



**August
2022**



Proposed Plan Change 78 Information Sheet #13

Plan Change 78 and the Auckland Light Rail corridor

In August and September 2022, Auckland Council is inviting submissions on changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for greater building heights and densities in urban Auckland. This is known as Proposed Plan Change 78 - Intensification.

This information sheet explains the position with the Auckland Light Rail (ALR) project and the ‘corridor’ from the city centre to Māngere, and how it is addressed in Proposed Plan Change 78.

Submissions are now invited on the proposed plan change. The period for submissions closes on 29 September 2022.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020 and was updated in May 2022. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations. The NPS-UD also requires more building height and housing density within and around neighbourhood, local and town centres.

In December 2021, the government also made amendments to the Resource Management Act 1991 (RMA). The RMA now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to incorporate new Medium Density Residential Standards (MDRS) in relevant residential zones.

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland's residential suburbs. Three dwellings of up to three storeys, including terrace housing and low-rise apartments, are to be permitted on most residential properties unless a 'qualifying matter' applies (see information sheets #7 and #8). Four or more dwellings are to be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

The Auckland Light Rail corridor

Planning is underway for Auckland Light Rail (ALR) City Centre to Māngere, following the government announcing its commitment to progress the project. The ALR project will see new rapid transit stations introduced in the Auckland isthmus, Māngere and airport areas. The implications of light rail in terms of the council's response to the National Policy Statement on Urban Development are significant. Intensification at scale, including taller buildings, and higher housing and employment densities, will be enabled around specific stations along an identified route between the city centre and the airport, than compared with areas without light rail.

At this point in time, the specific route and stations for light rail have not been confirmed. More work is required within the corridor to confirm the route and stations, and therefore this area has not been included in the Proposed Intensification Planning Instrument - Plan Change 78 at this stage. The ALR corridor is shown on **map 1** below.

The specific route and stations are expected to be engaged upon and confirmed as part of the ALR project in 2023. As part of that process, the Council and the ALR project team will also be engaging on intensification and other transformational proposals along the corridor. When that work is finalised, the council will complete the Intensification Planning Instrument in 2023 by notifying for submissions what is known as a 'variation' to Proposed Plan Change 78 for the ALR corridor.

There are no zoning changes or any other planning rules proposed by Proposed Plan Change 78 within the corridor at this time. The rules and zones of the Auckland Unitary Plan (AUP) continue to apply to the corridor shown 'whited-out' in the Proposed Plan Change 78 map viewer.

While there are no specific zoning or other proposals in this corridor to make submissions on yet, we do want to hear from people with an interest in the area through submissions about our general approach to things such as:

- intensification, zoning and qualifying matters
- walkable catchments around rapid transit stations
- intensification around town and local centres.

Further information

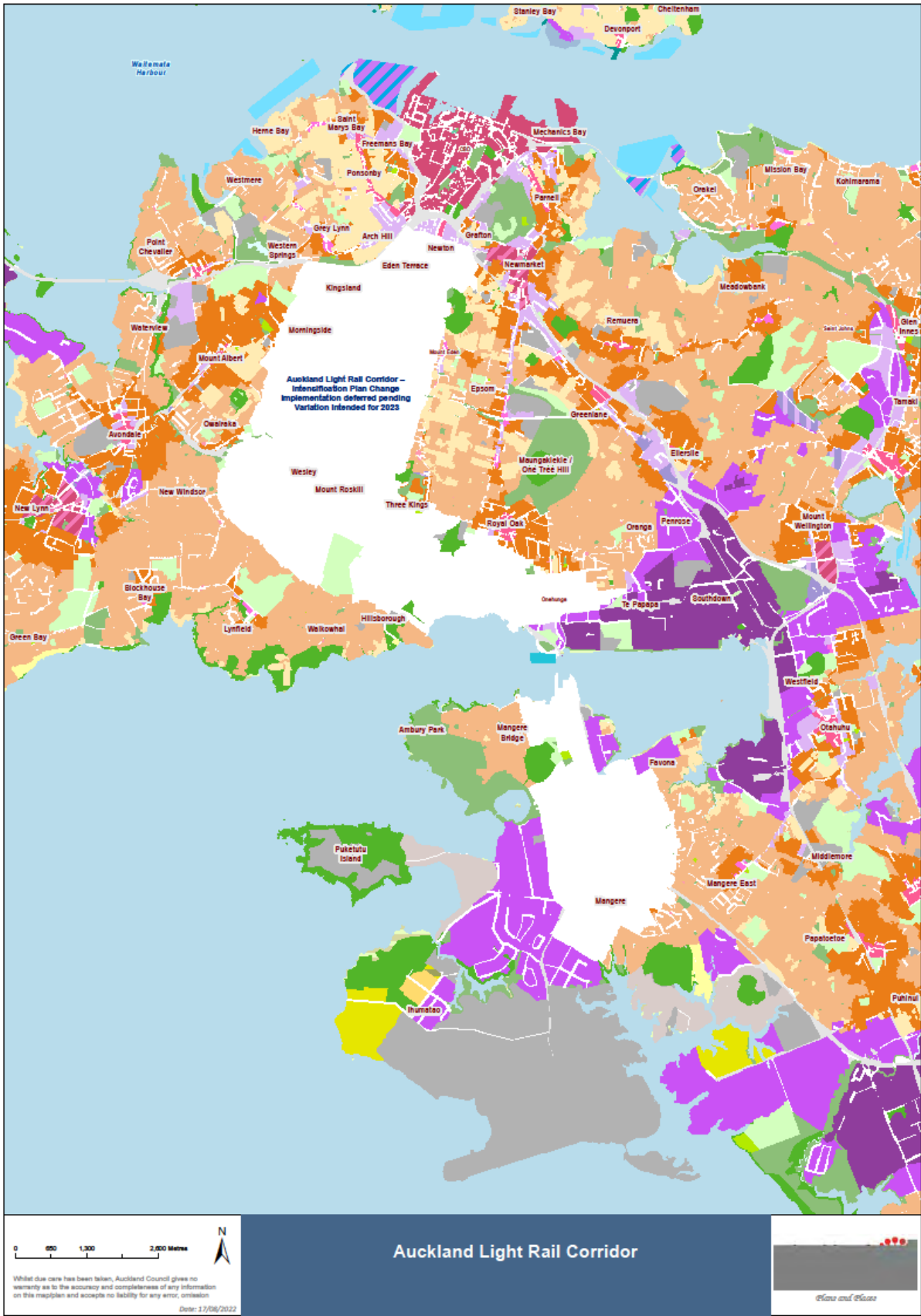
- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the RMA and the amendments made to it in 2021 including the MDRS requirements [visit the Ministry of Housing and Urban Development website](#).
- For more information about Auckland Light Rail, please visit lightrail.co.nz.

Please note:

This information sheet is a summary document to assist with understanding Proposed Plan Change 78 - Intensification, the Council's intensification planning instrument, which gives effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 and incorporates the medium density residential standards into relevant residential zones as required by the Resource Management Act 1991.

The proposed plan change to the Auckland Unitary Plan was publicly notified by Auckland Council on 18 August 2022.

All information provided in this information sheet should be considered as being illustrative and indicative only. Users should take specific advice from qualified professional people before undertaking any action as a result of information obtained from this information sheet. The user waives and releases Auckland Council from any claims arising from use of the information provided in this information sheet.



Map 1 showing the Auckland Light Rail corridor (white area)