

## **Auckland Unitary Plan Operative in part**

### **PROPOSED PLAN CHANGE 78**

#### **Plan Change 78 Intensification**

**Public notification:** 18 August 2022

**Close of submissions:** 29 September 2022

This is a council initiated plan change

#### **Explanatory note – not part of proposed plan change**

This proposed plan change responds to the government's National Policy Statement on Urban Development 2020 (amended in 2022) and requirements of the Resource Management Act. These mean the council must:

- enable more development in the city centre and at least six-storey buildings within walkable catchments from the edge of the City Centre, Metropolitan Centres and Rapid Transit Stops
- enable development in and around neighbourhood, local and town centres
- incorporate Medium Density Residential Standards that enable three storey housing in relevant residential zones in urban Auckland
- implement qualifying matters to reduce the height and density of development required by the RMA to the extent necessary to accommodate a feature or value that means full intensification is not appropriate .

## Plan change provisions

### Note:

Amendments proposed by this plan change to the Auckland Unitary Plan are underlined for new text and ~~striketrough~~ where existing text is proposed to be deleted. The use of .... Indicates that there is more text, but it is not being changed. These are used when the whole provisions if too long to be included.

### Notes on proposed plan change annotations

The proposed plan change has been annotated in the text as follows.

- Qualifying matter provisions are identified in the plan with an orange sidebar annotation to assist users of the Plan. A reference to the relevant section of the RMA is provided. An example of a sidebar annotation for a qualifying matter provision is as follows:

Qualifying matter as per s771(a) of the RMA

#### X2.2 Building coverage

(x.x.x) The maximum building coverage must not exceed 35 per cent of net site area.

- A purple bubble sidebar annotation show which provisions in the Auckland Unitary Plan and any change or variation are incorporated. An example of an incorporated density standard is as follows:



#### x.x.x Number of dwellings per site

(1) There must be no more than three dwellings on a site.

- A green dotted sidebar annotation shows which provisions in the Auckland Unitary Plan and any change or variation, are replaced An example of a replaced density standard is as follows:



#### x.x.x Landscaped Area

(1) ~~The minimum landscaped area must be at least 35 per cent of the net site area.~~

- Other proposed plan changes are identified in the plan with a thick sidebar annotation. A reference to that proposed plan change and hyperlink to the document is available for the reader.

PC xx ([see Modifications](#))



Please see Chapter A Introduction for a more detailed explanation.

## **Proposed Plan Change78**

### **Proposed amendments to Chapters of the Auckland Unitary Plan (Operative in Part)**

Chapter A Introduction

Chapter C General Rules

Chapter D Overlays

Chapter E Auckland-wide

Chapter G Rural Urban Boundary (RUB) and Walkable Catchments

Chapter H Zones

Chapter I Precincts

Chapter J Definitions

Chapter K Designations

Chapter L Schedules

Chapter M Appendices