



**August
2022**



Proposed Plan Change 78 Information Sheet #2 Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone

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 council’s proposed approach to amending the Residential - Terrace Housing and Apartment Buildings (THAB) Zone in walkable catchments.

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.

Changes to the THAB zone

The NPS-UD requires Auckland Council to change the AUP to enable building of at least six storeys within walkable catchments of a city centre, metropolitan centre or existing or planned rapid transit stops.

The council proposes to achieve this by zoning residential sites within these walkable catchments to a modified version of the existing THAB zone within the AUP. The required additional building height will also require consideration of effects such as building dominance, shading, privacy, and amenity for residents and communities and possible changes to the development standards or rules that deal with these.

Intensification within walkable catchments

The council is proposing a number of changes to the THAB zone within walkable catchments to achieve five good design outcomes. These outcomes are:



Outcome 1: Enable building heights of at least 6 storeys in walkable catchments

The government requires the council to enable buildings of at least six storeys within a walkable catchment. The proposed changes also seek to address other outcomes as identified in **Table 1** below.

Table 1 summarises the proposed changes to height and height in relation to boundary, inside and outside walkable catchments and to achieve desired outcomes.

Outcome	Standard	Outside Walkable Catchments	Inside Walkable Catchments
Achieve 6 storeys in WC while managing shade and dominance effects to streets and adjoining sites	Height	5 Storey buildings (16m)	6 Storey buildings (21m)
	Height in relation to boundary	8m + 60°	19m + 60° for the first 21.5m from site frontage 8m + 60° beyond 21.5m
Managing shade and dominance to adjoining sites	Height in relation to boundary adjoining lower intensity zones	Adjoining Low Density Residential Zone and Open Space Zones less than 2000m ²	Does not apply in walkable catchments

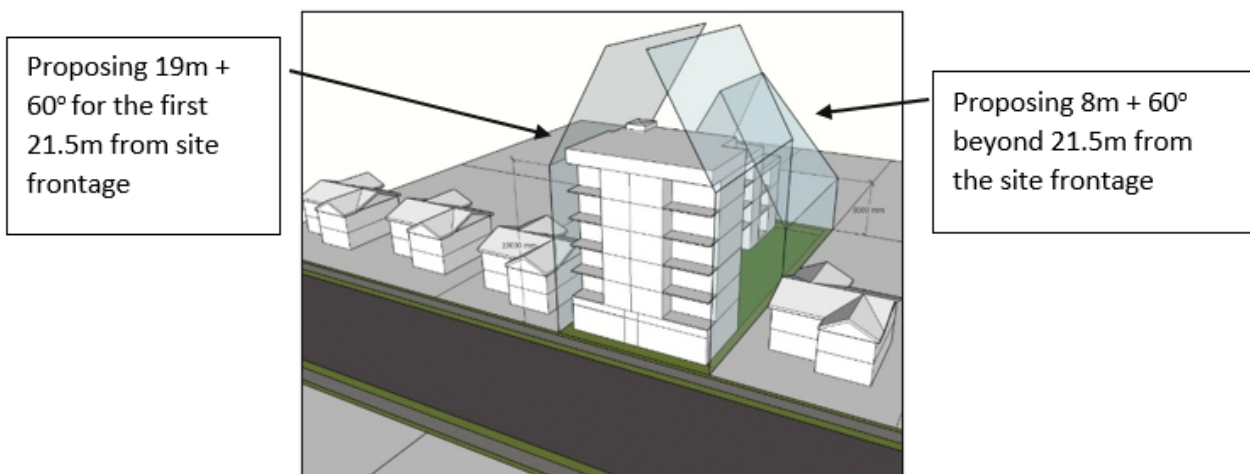


Image 1 (above) shows the proposed height in relation to boundary standard.

Outcomes 2–4: Good design outcomes in the THAB zone

Table 2 below summarises the proposed key changes to standards in the THAB zone. These are proposed to apply across the zone, both inside and outside of walkable catchments. The proposed changes generally address multiple outcomes.

Outcome	Standard	Requirement
Onsite amenity Manage building dominance on adjoining sites	Landscaped area	<ul style="list-style-type: none"> • 20% net site area • Minimum 1m wide and 4m² • 50% of front yard in landscaped area
Onsite amenity	Outdoor living space	Additional communal open space requirement for 20+ dwellings
Onsite amenity (and amenity/safety to the street)	Windows to street and private vehicle and pedestrian accessways	20% glazing where facing street or private vehicle/pedestrian access

Climate change	Deep soil and canopy tree	<ul style="list-style-type: none"> • 10% net site area plus tree(s) • Minimum 3m • can overlap with landscaped area or communal outdoor living
Onsite amenity (and amenity/safety to the street)	Safety and privacy buffer to private pedestrian and vehicle accesses	1m between dwelling and relevant access
Onsite amenity (and amenity/safety to the street)	Residential waste management	Storage and collection space requirements

Table 2 below summarises existing standards that are proposed to be retained with no changes to achieve good design outcomes:

Existing standard	Outcome
Maximum impervious area	to manage stormwater runoff and support ecology
Yards	to maintain amenity values, water quality and provide protection from natural hazards
Daylight	to ensure adequate daylight for living areas and bedrooms
Front, side and rear fences and walls	to allow for privacy while enabling eyes on streets and reduce large blank faces for neighbours and the street
Minimum dwelling size	to ensure development meet the day to day needs of residents

The council is proposing additional standards be applied to integrated residential development, supported residential care, boarding houses, visitor accommodation, dairies, restaurants, care centres, community facilities, and healthcare facilities.

Notification

The council is required to process applications for four or more dwellings without notification where an application for development meets certain standards. Where standards are listed against an activity in the activity table (H6.4.1), an application for that activity will have to comply with all the relevant standards to be processed without limited or public notification.

Centre zones and the Business – Mixed Use and Business – Business Park Zones in a walkable catchment

Changes to the metropolitan centre, town centre, local centre, neighbourhood centre, mixed use and business park zones are required to enable buildings of at least six storeys (21 metres) in walkable catchments.

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply, where there is a qualifying matter. Qualifying matters can result in rules that do things such as limit building heights and densities or require a resource consent to build within an area or demolish or remove buildings or vegetation.

While buildings of at least six storeys must be enabled within walkable catchments around city centres, metropolitan centres and rapid transit stops, this scale of intensification may be changed if a qualifying matter applies. For more information on qualifying matters, refer to Information Sheets #7 and #8.

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](#).

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.

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