

10 November 2021

# Kāinga Ora Kaipātiki Local Board presentation

North and West Team



## Kāinga Ora: our outcomes

- Kāinga Ora, new Crown agency, established 1 Oct 2019.
- Brings together people, capabilities and resources of KiwiBuild, Housing New Zealand and its development subsidiary HLC.
- Will create cohesive, joined-up approach to supporting Government's priorities for housing and urban development.

### Six outcomes:

- Sustainable, inclusive, thriving communities
- Good quality, affordable housing choices
- Partnering with Māori
- Customers live well in their homes
- Our environmental footprint is light
- Use our scale and expertise to make change within the construction sector



## Kāinga Ora: our new structure

### Place-based delivery and decision making

- 12 regions, formed into three super-groups; Auckland & Northland, Central, South Island
- Operations, community engagement and investment planning all decentralised to regions
- Support from centres of expertise with a nationwide span, including Construction, Urban Development and Strategy



## Kāinga Ora North and West Auckland region



Caroline Butterworth  
DCE, Auckland and  
Northland



Taina Jones  
Regional Director,  
North & West Auckland

### Area covered by the region

Whau

Devonport-Takapuna

Kaipatiki

Hibiscus and Bays

Waitakere Ranges

Upper Harbour

Henderson-Massey

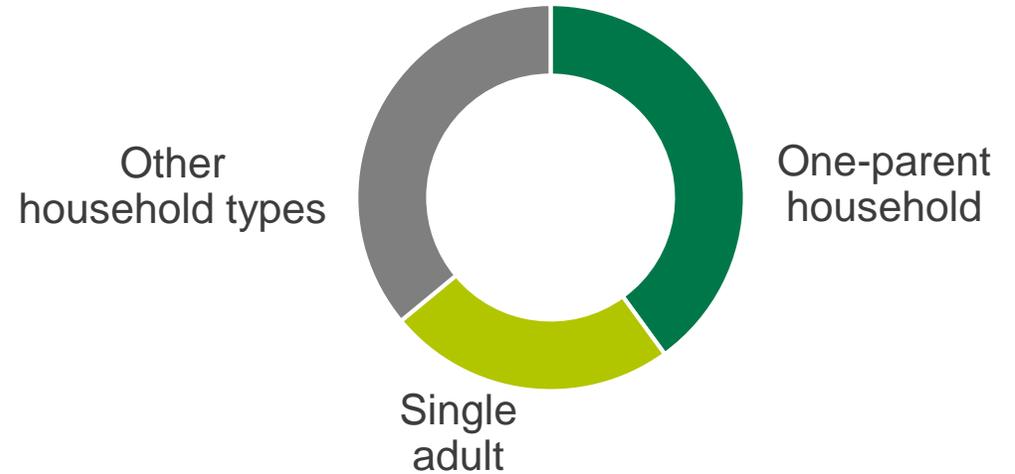
Rodney



## N & W Auckland: Our customers

# 64%

Of households in North and West Auckland have a single adult (40% solo parent households, 24% someone living alone)



# 31%

Of customers in North West Auckland identify as Pasifika. That's about one-third higher than the national average (23% Pasifika). Fewer than one-in-five customers in the region identify as Pākehā/European.

Source: Investment Planning Strategy, December 2020



## Supporting our customers to live well in their homes

- Taking a strengths-based approach, we support and guide our customers, so they have choice and control to make the best wellbeing decisions for their whānau.
- We maintain in-depth knowledge about local support services.
- Build strong partnerships, so we can help customers understand the options available to them.



## Public housing programme

- Under Budget 2020, the Government announced 8,000 additional homes to be delivered nationwide over the next 4 to 5 years.
- Split between 6,000 public homes & 2,000 transitional homes. Kāinga Ora and community housing providers to deliver.
- Investment of more than \$5 billion.
- Working to reduce number of people on MSD's Housing Register. Nationally: 24,474 individuals/whānau (as at June 2021)
- Kaipātiki Local Board Housing Register: 246 individuals/whānau (as at June 2021).



## Northcote Development overview

- Around 310 existing homes
- Approximately 1,600 homes at completion
- Approx. 1/3 public, 1/3 market, 1/3 affordable
- 5 Stages, with forecast completion 2025
- Started in 2016
- 175 public homes and 341 market/affordable homes under construction
- Total of 257 dwellings completed to date
  - 101 public homes and
  - 156 market/affordable



## Current market/affordable builds

### 165 Lake Road

- 30 market apartments
- Delivery by NZ Living
- Completed 2021

### Harbourlane

- 24 terraced-homes, 11 of which are KiwiBuild
- Delivered by Universal Homes
- Completed – first terraced homes to be completed in Northcote Development
- Settlements completed end of September

### Awataha Drive

- 14 Market and 13 KiwiBuild apartments
- Delivery by NZ Living
- Expected completion – August 2021

### Greenslade Crescent Apartments

- 27 Market homes and 60 KiwiBuild apartments
- Delivery by NZ Living
- Expected completion – early 2022



## Northcote public homes

### 13-15, 19-21 Potter Avenue & 24-30 Greenslade Crescent (N9-10)

- 88 new homes consisting of:
  - 63 x one-bedroom homes
  - 20 x two-bedroom homes &
  - 5 x three-bedroom homes
- Within 3 buildings consisting of:
  - 3 x six-level apartment blocks
- Building B - 35 Units dedicated for Pensioner housing
- Construction commenced Oct 2021 & estimated to be completed mid 2023

### 177-193 Lake Road (N16)

- 85 new homes consisting of:
  - 40 x one-bedroom homes
  - 30 x two-bedroom homes &
  - 15 x three-bedroom homes
- Within 3 buildings consisting of:
  - 3 x six-level apartment blocks
  - Ground floor Commercial
  - Building A will house the Takapuna Housing Office
- Construction July 2021 & estimated to be completed mid 2023



# Northcote public homes

## 9-19 Tonar Street (N20)

- 40 new homes consisting of:
  - 29 x two-bedroom homes
  - 5 x three-bedroom homes
  - 5 x four bedroom homes
  - 1 x 5 bedroom home
- Within 2 buildings consisting of:
  - 1 x five-level apartment block – under construction
  - 2 x level town houses - delivered
- Construction has commenced Nov 2020 & estimated to be completed mid 2022

## 16-26 Fraser Avenue & 3 Richardson Place (N24)

- 32 new homes consisting of:
  - 11 x two-bedroom homes
  - 14 x three-bedroom homes &
  - 7 x four-bedroom homes
- Within 3 blocks consisting of:
  - 1 x five-level apartment block (20 Units)
  - 12 x two-level standalone houses
- Construction commenced Oct 2021 & estimated to be completed 2023



# Northcote public homes

## 10-12 Fraser Avenue (N25)

- 30 new homes consisting of:
  - 22 x two-bedroom homes &
  - 8 x three-bedroom homes
- Within 2 buildings consisting of:
  - 1 x three-level walk up building
  - 1 x five-level apartment block
- Contract awarded to Gibson O'Connor
- Construction commenced Oct 2021 & estimated to be completed mid 2023



## 46, 52-58 & 62-64 Cadness Street (N30)

- 55 new homes consisting of:
  - 34 x two-bedroom homes &
  - 21 x three-bedroom homes
- Within 5 buildings consisting of:
  - 2 x five-level apartment blocks &
  - 2 x three-level walk up buildings
- Contract being finalised
- Construction will commence Jan 2022 & estimated to be completed late 2023



## Northcote public homes

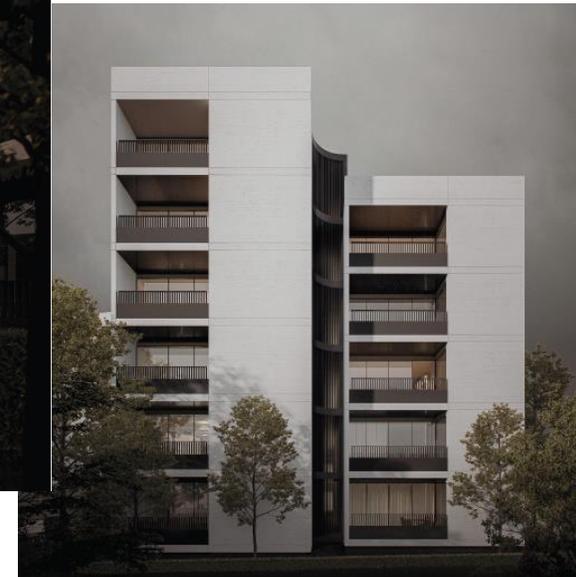
### 7 – 9 Kaka Street (N2)

- 6 new homes consisting of:
  - 4 x three-bedroom homes &
  - 2 x four-bedroom homes
- Development consists of 6 x 2 level town houses
- Construction expected to commence Jul 2022 & estimated to be completed mid 2023



### 27 – 41 Cadness Street (N34.1)

- 56 new homes consisting of:
  - 33 x two-bedroom homes
  - 13 x two-bedroom homes &
  - 10 x three-bedroom homes
- Within 5 buildings consisting of
  - 1 x five-level apartment block &
  - 1 x six-level apartment block
- Resource consent has been applied
- Construction expected to commence Aug 2022 & estimated to be completed mid 2024



## Summary

Northcote (480 dwellings) State Housing Component LSRP

Status	No. Dwellings
Delivered	101
Under Construction	262
Procurement	55
Building Consent Design Underway	0
RC Design underway	62
<b>TOTAL</b>	<b>480</b>



## Kaipātiki Local Board area developments

### 10-22 Taurus Crescent, Beach Haven

- Currently under construction
- 7 homes replaced with 21 new homes consisting of:
  - Ten x 2-bedroom homes
  - Six x 3-bedroom homes
  - Two x 4-bedroom homes &
  - Three x 5-bedroom homes
- Homes to be within five x 2-storey houses and eight 2 x storey duplexes
- Estimated Completion
  - 6 homes completed in June 2021
  - 8 homes to be completed by early 2022
  - 7 remaining to be completed early-mid 2022



### 13-15 Kaipātiki Road, Glenfield

- 1876sqm of land
- Currently under construction
- 4 homes replaced with 34 new homes consisting of:
  - Twenty four x 1-bedroom homes &
  - Ten x 2-bedroom homes
- Within five storey apartment block
- Estimated completion late 2022



## Kaipātiki Local Board area developments

### 22-28, 32-38 & 42 Taurus Crescent, Beach Haven

- 5700sqm of land
- Resource consent application currently with Auckland Council
- 9 homes replaced with 20 new homes consisting of:
  - Six 2-bedroom homes
  - Ten 3-bedroom homes &
  - Four 4-bedroom homes
- Mix of 1-2 level standalone and duplex homes
- Estimated completion mid-late 2023

### 44-46 & 50-54 Lancaster Road, Beach Haven

- 3900sqm of land
- Resource consent application currently with Auckland Council
- 5 homes replaced with 18 new homes consisting of:
  - Nine 2-bedroom homes
  - Five 3-bedroom homes &
  - Four 4-bedroom homes
    - 2 of which are accessible homes
- Mix of 2-storey standalone, duplex and terraced type housing
- Estimated completion mid-late 2023



## Kaipātiki Local Board area developments

### Mavis-Hayman Place & 187-197 Beach Haven Road, Beach Haven

- 10093sqm of land
- Currently under construction
- 15 homes replaced with 71 new homes consisting of:
  - Fifty seven x 2-bedroom homes
  - Five x 3-bedroom homes &
  - Eight x 4-bedroom homes
  - Community room and communal areas
- Build partner is Dominion Constructors
- Currently 62 homes have been completed
- Estimated completion for remaining block is late Nov 2021

### 161 Beach Haven Road, Beach Haven

- 10093sqm of land
- Currently seeking variation to approved resource consent
- Proposed development may see nine new homes consisting of:
  - Six x 1-bedroom homes within one 3-level walk up and
  - Three x 1-bedroom homes within a single level building
- Estimated completion is early 2023





**Titoki**  
*Alectryon excelsus (Al.e)*  
5-6m



**Puriri**  
*Vitex lucens (Vi.l)*  
4-5m



**Pohutukawa**  
*Metrosideros excelsa (Me.e)*  
6m



**Rewarewa**  
*Knightia excelsa (Kn.e)*  
6m



**Pokaka**  
*Elaeocarpus hookerianus (El.h)*  
6m



**M**  
**Mara kai (food)**  
Located near Community space for ease of access and stewardship



**P**  
**Pā harakeke (flax)**  
Located in area easily accessible by residents but out of way of private spaces



**R**  
**Rongoā (medicinal)**  
Planted into existing garden beds under trees



**LEGEND**  
(Xx.x) Large specimen trees to provide scale to apartments and street interface (Kāinga Ora land)



(Xx.x) Columnar trees for privacy to balconies (In public berm to replace existing trees in relatively poor health - To be discussed with AT)

Note: The locations and species shown are indicative only.  
Species shown have been sourced and are available for next planting season



**DRAFT**

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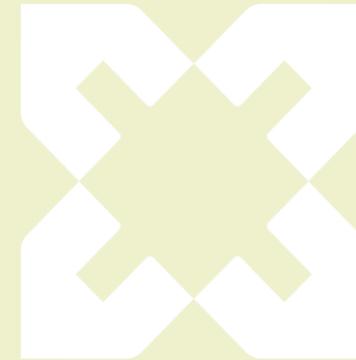
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# Development Contributions Review

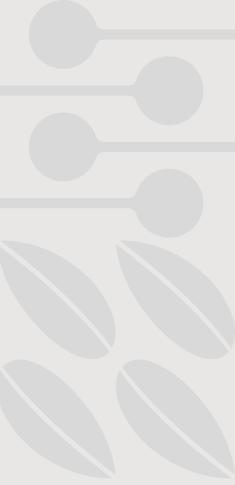
Local Board workshop

November 2021



# Purpose of workshop

1. Review the key Contributions Policy consultation issues
2. Summarise the feedback from the consultation
3. Request local board feedback



## Key consultation topics

### Updating capital projects in the 10-year Budget

Updates to capex and growth share

Weighted average urban price

\$21,500

### Recovering costs beyond 2031

First area is Drury  
Investment priority areas to follow

Drury price \$84,900

### Payment timing

DCs due at building consent payable at grant

6 to 24 months earlier than at present

### Supporting development of Māori land

Through grants  
No change to payment timing  
Exempt DCs for parks



# Question 1

## Updating capital projects in the 10-year Budget



## Capex update for 10-year budget

Development contributions  
recover the cost of the  
growth share

**\$32 billion investment  
incl \$9 billion with  
growth element and  
updates since 2018**

Infrastructure funded by  
rates, Waka Kotahi  
transport subsidies and  
development  
contributions



## Key themes from consultation

# Q1 Updating capital projects in the 10-year Budget

### Agree

- developers should pay for the infrastructure, otherwise, the wider public will have to

### Other

- suggest that council may need to review this component of the policy more regularly than every three years to reflect other changes

### Disagree

- other sources of funding should be considered
- historic underinvestment in infrastructure should not be viewed as a growth cost
- CRL cost increase unfair as early developers haven't paid
- External review required
- Demand factors need to be reviewed as directed in 2018

### All feedback

■ Agree ■ Disagree ■ Other ■ I don't know

58%

25%

13%

4%

### Industry feedback

■ Agree ■ Disagree ■ Other ■ I don't know

25%

33%

33%

8%

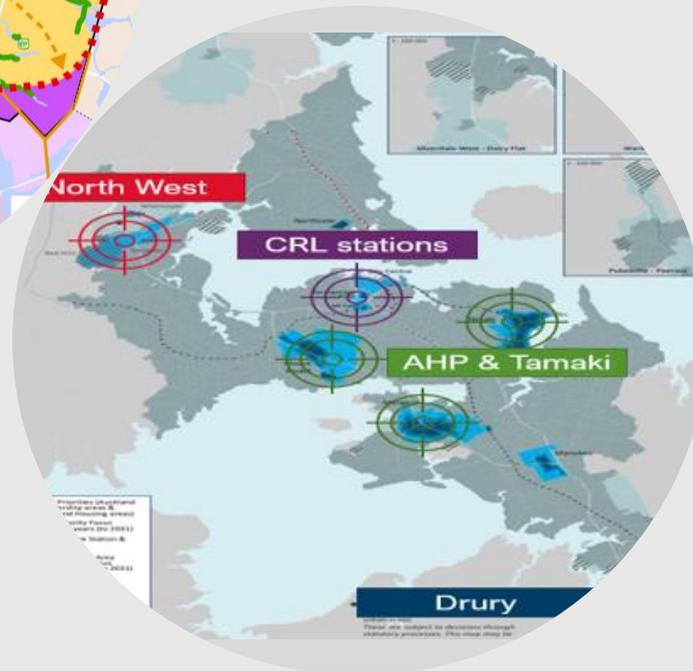
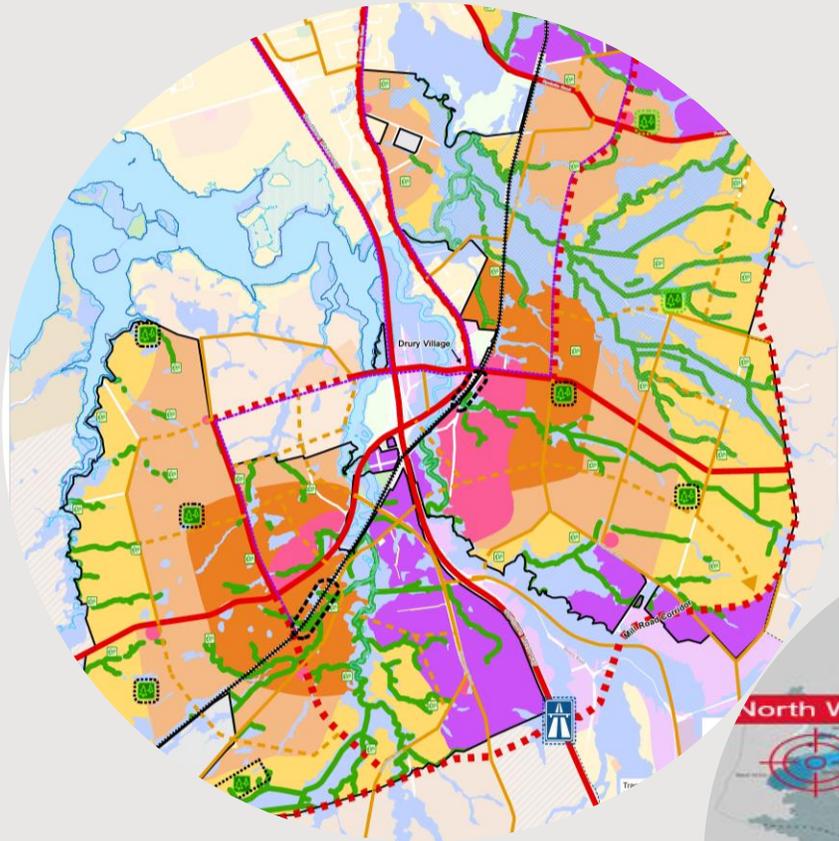


## Question 2

**What do you think about our proposal to add projects beyond 10-years to the policy in stages starting with Drury?**



## Programmes outside 10 years



## Proposal

- Stage addition of growth infrastructure beyond 10 years to investment priority areas over the next year
- Beginning with Drury – transport, reserves and community infrastructure

## Reason for change

- Cumulative impact of growth requires major investment
- Beyond capacity of 10-year budget despite commitment to investment priority areas
- Reduces future service level shortfalls and funding challenges
- Fair that early developers pay their share
- Alternative is ratepayer or taxpayer pays or lower future service levels



## Planned investment in Drury

**\$2.5b**

Funder	10-year Budget	Beyond 2031	Total
Waka Kotahi	\$124m	\$840m	\$964m
Ratepayer	\$8m	\$132m	\$140m
Developer	\$267m	\$1,080m	\$1,347m
<b>Total</b>	<b>\$399m</b>	<b>\$2,052m</b>	<b>\$2,451m</b>

Includes local transport, parks and community infrastructure

- on top of significant Crown investment
- timing of council investment constrained

FUNDING AREA	DC PRICE PER HUE* INCLUDING LOCAL, SUB-REGIONAL AND REGIONAL CHARGES		
	2019 policy	2021 capex updates	Add projects outside 10 years
Drury - Opaheke	\$11,000 - \$18,300	\$34,300	\$84,900
Southern Drury	\$19,300 - \$41,200	\$14,200 - \$39,300	\$14,600 to \$37,900

\*HUE – Household Unit Equivalent



## Key themes from consultation

# Q2 What do you think about our proposal to add projects beyond 10-years to the policy in stages starting with Drury?

### Agree – starting with Drury

- the scale of development in Drury is far greater than was expected
- developers should pay
- greenfields development needs to pay full cost
- best action we can take to combat climate change is to live more densely

### Agree but **not** starting with Drury

- should expand beyond Drury as soon as possible.
- it would be appropriate for the increase to be staged over the next five to ten years to assist developers who are negotiating for land purchases.

All feedback

■ Agree ■ Agree with the proposal but not starting with Drury ■ Disagree ■ Other ■ I don't know

48%

7%

38%

8%

Industry feedback

■ Agree ■ Agree with the proposal but not starting with Drury ■ Disagree ■ Other ■ I don't know

6%

82%

12%

## Key themes from consultation

# Q2 What do you think about our proposal to add projects beyond 10-years to the policy in stages starting with Drury?

### Disagree

- need more information and time for consultation
- level of contributions proposed do not acknowledge the risks taken by developers
- will increase the price of housing by adding cost and delaying development
- will divert development to other areas

### Other

- longer-term view provides for a more comprehensive approach to infrastructure funding.

### Disagree

- uncertainty of future development and infrastructure needs makes DC setting high risk
- unfair to charge now for benefits in distant future
- unclear how the developer who paid the development contribution would be traced and refunded if required
- funding areas too tight missing other beneficiary areas
- Drury library should be in regional libraries funding area

### All feedback

■ Agree ■ Agree with the proposal but not starting with Drury ■ Disagree ■ Other ■ I don't know

48%

7%

38%

8%

### Industry feedback

■ Agree ■ Agree with the proposal but not starting with Drury ■ Disagree ■ Other ■ I don't know

6%

82%

12%

## Question 3

**What do you think about requiring developers to pay their contributions when building consents are granted?**



## Payment timing – building consents

# Propose all DCs due at grant of building consent

- Council finances under stress from COVID-19
- Earlier payment allows earlier investment in infrastructure
- No impact on revenue just paid earlier - \$96m extra over next 3 financial years (to June 2024) - \$107m with projects beyond 2031 in Drury
- Less interest cost recovery means DC price down to \$19,300 not including beyond 2031 projects
- Residential and non-residential payable on grant of building consent

## 2019 policy extended payment timing for DCs due at building consent for residential

- 6 months for less than 5 attached dwellings and CCC or 24 months for greater than 5 attached dwellings
- Payment closer to realisation of cash from development



## Key themes from consultation

# Q3 What do you think about requiring developers to pay their contributions when building consents are granted?

### Agree

- will ensure that developers rather than homeowners pay their fair share

### Disagree

- developers cannot obtain funding unless building consents are in place
- will unnecessarily increase developers' costs

### Other

- more developments will become less viable

All feedback

■ Agree ■ Disagree ■ Other ■ I don't know

43%

46%

7%

4%

Industry feedback

■ Agree ■ Agree with the proposal but not starting with Drury ■ Disagree ■ Other ■ I don't know

92%

8%



# Question 4

**What do you think about our proposal to support Māori development with grants?**



# Supporting development of Māori land

- [New legislative obligation](#)
- Support via grants
  - (marae and papakāinga and Māori housing on Māori land)
  - alternative is remissions
- exempt not-for-profit development on Māori land from reserve contributions
- retain the current payment timing for contributions for non-commercial development on Māori land



## Key themes from consultation

# Q4 What do you think about our proposal to support Māori development with grants?

### Agree

- developments provided by Māori for Māori are typically of a higher quality, more accessible to whanau and help build communities through providing better community infrastructure, connection with one's iwi and support services
- Māori authorities should get a 50% discount on general land and development of Māori Freehold and Māori Customer Land should be exempt

### Disagree

- All development benefits. Māori development support through grants should be separate and not included in DC policy
- Payment timing should be the same for all development
- Exemptions should be reflected in a fair and equitable manner

### Other

- Reserve exemption to all non-profit development
- There is already adequate support through the existing Māori Housing unit and other initiatives

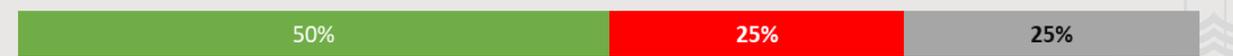
All feedback

■ Agree ■ Disagree ■ Other ■ I don't know



Industry feedback

■ Agree ■ Disagree ■ Other ■ I don't know



# Timeline

<b>Date</b>	
<b>15-25 November</b>	Local board business meetings
<b>26 November</b>	Local board feedback on key topics and views due
<b>1 December</b>	Finance and Performance Committee workshop
<b>8 December</b>	Finance and Performance Committee Meeting <i>Report will include local board feedback</i>
<b>10 January</b>	Proposed policy implementation, if adopted



**Patai?**





# National Policy Statement on Urban Development

Local board briefing workshop on the  
intensification plan change process

Plans and Places Department  
October and November 2021



# Purpose of briefing

- Outline of the NPS UD objectives
- The policies and workstreams that will deliver the objectives
- The NPS UD intensification policies
- *Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill – October 2021*
- Direction provided by the Planning Committee
- Overall approach to engagement and consultation including involvement of local boards
- The programme of work ahead
- How the intensification work will be undertaken
- Questions and discussion



**NPS UD**  
**August 2020**  
**objectives**

1. NZ has well-functioning urban environments
2. Planning decisions improve housing affordability by supporting competitive land and development markets
3. Plans enable more people to live in areas in the urban environment near a centre, well-served by PT, and where there is high demand for housing relative to other areas
4. Urban environments and amenity values that develop and change over time
5. Planning decisions relating to the urban environment take into account the principles of Te Tiriti o Waitangi
6. Local authority decisions on development in the urban environment are integrated with infrastructure planning and funding, are strategic over time, and are responsive to proposals supplying significant development capacity
7. Local authorities have robust and updated information to inform planning decisions
8. Urban environments that support green house gas reduction and resilient to climate change



# NPS UD: Overall policies and workstreams

- **Apply intensification in ‘walkable catchments’ and in ‘all other locations’ in the urban environment and modify intensification to accommodate ‘qualifying matters’ – intensification plan change required to the AUP**

Other ‘non-intensification’ workstreams:

- Define ‘well-functioning urban environments’ – Minimal change needed to the Auckland Unitary Plan (AUP) Regional Policy Statement related to the inclusion of a policy on addressing greenhouse-gas emissions
- Be ‘responsive’ to plan changes that would add ‘significant development capacity’ even if unanticipated and out-of-sequence with planned land release – Plan change required to the AUP Regional Policy Statement
- Assess and provide ‘sufficient development capacity’ to meet demand for housing and business land over short, medium and long term – Publication of Housing and Business Assessment July 2021 and updates thereafter
- Set ‘housing bottom lines’ for short, medium and long term – for LTP 2024-2034
- Remove minimum car parking requirements and manage effects through comprehensive parking management plans – Car parking plan change required to the AUP
- Must involve hapu and iwi in the preparation of plans and take into account their values and aspirations for urban development – Across all workstreams



**NPS UD  
Intensification  
policies**



# Intensification - What do we have to do?

## NPS UD Policy 3: Enabling additional height and density

**a) City centre zone as much capacity as possible**

the City Centre zone already provides significant capacity – some changes may be required

**b) Metropolitan centre zones enable at least 6 storeys**

most Metropolitan Centre zoned areas already provide this

**c) Walkable catchments from rapid transit stops, edge of city centre & metro centres enable at least 6 storeys**

very few areas provide this

**d) All other locations in the urban environment height and density related to demand & accessibility**

some areas may already provide this



# Intensification - What do we have to do?

## NPS UD Policy 4: Qualifying matters

Modify the relevant building height or density only to the extent necessary to accommodate a qualifying matter in that area.

- a) Matters of national importance
- b) Gives effect to other National Policy Statement
- c) Nationally significant infrastructure
- d) Open space for public use
- e) Designations & heritage orders
- f) Necessary to implement iwi participation legislation
- g) Sufficient business land for low density uses
- h) Any other matter that makes high density development inappropriate in an area



**Resource  
Management  
(Enabling Housing  
Supply and Other  
Matters) Amendment  
Bill – October 2021**



# Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill – October 2021

## What does the new Bill propose?

**Review of current plan changes and change to financial contributions**

Requires the withdrawal in part or full, of relevant plan changes or private plan changes which have been notified but have not completed a hearing by 20 February 2022.

**Councils to adopt new 'Medium Density Residential Standards'**

New building requirements to enable development in current and future residential zones in tier 1 urban areas. The requirements will enable landowners to build up to three dwellings of up to three-storeys on their site as of right

**provides a new planning process to accelerate housing supply**

New 'Intensification Streamlined Planning Process' (ISPP) will enable the tier 1 councils to implement intensification required by the NPS-UD faster

**Amendments to NPS UD- Policies 3(d) + definition of planning decision**

Replace existing Policy 3(d) about accessibility and demand in all other locations with greater development enabled around centres



# Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill – October 2021

## Proposed Medium Density Residential Standards (MDRS)

In addition to implementing the NPS-UD policies, the Bill requires tier 1 councils to introduce new MDRS into their district plans. These standards:

- Will enable the development of up to 3 dwellings of up to 3 storeys per site as a permitted activity without the need for resource consent (subject to compliance with standards);
- Introduce new setbacks, outdoor living space and height in relation to boundary requirements to apply that allow taller development closer to boundaries. There is also no reference to a minimum lot size (and minimum lot sizes for subdivisions are precluded in certain circumstances); and
- Exclude full public notification of applications for resource consent for residential development of up to 3 dwellings that do not comply with standards.

The MDRS will apply in all residential zones in tier 1 urban environments (except large lot residential and settlement zones), including in areas that are being rezoned as residential (for example, greenfield development areas). The exception will be where “qualifying matters” (like in the NPS-UD) make it inappropriate to apply the MDRS.



# Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

## NPS UD Policy 3: Enabling additional height and density

**a) City centre zone as much capacity as possible**

the City Centre zone already provides significant capacity – some changes may be required

**b) Metropolitan centre zones enable at least 6 storeys**

most Metropolitan Centre zoned areas already provide this

**c) Walkable catchments from rapid transit stops, edge of city centre & metro centres enable at least 6 storeys**

very few areas provide this

~~**d) All other locations in the urban environment height and density related to demand & accessibility**~~

some areas may already provide this



# Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

## NPS UD Policy 3: Enabling additional height and density

a) City centre zone as much capacity as possible

b) Metropolitan centre zones enable at least 6 storeys

c) Walkable catchments from rapid transit stops, edge of city centre & metro centres enable at least 6 storeys

d) Adjacent to town, local and neighbourhood centres height and density related to level of activity & services

Replacement Policy 3(d): “within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form commensurate with the level of commercial activity and community services.”



# Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

## Parliamentary process and timeframes (as indicated at announcement)

- Bill introduced to the House 19 October 2021
- First reading 26 Oct – referred to Environment Select Committee
- Submissions open for three weeks (date TBD)
- Hearings of evidence at select committee with report by 6 December
- Second reading
- Third reading – Act passed
- by 16 December Royal assent – Act comes into force.
- Councils to notify their intensification plan changes by 20 August 2022



**Directions from the  
Council on  
intensification**

## **Planning Committee reports and resolutions**

### 1 July meeting:

- Defined walkable catchments
- Agreed qualifying matters
- Agreed approach to Special Character Areas

### 5 August meeting:

- Agreed approach to 'all other locations'



# Intensification direction from the Council

## Planning Committee meeting 1 July resolutions

Implementing the intensification provisions - walkable catchments and qualifying matters

a) endorse the following approaches in response to the intensification provisions of the National Policy Statement on Urban Development:

### Walkable catchments

i) define 'walkable catchments' as:

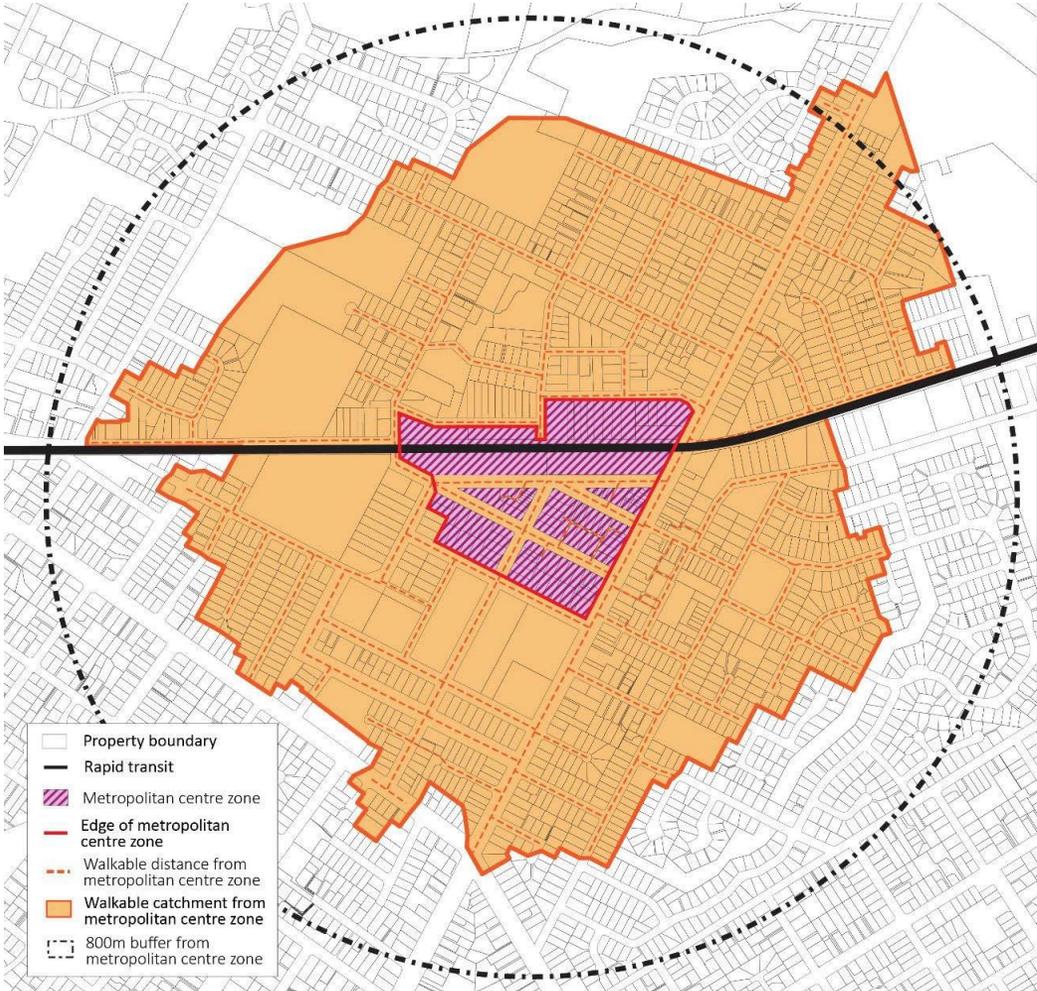
A) around 1200m from the city centre, subject to modifying factors such as topography and physical barriers such as motorways

B) around 800m from metropolitan centres, subject to modifying factors such as topography, the nature of existing land uses in the area, the availability of existing or planned public transport (e.g. Westgate compared to Newmarket) and physical barriers such as motorways

C) around 800m from existing and planned Rapid Transit Network stops, subject to modifying factors such as topography, the nature of existing land uses in the area (e.g. Swanson compared to Mount Eden) and physical barriers such as motorways. contd...

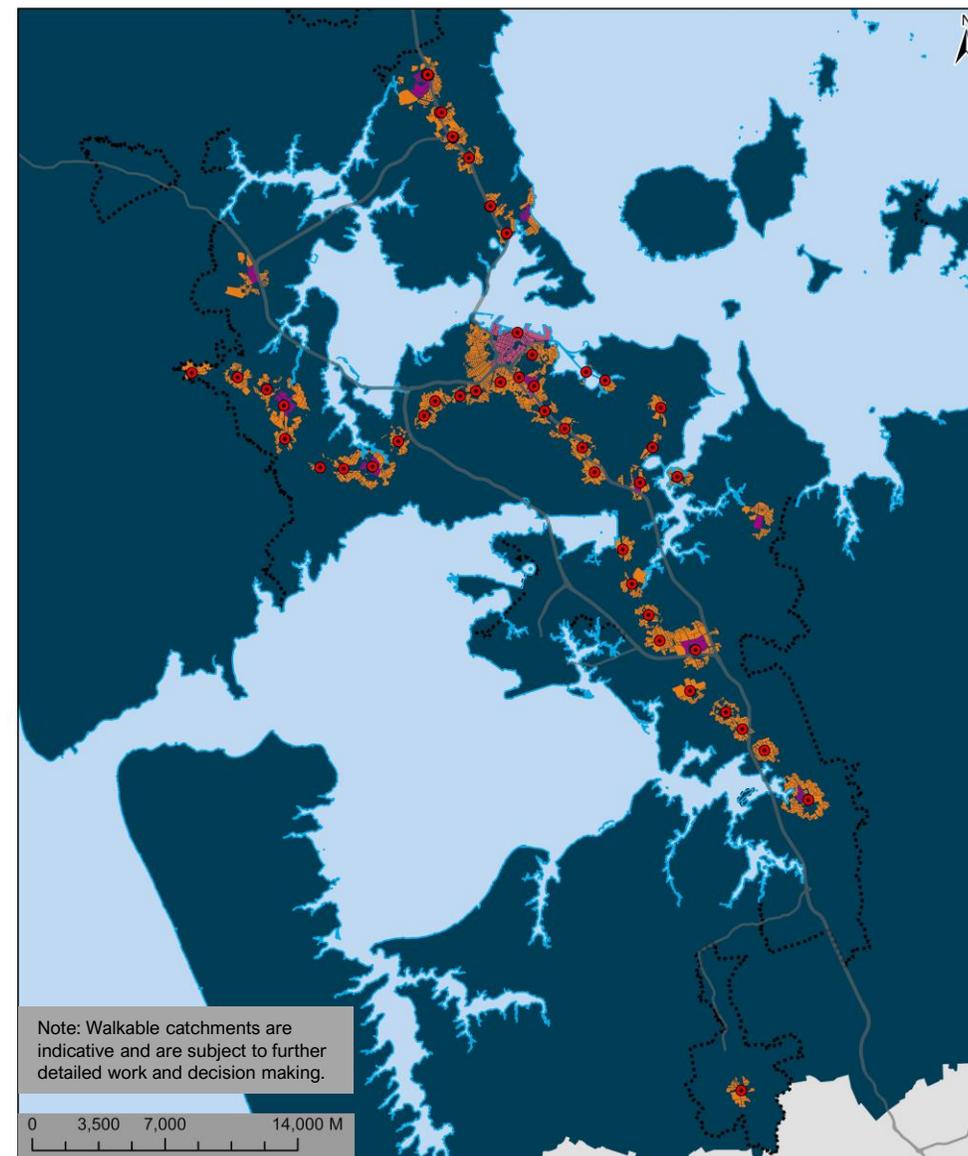


# Walkable catchments - distance vs 'as the crow flies'



# Walkable catchments:

- City centre
- Metropolitan centres
- RTN stops



- RTN Stops
- Indicative Coastline
- ..... Rural Urban Boundary (RUB)
- Walkable Catchment 1200m from City Centre zone  
800m from Metro Centres and RTN stops
- City Centre Zone
- Metropolitan Centre Zone
- Land
- Land outside Auckland Region
- Water/Sea



# Walkable catchments: Modifying factors

## PT factors

- Busway and train network are equally attractive (currently)

## Environmental factors

- Amending catchments due to:

- Topography
- Severance/barriers
- Block size
- Street and built environment
- Land use mix



Impacts how far people can walk

Impacts how far people want to walk



# Intensification direction from the Council

## Planning Committee meeting 1 July resolutions

Implementing the intensification provisions - walkable catchments and qualifying matters

### Qualifying matters

- ii) identify qualifying matters in the Auckland context as the matters set out in Attachment A to the agenda report
- iii) note that under the National Policy Statement on Urban Development the council is required to assess the impact that limiting development capacity, building height or density due to qualifying matters will have on the provision of development capacity, and to assess the costs and broader impacts of imposing those limits.



# **Intensification direction from the Council Planning Committee meeting 1 July resolutions**

## Attachment A – Proposed Qualifying matters for Auckland

### a) Matters of national importance

Areas in the following overlays:

- D3 High-use Stream Management Areas
- D4 Natural Stream Management Area
- D6 Urban Lake Management Area
- D8 Wetland Management Areas
- D9 Significant Ecological Areas
- D10 Outstanding Natural Features and Outstanding Natural Landscapes
- D11 Outstanding Natural Character and High Natural Character
- D12 Waitakere Ranges Heritage Area
- D14 Volcanic Viewshafts and Height Sensitive Areas
- D17 Historic Heritage
- D21 Sites and Places of significance to Mana Whenua

contd...



# **Intensification direction from the Council Planning Committee meeting 1 July resolutions**

## Attachment A – Proposed Qualifying matters for Auckland

### a) Matters of national importance contd

Significant natural hazards: controls for coastal inundation, coastal erosion, flooding, land instability

Areas providing public access to CMA, lakes and rivers

Areas within Precincts that protect matters of national importance

### b) Gives effect to other NPS

Areas in the following overlays:

- D1 High-use Aquifer Management Areas
- D2 Quality-sensitive Aquifer Management Areas
- D3 High-use Stream Management Areas
- D4 Natural Stream Management Area
- D6 Urban Lake Management Area
- D8 Wetland Management Areas
- D9 Significant Ecological Areas

contd...



# **Intensification direction from the Council Planning Committee meeting 1 July resolutions**

## Attachment A – Proposed Qualifying matters for Auckland

### b) Gives effect to other NPS contd

Areas in the following overlays:

- D10 Outstanding Natural Features and Outstanding Natural Landscapes
- D11 Outstanding Natural Character and High Natural Character
- D26 National Grid Corridor

### c) Nationally significant infrastructure

- D26 National Grid Corridor Overlay
- Emergency management areas for Wiri Oil Terminal and Wiri LPG Depot
- Strategic Transport Corridor zone
- Oil refinery pipeline
- Gas transmission pipelines
- Auckland International Airport
- Ports – Auckland, Onehunga

contd...



# **Intensification direction from the Council Planning Committee meeting 1 July resolutions**

## Attachment A – Proposed Qualifying matters for Auckland

### d) Open space for public use

Open Space zoned land (except Open Space – Community zone):

- Conservation zone
- Informal Recreation zone
- Sports and Active Recreation zone
- Civic Spaces zone

### e) Designations & heritage orders

Land subject to:

- Designations
- Heritage orders

### f) Iwi participation legislation

contd...



# **Intensification direction from the Council Planning Committee meeting 1 July resolutions**

## Attachment A – Proposed Qualifying matters for Auckland

### g) Business land suitable for low density uses

Land in the following zones (to be confirmed by Housing and Business Assessment):

- General Business
- Heavy Industry
- Light Industry

### h) Any other matter

- D13 Notable Trees Overlay
- D15 Ridgeline Protection Overlay
- D16 Local Public Views Overlay
- D18 Special Character Areas Overlay that is of high quality
- D19 Auckland War Memorial Museum Viewshaft
- D20A Stockade Hill Viewshaft

contd...



# **Intensification direction from the Council**

## **Planning Committee meeting 1 July resolutions**

### Attachment A – Proposed Qualifying matters for Auckland

#### h) Any other matter contd

- D20A Stockade Hill Viewshaft
- D23 Airport Approach Surface Overlay
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. Admission of sunlight into public places, Aotea Square height control)
- Natural hazards that are less than significant, if any
- Areas with long-term significant infrastructure constraints



# Intensification direction from the Council

## Planning Committee meeting 1 July resolutions

Implementing the intensification provisions - walkable catchments and qualifying matters

### Special Character Areas Overlay

iv) in places where the Special Character Areas Overlay – Business applies within a ‘walkable catchment’ and the special character values are of high quality, enable building heights of up to six storeys or more in a way that will ensure special character values are retained (e.g. by introducing setback controls above three storeys).

v) in places where the Special Character Areas Overlay – Residential applies within a ‘walkable catchment’, and the special character values are of high quality, retain the current zoning in the Auckland Unitary Plan (which in most cases is the Single House zone with a building height control of generally two storeys)

vi) as an exception to subclause viii) below, where retaining the current zoning would have a significant impact on the development capacity that would otherwise be enabled under the National Policy Statement on Urban Development, use a combination of a planning assessment and special character values assessment to rezone some properties within the Special Character Areas Overlay – Residential and enable building heights of up to six storeys or more

contd...



# Intensification direction from the Council

## Planning Committee meeting 1 July resolutions

Implementing the intensification provisions - walkable catchments and qualifying matters

- vii) in places where the Special Character Areas Overlay – Residential applies within a ‘walkable catchment’, and the special character values are of medium or low quality, unless this would compromise another qualifying matter, enable building heights of up to six storeys or more
  - viii) where significant historic heritage values are identified within the Special Character Areas Overlay, develop a plan change for places or areas to be added to the Auckland Unitary Plan historic heritage schedule.
- b) note that the spatial implications of these approaches will be worked through with the Planning Committee over the coming months, and that this may result in a refinement of the approaches in clause a).



# Intensification direction from the Council

## Planning Committee meeting 5 August resolutions

Intensification Plan Change - Approach for "all other locations"

**Note: this resolution affected by Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill – October 2021**

a) endorse the following preliminary approaches in response to the intensification provisions under Policy 3(d) of the National Policy Statement on Urban Development:

### Level of Accessibility

i) Determine the level of accessibility based on how accessible properties are to a range of key destinations or opportunities including jobs, centres and mixed use zones, education facilities, supermarkets, convenience stores/dairies, medical facilities, and open space.

### Relative Demand

ii) Determine the relative demand for residential and business uses based on land value (and removing the influence of zoning on the land value).

contd...



# Intensification direction from the Council

## Planning Committee meeting 5 August resolutions

Intensification Plan Change - Approach for "all other locations"

**Note: this resolution affected by Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill – October 2021**

### Building Heights and Density

iii) Determine the potential intensification on a weighted system between level of accessibility and relative demand, with a focus on enabling greatest heights and densities in areas that have both high level of accessibility and high relative demand.

iv) In residential areas of either high accessibility or high demand, enable unlimited density and a built form of at least two storeys. In zoning terms this means the Mixed Housing Suburban, Mixed Housing Urban or Terrace Housing and Apartment Buildings zone – not the Single House zone. In residential areas that have both high accessibility and high demand, enable unlimited density and a built form of at least three storeys. In zoning terms this means the Mixed Housing Urban or the Terraced Housing and Apartment Buildings zone – not the Single House or Mixed Housing Suburban zone.

contd...



# Intensification direction from the Council

## Planning Committee meeting 5 August resolutions

Intensification Plan Change - Approach for "all other locations"

**Note: this resolution affected by Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill – October 2021**

- b) note that building heights and densities in “all other locations” under Policy 3(d) will be dependent on the extent of intensification in walkable catchments.
- c) note that the extent of intensification in “all other locations” will be limited by the qualifying matters agreed to by the Planning Committee in July 2021 (Resolution PLA/2021/80).
- d) note that the spatial implications of these approaches and the extent of intensification will be workshopped with the Planning Committee, local boards and mana whenua and that this may result in a refinement of the approaches in clause a).



## Planning Committee report and resolutions

**Engagement and  
consultation on the  
NPS UD  
intensification  
approach**

5 August meeting:

- Agreed approach to engagement and consultation



# Intensification direction from the Council

## Planning Committee meeting 5 August resolutions

Pre-notification engagement on the required intensification plan change to the Auckland Unitary Plan

- a) approve the following engagement approach for the intensification plan change to the Auckland Unitary Plan required under the National Policy Statement on Urban Development 2020:
- i) workshops from October 2021 to early 2022 with the Planning Committee, local boards and mana whenua on the council's preliminary response

For local boards: Briefing workshop items October-November 2021, combined workshop(s) February 2022 on initial mapping and possible text proposals, feedback received to be considered in preliminary response agreed by Planning Committee for public engagement

- ii) engagement in March or April 2022 with Aucklanders and key stakeholders on the council's preliminary response

Public engagement on the preliminary response (AUP planning maps and text changes) and consultation on those parts of the response that are open for council decision-making

contd...



# Intensification direction from the Council

## Planning Committee meeting 5 August resolutions

Pre-notification engagement on the required intensification plan change to the Auckland Unitary Plan

iii) workshops in May and June 2022 with the Planning Committee, local boards and mana whenua to consider feedback from Aucklanders and key stakeholders on the matters over which the council has discretion and to progress the proposed intensification plan change

For local boards: Workshops on feedback received and possible changes to proposals will inform a proposed intensification plan change, reported to local boards for formal feedback to be considered by the Planning Committee in its decision to notify the plan change

iv) public notification of the proposed intensification plan change by 20 August 2022.

The statutory RMA Schedule 1 plan change process commences, with call for submissions and further submissions leading to a hearing, then any appeals etc.

b) note that a more detailed plan for involving local boards and mana whenua and engaging with Aucklanders and key stakeholders will be prepared.

A more detailed plan for engagement into 2022, based on the above, is being prepared – communications, timings, activities, feedback management, analysis etc.



# Intensification direction from the Council

## Planning Committee meeting 5 August

### Proposed engagement level at each phase

Audience	Phases			
	Preparing preliminary response	Engagement on preliminary response	Preparing plan change	Notification of plan change
Local boards, mana whenua	<ul style="list-style-type: none"> <li>Inform about NPS UD and process ahead</li> <li>Involve in development of preliminary response</li> </ul>	<ul style="list-style-type: none"> <li>Inform about preliminary response and areas of discretion</li> <li>Consult on areas of discretion</li> </ul>	<ul style="list-style-type: none"> <li>Inform about engagement feedback</li> <li>Involve in development of plan change</li> </ul>	Consult through RMA Schedule 1 process
Key stakeholders, wider community	<ul style="list-style-type: none"> <li>Inform about NPS UD and process ahead</li> </ul>		<ul style="list-style-type: none"> <li>Inform about engagement feedback</li> </ul>	



# The programme of work ahead



# Pulling it all together



How do they work together to determine areas most appropriate for intensification and to what extent?



# Overall project phases to prepare initial proposals

**PHASE 1 – Project set up and briefing**

July to September 2021



**PHASE 2 – Prepare guidelines and methodologies**

August to October 2021



**PHASE 3 – Develop draft proposals for preliminary response**

September to November 2021



**PHASE 4 – Review and prepare for engagement**

December 2021 to January 2022



# Complementary residential plan changes in tandem with intensification

Amendments to AUP residential and business zone provisions anticipated, to deliver:

- intensification outcomes in walkable catchments and adjacent zones
- better quality development in medium and high density zones

Analysis and plan preparation to progress alongside mapping work:

- initial change proposals considered at combined workshops in 2022
- proposals to be incorporated either in the intensification plan change and/or related plan change(s)

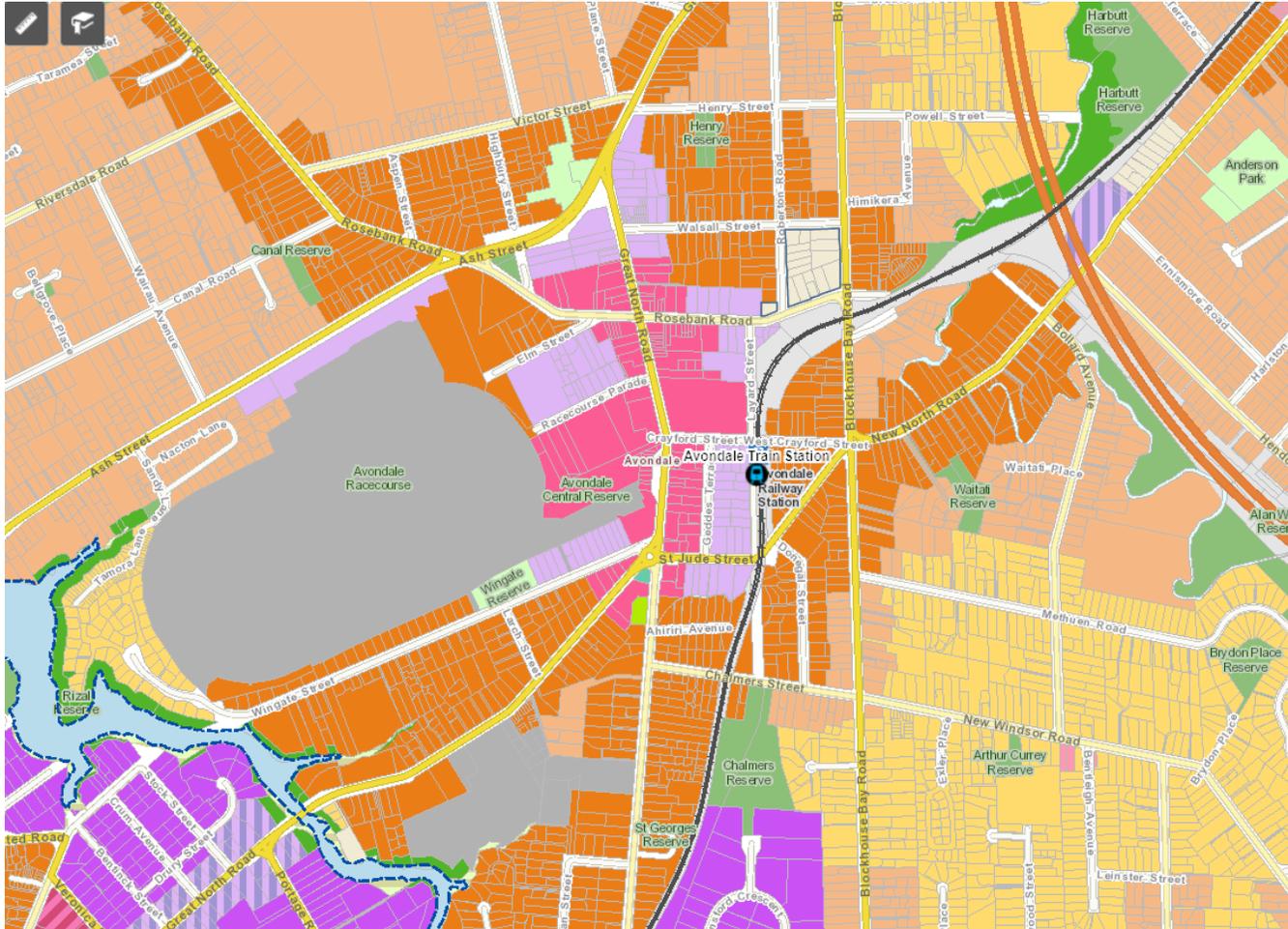
Approach needs to be confirmed by Planning Committee in November 2021



**How the  
intensification  
work will be  
undertaken**



# Approach to intensification – mapping work example

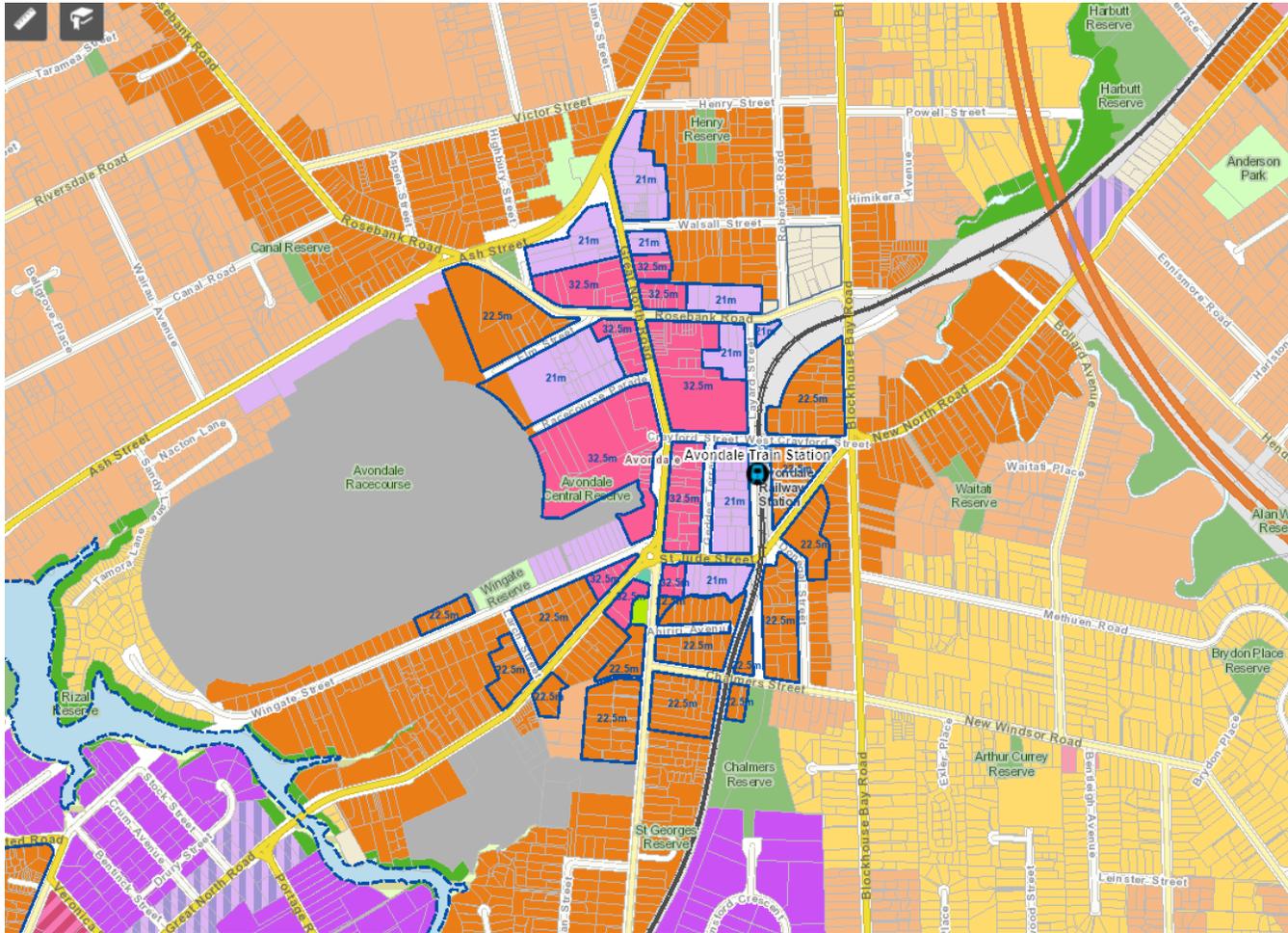


Avondale RTN stop location (indicative for explanation purposes)

- AUP zoning base



# Approach to intensification – mapping work example

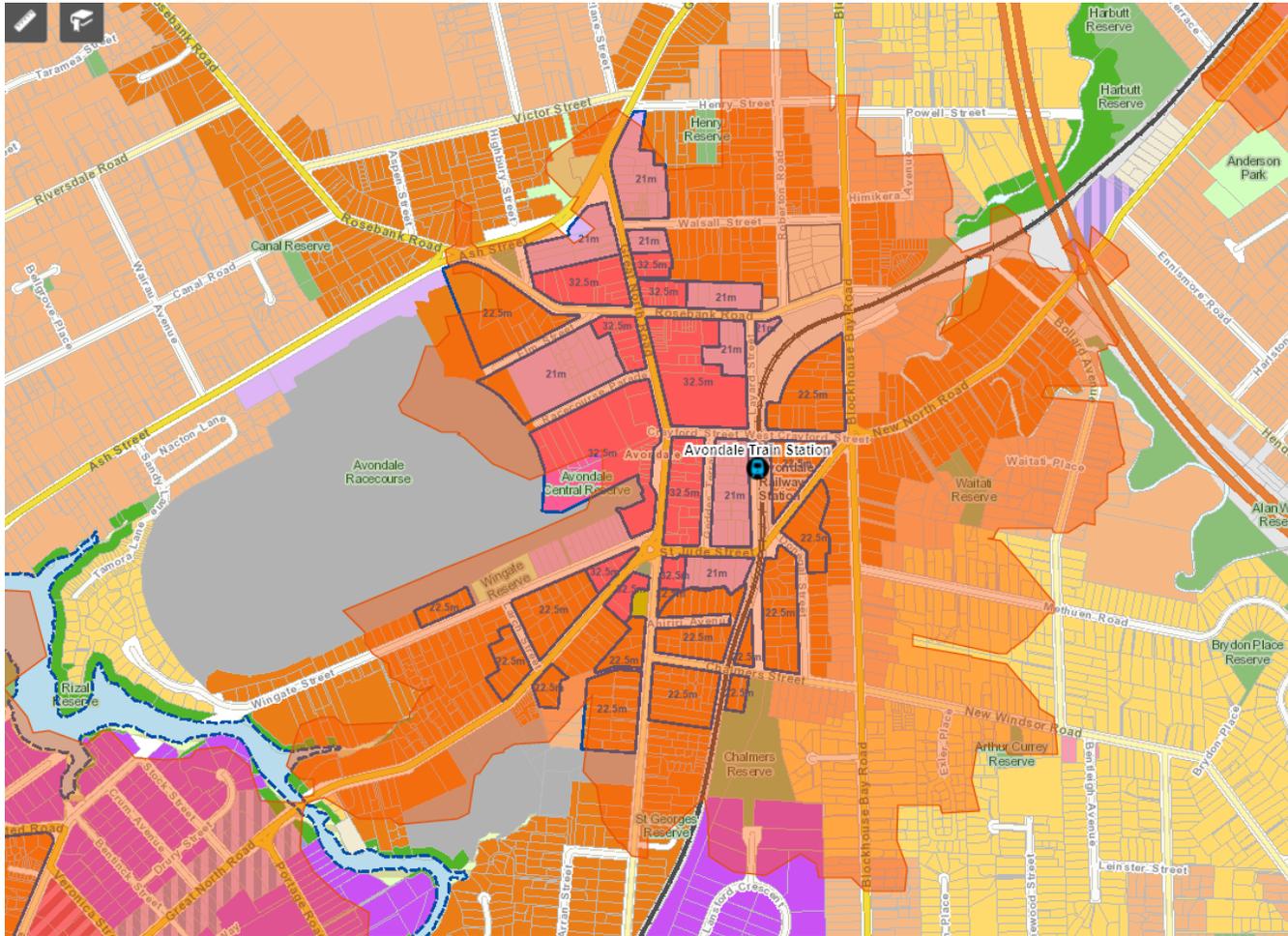


Avondale RTN stop location (indicative for explanation purposes)

- AUP zoning base
- AUP Height Variation Control (HVC)



# Approach to intensification – mapping work example

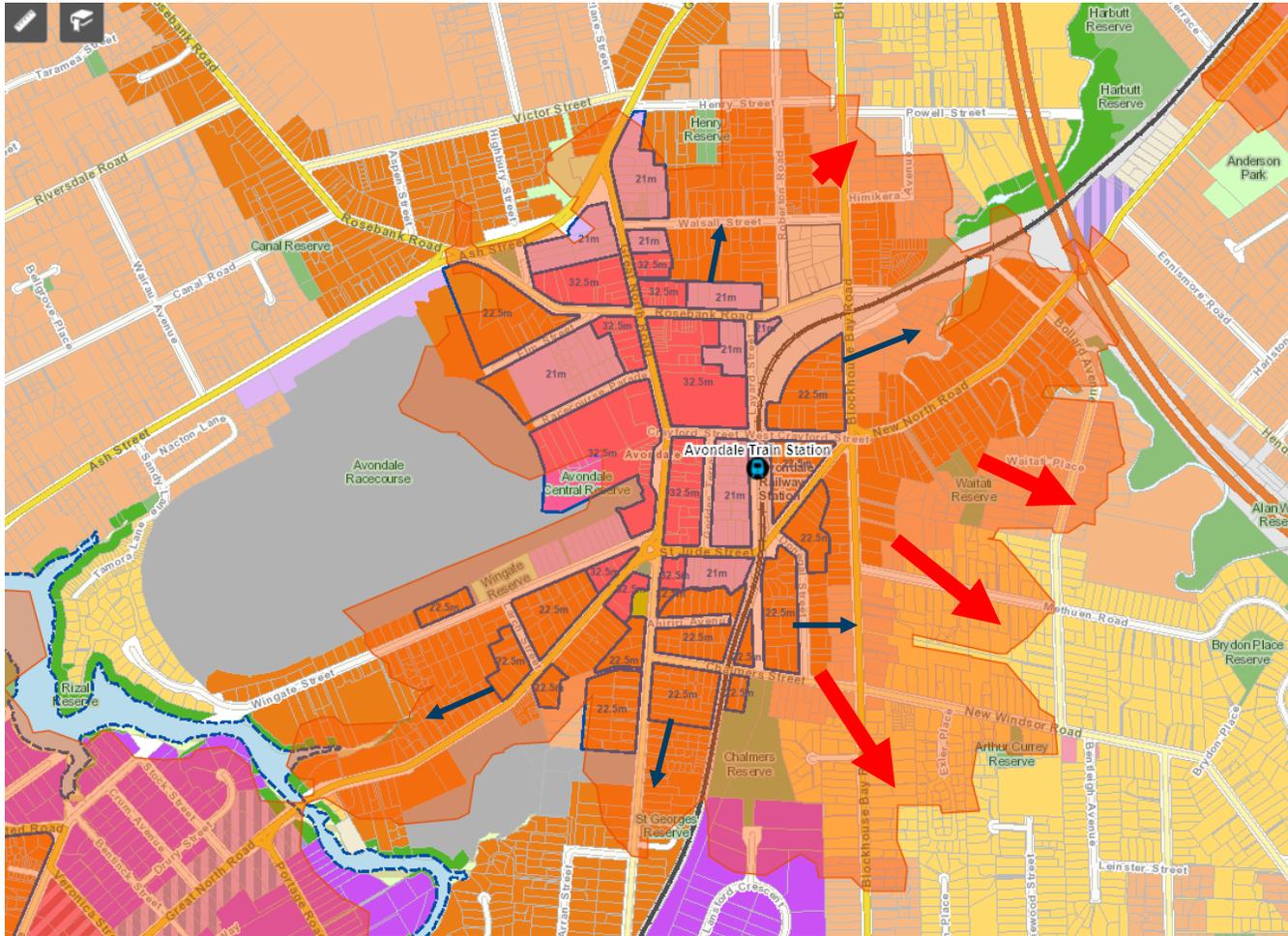


Avondale RTN stop location (indicative for explanation purposes)

- AUP zoning base
- AUP Height Variation Control (HVC)
- Identify 800m walkable catchment (not modified in this version)



# Approach to intensification – mapping work example

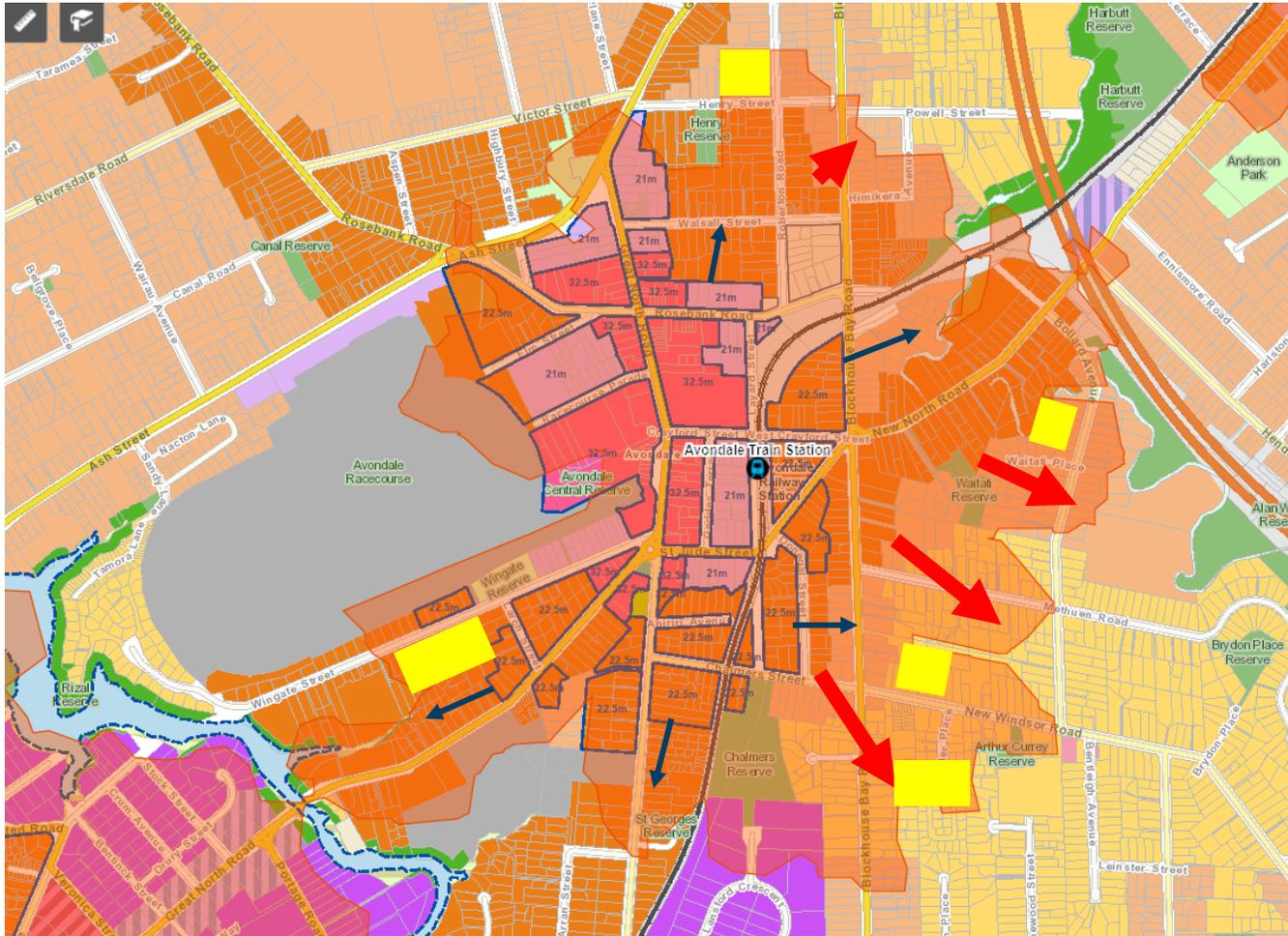


Avondale RTN stop location (indicative for explanation purposes)

- AUP zoning base
- AUP Height Variation Control (HVC)
- Identify 800m walkable catchment (not modified in this version)
- Identify rezoning (e.g. to THAB zone) and additional HVC in the walkable catchment



# Approach to intensification – mapping work example



Avondale RTN stop location (indicative for explanation purposes)

- AUP zoning base
- AUP Height Variation Control (HVC)
- Identify 800m walkable catchment (not modified in this version)
- Identify rezoning (e.g. to THAB zone) and additional HVC in the walkable catchment
- Qualifying matters applied





# Questions and discussion



