consistently a key consideration in large scale residential development enabled under the AUP provisions. However, they illustrate that the AUP is enabling quality outcomes. This achieves the RPS B2.4 objectives seeking residential development with safe, efficient and attractive walkable access to public transport, public open space, centres and other services to support the needs of residents and communities.

# Theme 3 – Indicators of residential growth in AUP zones enabling residential intensification with acceptable travel times to important destinations

This theme analysed whether residential growth is occurring in areas that are located within 30 minutes travel time of:

- a metro centre (City Centre and Metropolitan Centre zones) where employment opportunities are found (Indicator 6)
- a major public hospital and/or health care facility (Indicator 7).

This theme responds to Objective B2.4.1(1) which seeks a quality compact urban form through residential intensification. One method for achieving this is through Objective B2.4.1(3) which proposes residential intensification within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities. This is the primary focus for residential intensification.

These indicators have crossover with each other in that health care facilities and hospitals are also where employment opportunities are found in both residential and business zones. For Indicators 6 and 7, the 30-minute travel time by vehicle (including potentially public transport) establishes the scale of the catchment. The findings from Indicators 2 and 5 (residential growth in walkable catchments) also informed the analysis for this theme.

## 30-minute travel catchments

The findings showed 99 per cent of the land in the residential and business ZERI land is within 30 minutes travel time to a metro centre or healthcare facility. It also showed that 97 per cent is within reach of 30 minutes travel time to a major public hospital.

## Business ZERI catchments

The findings showed that 98 per cent of business ZERI land in the Auckland region is within 30 minutes travel time of a centre, a major public hospital and/or health facility. More specifically, the City Centre and the Business Mixed Use zones have the highest number of dwellings within 30 minutes travel time of a centre or public hospital. It is a different outcome when the amount of change in the growth of the business zones is examined. This is where the other business centre zones experienced the highest percentage change for each indicator.

**Table 1: Business ZERI which experienced the highest percentage change of dwelling counts each year within 30 minutes travel time to centre, healthcare facilities and a major hospital (DVR)**

	2017 % change		2018 % change		2019 % change		2020 % change	
<b>Indicator 6</b>	Neighbourhood Centre Zone	4.9 %	Local Centre Zone	17.8 %	Town Centre zone	9.6 %	Metropolitan Centre Zone	36.4 %
<b>Indicator 7</b>		5.7 %		11.4 %		9.2 %		43.0 %

Notwithstanding, the City Centre zone consistently maintained the highest number of dwellings within 30 minutes travel time of a centre, at an average of 255.95 dwellings. This equates to 168.83 dwellings per hectare which is the highest density of all the zones.

In terms of building consents, the number of consents approved has seen peaks and troughs since the AUP became operative. In 2017, all business zones had high numbers of building consents for dwellings issued, while in 2018 those numbers dropped in most of these zones. This contrasts with 2019 where there were large increases in most of the business zones within 30 minutes travel time of a centre, healthcare facility and a major public hospital. This was primarily in the Town Centre, Local Centre and the Business Mixed Use zones. However, in 2020 most of the business zones saw a decline in the numbers of building consents issued for dwellings except for the Metro Centre and Neighbourhood Centre zones.

### **Residential ZERI catchments**

The findings showed that 99 per cent of residential ZERI land in the Auckland region is within 30 minutes travel time of a centre, a healthcare facility and/or a major public hospital. The land area for this zone accounts for approximately five per cent of the region.

The annual percentage change in housing stock in the residential zones has been small compared to the business zones. However, the percentage change has been steadily increasing year on year for each of the three residential zones. The largest percentage change of housing stock within 30 minutes travel time of a centre shown by the DVR data, occurred in the THAB zone. This had a four per cent increase in 2020 on the previous year's housing stock numbers.

The Mixed Housing Suburban zone has consistently had the largest number of dwellings within 30 minutes travel time of a centre, a healthcare facility and/or a major public hospital, added to the DVR each year. This can be attributed to the fact that this zone has the largest extent of ZERI land and 99 per cent of the zone extent is within 30 minutes travel time of a centre.

In terms of building consents, each of the three high density residential zones within 30 minutes travel time of a centre, a healthcare facility and/or a major public hospital, maintain an upward trend year on year. The THAB zone made a significant increase in the number of building consents between 2017 and 2018 after which numbers started to flatten out. The Mixed Housing Urban zone experienced a year-on-year steady increase of building consents issued in 2019. However, the large increases did not carry through into 2020. In contrast, the Mixed Housing Suburban zone achieved the most growth in 2020. This zone saw the highest numbers of dwellings granted building consent within 30 minutes travel time of a centre, a healthcare facility and/or a major public hospital.

The THAB zone has consistently been the leading residential zone in terms of housing density within 30 minutes travel time of a centre, a healthcare facility and/or a major hospital. This is unsurprising considering virtually all the THAB zone is located within 30 minutes travel time of these locations and provides for apartment typologies which have larger dwelling numbers.

### **Theme 3 Conclusions**

The conclusion for this theme and RPS objectives is that almost all land zoned to enable residential intensification, whether its business or residential is within 30 minutes travel time to a centre, health facility and/or public hospital. It is also evident that this is where residential development is occurring. This delivers on the RPS B2.4(1) and B2.4(3) objectives for residential intensification to occur in locations that have good accessibility to key destinations while also achieving a quality compact urban form.

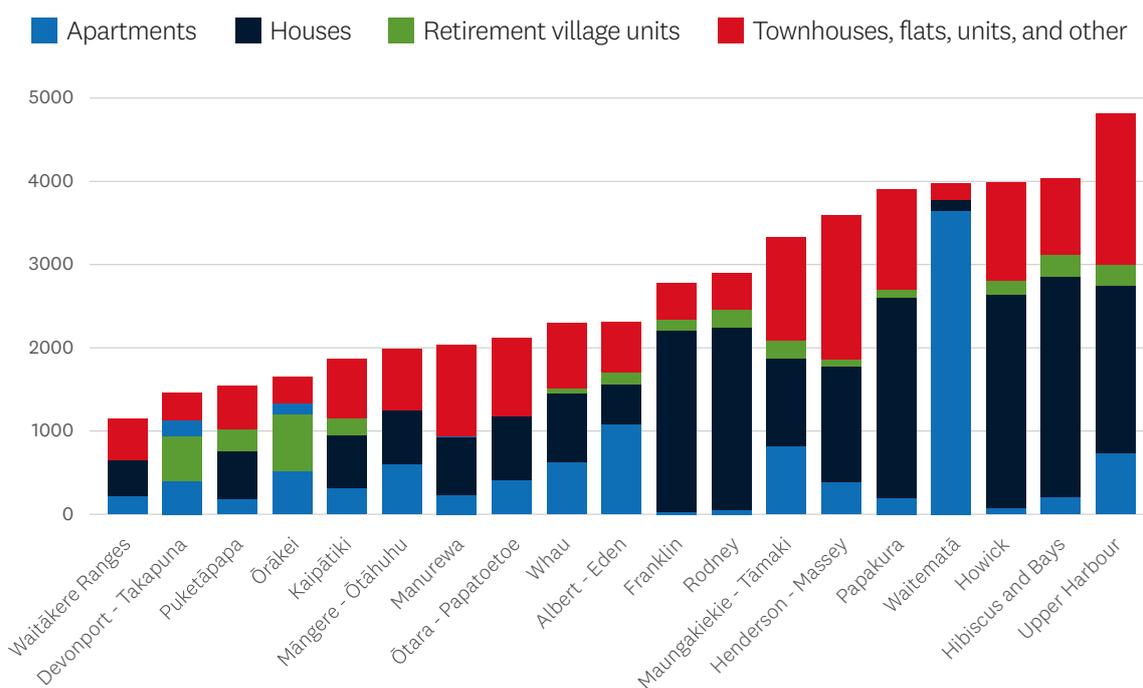
# Theme 4 – Indicators that assess the range of housing choice, affordability and capacity in AUP enabled housing

The first part of this theme looked at the more detailed aspects of residential provision in terms of housing choice and affordability. It responds to RPS objective B2.4.1 (4) which seeks an increase in housing capacity and the range of housing choice to meet the varied needs and lifestyles of Auckland’s diverse and growing population. Affordability is also considered as this was considered an important aspect of choice. The analysis is primarily addressed through indicators 13, 14 and 15.

The second part of this theme is concerned with RPS objective B2.4.1(6) which stipulates that there should be sufficient, feasible development capacity for housing to meet the RPS targets.

## Housing choice

Apartments, townhouses, flats and terraces are the dominant dwelling typology being granted building consent in the local board areas that make up Auckland’s Urban Area. Apartment developments are the dominant building typology within and close to the City Centre. Townhouses, flats and terraces are prevalent throughout the residential and business ZERI – particularly with the AUP Urban Area 2016. Standalone houses are the dominant dwelling typology closer to the outskirts of the AUP Urban Area and rural areas. Retirement village units are largely found throughout the North Shore and the isthmus.



**Figure 11: Bar chart showing Housing typology trends by local board (dwellings granted building consent)**

Figure 11 shows both the distribution and relative share of housing types across each local board area. Apartments dominate the consents granted for the Waitemata Local Board largely because this area includes the City Centre zone. Standalone houses represent the majority of consents granted in the predominantly rural local boards of Rodney and Franklin; however, this typology is also the predominant typology in the Howick, Hibiscus and Bays and Papakura local board areas. These local board areas also have lower numbers of apartments being consented. The remaining local board areas indicate more of a consistent distribution of consented typologies.

Overall, the building consent data is showing that the apartment housing typology is most prevalent in the Waitemata Local Board, followed by Albert Eden and Orakei. However, Devonport, Takapuna and Whau local boards are seeing this typology to a lesser degree. The 'townhouses flats and other units' dataset has various typologies within it. These are being issued consent in local board areas surrounding the Waitemata Local Board area and begin to dominate on the fringes of the Isthmus, primarily the North Shore (Kaipatiki), Henderson-Massey, Waitakere Ranges, and Otara-Papatoetoe to the south.

The standalone house typology is popular in Orakei, Howick, Henderson-Massey, Devonport, Takapuna and Whau local board areas. The typology is also the dominant housing form beyond the urban local board areas.

## **Housing affordability**

With regards to Indicator 15: Housing affordability is maintained or improved over time, the AUP doesn't contain mechanisms which can influence housing affordability. While the ZERI provides greater capacity for more houses to be built, there are other influences on affordability from central government and the market. Both median house prices and mean weekly rents for Auckland showed a steady increase over the monitoring period. Median residential sales prices increased to a greater degree between December 2019 and December 2020. With this steady increase in the cost of both renting and buying homes, (even with historically low interest rates) households with low to moderate incomes found it challenging to access secure housing to meet their needs.

As part of a council-wide affordable housing programme, research into planning responses to enable more affordable housing concluded that changes to the AUP to enable an inclusionary zoning approach had a high risk of legal challenge in the current legislative and policy context.<sup>2</sup>

Auckland Council has prepared an advocacy plan to seek additional tools to enable methods, such as inclusionary zoning, to secure more affordable homes. Elected members and staff are in ongoing dialogue with central government on issues relating to housing affordability.

## **Development capacity**

Auckland Council's Research and Evaluation Unit (RIMU) modelled feasible development capacity for the Auckland region. They have produced a Housing Capacity Assessment which looks at the feasible development capacity of sites within the zones that enable residential intensification.

The Housing Capacity Assessment 2021 results have calculated 'plan-enabled capacity' excluding capacity for apartments in the City Centre, Town Centre zones and other business areas. These areas will be included in the next assessment.

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<sup>2</sup> [Planning Committee resolution PLA/2020/94.](#)

Even without these business areas, the current AUP provides the following capacity for housing in the residential ZERI:

**Table 2: Net housing capacity in the residential ZERI**

<b>Zone</b>	<b>Net capacity for infill (dwellings)</b>	<b>Net capacity assuming redevelopment (dwellings)</b>
Terrace Housing and Apartment Building	20,002	196,915
Mixed Housing Urban	25,281	351,726
Mixed Housing Suburban	26,359	327,125
<b>Totals</b>	<b>71,642</b>	<b>875,766</b>

The housing assessment also indicates that, notwithstanding the large plan-enabled capacity that is commercially feasible as of 2021, the market may reach an efficient price equilibrium in the future that is well above deemed affordability. This results from a mismatch between the average ability to pay and the commercially feasible average cost of a house.

The AUP was required to enable capacity for the 30 years growth. This equates to over 900,000 dwellings able to be built in residential areas alone, with an estimated market feasible capacity of around 650,000.<sup>3</sup>

The findings show:

- nearly 20,000 building consents issued in 2021 – this is a higher rate than previous years;
- 62 per cent of all new building consents are for multi-unit complexes such as apartments and terraced housing;
- growth is following the quality compact approach and most growth is taking place in the existing AUP Urban Area (82 per cent of consented dwellings).<sup>4</sup>

Under the capacity already enabled by the AUP, this shows that housing is being delivered at record levels, at higher densities, and in the areas that follow the quality compact urban form approach. To counteract reduced housing affordability, the council and the government have acted to streamline land supply and to remove unnecessary land use regulations that hinder new houses being built.

## **Theme 4 Conclusions**

The AUP has enabled a range of housing choices which meets the varied needs and lifestyles of Auckland’s diverse and growing population. Land within and adjacent to centres, social facilities, areas of employment and in close proximity to public transport are the primary areas where residential intensification is occurring. Notwithstanding this, RIMU’s housing capacity assessment has indicated that developments consented under the AUP are not taking full advantage of the plan-enabled residential capacity of the zones enabling residential intensification.

The conclusion for this theme and RPS objectives is the AUP is enabling residential intensification and growth at record levels, while adhering to the principles of the quality compact urban form model.

<sup>3</sup> [Housing assessment for the Auckland region. National Policy Statement on Urban Development 2020 – Knowledge Auckland](#)

<sup>4</sup> *Para 2.8, Auckland Council, Submission to the Environment Select Committee Resource Management (Enabling Housing Supply and Other Matters Amendment) Bill, 16 November 2021*

# Summary of main findings

The RPS objectives are directed towards achieving residential growth and intensification within a quality compact urban form. They also seek residential development with good access to public transport and important destinations (such as centres), well-designed walking environments and housing choice. Ensuring future capacity for residential growth is also an important RPS objective.

The main findings are:

- The greatest amount of housing growth is occurring in the AUP residential and business zones that enable residential intensification.
- Increased residential intensification is being delivered at record levels and at high densities with over 60 per cent of all new building consents for multi-dwelling developments.
- The primary locations for residential growth are in those areas that are within walkable catchments of centres, social facilities, areas of employment and near high frequency public transport.
- Residential growth is occurring in areas that are located within 30 minutes travel time of centres, major public hospital and/or health care facilities.
- The AUP zoning framework which spatially distributed zones enabling residential intensification around public transport networks have been effective in concentrating growth in these areas.
- Auckland's residential growth supports the quality compact urban form model that underpins the AUP.
- The design of new residential neighbourhoods shows the AUP is enabling new quality residential areas that are walkable, efficient, attractive and safe.
- The AUP has enabled a wide range of residential typologies to provide housing choice to Auckland's diverse and growing population.
- Residential growth and housing choice has increased housing supply which are factors that can help enable affordability.
- The commercially feasible capacity under the AUP significantly exceeds the demand for housing over the long, medium and short-term. Even without the capacity enabled by the Future Urban Zone, the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years.

In conclusion, the residential growth monitoring shows the AUP is enabling residential growth, intensification and housing choice to occur in appropriate locations within a quality compact urban form. The AUP is successfully achieving the RPS B2.4 residential growth objectives.

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ISBN 978-1-99-110197-6 (Pdf, Online)

