



Proposed Plan Change 120: Housing Intensification and Resilience (PC120)

to the Auckland Unitary Plan (Operative in part)

PRECINCTS WORKSTREAM

OVERVIEW EVALUATION REPORT

Executive Summary	3
SECTION A: Overall Precincts Workstream	4
Introduction	4
Context	6
Evaluation Approach	6
Comprehensive List of Precincts Partially Excluded	9
SECTION B: Comprehensive Integrated Planning Outcomes Qualifying Matter	15
SECTION C: Special Housing Areas	16
Special Housing Areas- s32 Reports.....	16
SECTION D: Precincts amended by proposed PC120	17
North - s32 Reports.....	18
Central - s32 Reports	19
West - s32 Reports	20
South - s32 Reports	21

Executive Summary

1. This report combines all work completed for precincts contained in the Auckland Unitary Plan (Operative in Part) (AUP) in relation to proposed Plan Change 120. The following table provides an outline of how the precincts have been considered:

Section A – Overall approach	This section details the overall approach to the precincts workstream. This includes identifying precincts that do not respond to intensification as a part of PC120 but do have a natural hazards response. Some of the precincts contained in this section also feature in Section B.
Section B - Comprehensive Integrated Planning Outcomes Qualifying Matter	This section contains the overarching s32 report for precincts excluded from proposed PC120 as they are subject to the Comprehensive Integrated Planning Outcomes qualifying matter.
Section C – Special Housing Areas	This section contains the individual s32 reports for Special Housing Areas that form part of proposed PC120.
Section D - Precincts amended by proposed PC120	This section contains the individual s32s for the precincts that form part of proposed PC120. Each precinct is grouped geographically.

2. Other precincts that are not included within this evaluation report as they do not form part of proposed PC120 and do not require any further analysis or reporting, and remain within the AUP include:
 - a. located within the City Centre zone
 - b. located wholly within Metropolitan Town Centre zones
 - c. within zones not relevant to this plan change such as rural, coastal, special purpose and open space zones and those located outside of the urban environment¹
 - d. that were assessed to not require any amendment via PC120

¹ Outside of the urban environment is a term from the NPS-UD and is used to identify settlements with a population of less than 10,000 people based on 2018 census data. In these locations Auckland Council has taken the decision not to intensify.

SECTION A: Overall Precincts Workstream

Introduction

3. Section A is prepared as an overview report for the precincts workstream, it combines all work completed for precincts contained in the Auckland Unitary Plan (Operative in Part) (**AUP**) in relation to proposed Plan Change 120.
4. Plan Change 120 has two key objectives – it proposes:
 - measures to better manage significant risks from natural hazards region-wide; and
 - an amended approach to managing housing growth as a result of no longer incorporating the medium density residential standards (MDRS), but providing for intensification in a way that complies with clause 4 of Schedule 3C of the RMA by:
 - providing at least the same amount of housing capacity as would have been enabled if Plan Change 78: Intensification (PC78), as notified, was made operative, including by providing for additional intensification along selected Frequent Transit corridors and modifying zoning in suburban areas through an amended pattern of Residential - Mixed Housing Urban and Mixed Housing Suburban zones;
 - enabling the building heights and densities specified in clause 4(1)(b) and (c) of Schedule 3C of the RMA within at least the walkable catchments of Maungawhau (Mount Eden), Kingsland, Morningside, Baldwin Avenue and Mount Albert Stations;
 - giving effect to Policy 3 (c) and (d) of the National Policy Statement on Urban Development 2020 (NPS-UD) through intensification in other walkable catchments and land within and adjacent to neighbourhood, town and local centres;
 - enabling less development than that required by clause 4(1)(b) and (c) of Schedule 3C or Policy 3 of the NPS-UD where authorised to do so by clause 8 of schedule 3C.
5. The background to and objectives of PC120 are discussed in the s32 Residential Overview, as is the purpose and required content of section 32 and Schedule 3C evaluations.
6. In order to identify precincts that would form part of proposed PC120, geospatial analysis was undertaken to identify which precincts were subject to any of the following:
 - a. Policy 3 of the National Policy Statement- Urban Development (NPS-UD) requirements

- b. Proposed underlying zone change²
 - c. Contained provisions requiring amendments relating to other chapters of the AUP e.g. residential zones such as Terraced Housing and Apartment Buildings zone which proposes to increase base height across the entire zone to 22m.
- 7. Further analysis considered the precincts location within a relevant residential and commercial zone or outside the urban environment, if the precinct was previously a Special Housing Area³ (SHA) under the AUP, and if the Auckland wide response to natural hazards that forms part of PC120 applied.
- 8. This provided the basis for the creation of several sub workstreams that guided the level of analysis and if changes were needed to each precinct.
- 9. This Overview report only covers the council's response to the directions where they relate to precincts contained in the AUP. This report does not cover the application of Policy 3 of the NPS-UD as it relates to intensification within walkable catchments, town and local centres or along frequent transport corridors, this is covered in more detail in the s32 Intensification Report .
- 10. For the avoidance of doubt, none of the precincts contained in Sections A and B of this report relate to the walkable catchments of the Maungawhau (Mount Eden), Kingsland, Morningside, Baldwin Avenue and Mt Albert Stations in clause 4(1)(b) of Schedule 3C of the RMA.
- 11. Where a precinct is located within the catchment of one or more of these walkable catchments, this is detailed in the individual s32 for the precinct contained in Section D.

² Underlying zone changes outside Policy 3 areas could eventuate from the wider zoning response on residual land (refer s32 Housing Intensification and Resilience)

³ Housing Accords and Special Housing Areas Act 2013 (HASHAA)—was repealed on 16 September 2021

Context

12. In the AUP precincts are used as a planning tool to enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes sought by the zone or Auckland-wide provisions. As a result, this has created several precincts across Auckland, the framework of each of these differs slightly in the response to each area. Many of these areas by virtue of comprehensive planning and infrastructure requirements, have objectives policies and methods including triggers associated with infrastructure delivery integrated throughout. The precincts work to recognise local opportunities and constraints, providing planned communities that aim to achieve well-functioning environments across Auckland.
13. Many of the changes introduced by proposed PC 120 including those mandated by Policy 3 would have the effect of changing the underlying zoning and introducing intensification into precincts. In some locations this change may not result in a conflict between the intended outcomes of the precinct. However, there are others which have planned density that relies on complex servicing arrangements for infrastructure provision and integrated outcomes. The changes in zoning and addition of intensification in these locations may result in unintended consequences and a disconnect between the intent of the precincts and the outcomes that may eventuate.

Evaluation Approach

14. A high-level geospatial analysis of each precinct was undertaken to identify which precincts were subject to any of the following:
 - a) Policy 3 requirements
 - b) Proposed underlying zone change⁴
 - c) Contained provisions requiring amendments relating to other chapters of the AUP e.g. residential zones such as Terraced Housing and Apartment Buildings zone which proposes to increase base height across the entire zone to 22m
15. Further analysis considered the precincts location within a relevant residential and commercial zone or outside the urban environment, and if the precinct was previously a Special Housing Area⁵ (SHA) under the AUP.
16. The natural hazards response has the effect of downzoning; this is reflected through changes to the zoning pattern. In some cases, this introduces single house zoning into precincts that previously may not have contained the zone. Further details on the application of the natural hazard response can be found in the s32 Natural Hazards. Residual land zoning has the

⁴ Underlying zone changes outside Policy 3 areas could eventuate from the wider zoning response on residual land (refer s32 Housing Intensification and Resilience) or from downzoning as a result of natural hazards (refer s32 Natural Hazards)

⁵ Housing Accords and Special Housing Areas Act 2013 (HASHAA)—was repealed on 16 September 2021

effect of potential changes to mixed housing suburban or urban on the basis of accessibility and residential demand.

17. This enabled the workstream to identify precincts requiring review in relation to the overarching purpose and direction of proposed PC120 and also to separate precincts that did not require a further detailed review.
18. Direction was then given that all precincts subject to Policy 3 requirements were to be amended in line with National Policy Statement – Urban Development (NPS-UD) requirements e.g. all residential height to be at least 22m in walkable catchments unless a relevant qualifying matter applies. Many of the precincts were amended to exceed the requirements of the NPS-UD in line with the overarching direction of PC120 and its capacity expectations e.g. in more intense areas of 10 and 15 storeys, any relevant precinct was amended to align with the proposed zoning and associated Height Variation Controls (HVC). These precincts are contained in **Section D** of this report.
19. The precincts workstream followed the directive that a qualifying matter only applies in an area that is subject to Policy 3 of the NPS-UD. Outside these areas, qualifying matters do not exist and are instead referred to as existing overlays in the AUP or are simply a planning matter.
20. The impact of intensification on each precinct was not consistent, the scale of the impact was only known once analysis was completed on each precinct.
21. The outcome of this work was the creation of three workstreams, precincts were allocated and a proportionate level of analysis undertaken.

Workstream	Details	Rationale
One	- Located within a relevant residential and commercial zone - May include Policy 3 areas - May include changes to zoning as a result of Auckland Council's policy response to natural hazards - Contain complex integrated planning outcomes intertwined within and have one or more precincts related - Proposed PC120 intensification response not otherwise applied, no further zoning changes	This workstream applies to precincts that have undergone comprehensive planning and contain staging, have complex infrastructure servicing arrangements and funding agreements. Some of these precincts are subject to Policy 3 areas. The precincts subject to Policy 3 areas are also included in the s32 for the Comprehensive Integrated Planning Outcome qualifying matter contained in Section B of this report. All precincts covered by this workstream are included in the Comprehensive List of Precincts section that follows. This includes a rationale for why further intensification has not been applied to these locations. These precincts do not require any further analysis or reporting.
Two	Were previously a Special Housing Area⁶ (SHA) under the AUP	This workstream consists of those precincts that were previously subject to Special

⁶ Housing Accords and Special Housing Areas Act 2013 (HASHAA)—was repealed on 16 September 2021

	- Do not form part of precincts already covered via the City Centre and Metropolitan Town Centre zone workstreams via PC78 - Subject to changes by apply intensification through proposed PC120 Policy 3 areas, residual land zoning principles and downzoning as a result of natural hazards⁷.	Housing Areas⁸ and do not form part of precincts already covered via the City Centre and Metropolitan Town Centre Zone workstreams from PC78. Additionally, where an SHA is located outside of the urban environment it is excluded on this basis. The SHA's are subject to intensification through PC120 and downzoning as a result of natural hazards. However, there is minimal change in these precinct proposed given the location of many of the SHA's. Only Franklin 2 is subject to Policy 3 intensification. The s32 reports for the SHA precincts are contained in Section C of the report.
Three	- Located within a relevant residential and commercial zone - May include Policy 3 areas - Subject to the proposed PC 120 intensification response, including Policy 3, wider zoning principles (residual land), and downzoning as a result of natural hazards	This workstream would apply intensification (per NPS UD and any RMA amendment) where this would not undermine the intent, integrated staging and infrastructure agreements within the precincts. This group would take a provision-by-provision approach, with some provisions to be removed from precincts where there is conflict with the level of intensification proposed. Updates would also be made to provisions to reflect any downzoning from natural hazards. Section 32 reports were completed for these precincts and are contained within Section D of this report.

⁷ As a result of Paerātā train station now meeting the criteria to include a mapped walkable catchment, Franklin 2 is now subject to Policy 3.

⁸ Housing Accords and Special Housing Areas Act 2013 (HASHAA)—was repealed on 16 September 2021

Comprehensive List of Precincts Partially Excluded (Workstream One)

The following table provides a rationale for the partial exclusion of a precincts from proposed PC120 (Workstream One). Where the Comprehensive Integrated Planning Outcome qualifying matter applies this is identified, and where changes to the precinct provision have been made as a result of natural hazards this has also been highlighted. Where a precinct is included below but the corresponding chapter text does not follow this is because the text remains unchanged from that contained in the Auckland Unitary Plan.

Table 1: Rationale for exclusion of precincts from Plan Change 120 - Intensification ('PC120) to the Auckland Unitary Plan (Operative in Part) ('AUP').

Precinct	Rationale	Subject to Policy 3	Auckland wide zoning response	Section B ⁹ Qualifying matter?
All Drury and Waihoehoe precincts have been grouped for this analysis on the basis that these areas have undergone comprehensive integrated planning and land use change including significant investment. Several plan changes have been undertaken which have resulted in several precincts being adopted into the AUP for the area. The precincts include comprehensive infrastructure triggers to manage the staging of land use and transport development; these form the basis of many of the precincts and are administered through complex third-party agreements. The precincts collectively contribute to shared outcomes focused on the provision of housing choice, jobs, community facilities and open space in locations accessible by a range of modes. The precincts contain intersecting objectives, policies and methods that contribute to a well-functioning urban environment. Specific detail has been provided where relevant for each precinct.				
Drury 1	Drury 1 contains a town centre which was subject to analysis as a part of Policy 3 (d), however it did not qualify for any further intensification beyond that which is already provided for.	Policy 3 (d)	Natural hazards	No
Drury South Residential sub precinct A and B		N/A	Natural hazards	No
Drury 2	This precinct contains a town centre which was subject to analysis as a part of Policy 3 (d), however it did not qualify for any further intensification beyond that which is already provided for. In any case the precinct already benefits from minimum level of intensification required by Policy 3 (d), through the application of an HVC.	Policy 3 (d)		Yes

⁹ Section B refers to Section B of this report (Comprehensive Integrated Planning Outcome qualifying matter)

Drury Centre	Drury Centre contains both a walkable catchment for the metropolitan centre and Drury Train Station. Drury Centre and adjoining Waihoehoe and Drury East precincts have been extensively planned with housing intensification and identification of key links to facilitate sustainable travel choices as a result of the proximity to the metropolitan centre and train Station. The walkable catchments were considered as a part of the analysis for additional intensification under Policy 3 (c), however ever did not rank highly to benefit from additional intensification beyond six (6) storeys (Policy 3 (c). In any case the zoning already provides an appropriate level of intensification contained within the precinct provisions for the mixed-use zone (Drury Centre) and through the existing HVC (Waihoehoe and Drury East) consistent with a Policy 3 (c).	Policy 3 (c)		Yes
Drury East		Policy 3 (c)		Yes
Waihoehoe		Policy 3 (c)		Yes
Other precincts partially excluded				
Beachlands South	Beachlands South precinct recently became operative (24 January 2025) and was designed as an extension to the existing Beachlands community. The precinct is comprehensively planned, focused on accessibility via public transport, making use of the adjacent Pine Harbour ferry berth, supporting the development of a well-functioning environment. The precinct already reflects an appropriate level of intensification, comprising a variety of urban zones, with intensification concentrated to the town centre and where accessibility is greatest to public transport. The local centre was considered as an apart of the analysis for Policy 3 (d), however was not identified for any additional intensification beyond what is already provided for within the precinct.	Policy 3 (d)		Yes
Mangere Gateway sub precinct E	The purpose of the sub-precinct is to provide for comprehensive and integrated residential development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provision of infrastructure. The sub-precinct will provide for a residential area that will be integrated	N/A		No

	with key road links, areas of public open space, and provide a range of housing options. The precinct contains bespoke controls on density, aligned to the infrastructure provision for the area, making any further intensification as a part of proposed PC120 inappropriate.			
Flat Bush	The Flat Bush precinct covers a significant land area of approximately 1730ha and is made up of ten sub-precincts each with individual place-based responses to the landforms which vary across the land area. Controls vary subdivision, block design and road design, all woven together by staging and density controls to manage the effects of development. This includes bespoke responses to stormwater management for the area. Several sites in sub precincts A, C, G, J have been downzoned from THAB to MHU or MHU/MHS to SHZ because of natural hazards.	Policy 3 (d)	Natural hazards	Yes
Long Bay	The Long Bay precinct uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment. The area symbolises the creation of a 'new community' at the time established in an integrated and sustainable way that protects and enhances the natural environment. The precinct is designed with minimum densities that respond to the precinct's location as well as site constraints. While the precinct contains a town centre, this was not identified for any further intensification beyond what already exists around the town centre. A small number of sites in sub precincts E, H and I have been downzoned from THAB and MHU to SHZ as a result of natural hazards.	Policy 3 (d)	Natural hazards	Yes
Pine Harbour	Pine Harbour's location on the harbour positions it as a public transport node providing onwards ferry services to central Auckland. As a result, higher densities are already provided and orientated towards the ferry within this precinct, supporting the development of a well-functioning environment.	N/A	Natural hazard	No

	There are a small number of sites downzoned as a result of natural hazards, this has been reflected in updated text for the precinct.			
Pukekohe Hill	This precinct reflects its location against the slopes of Pukekohe Hill on the outer south of Pukekohe. The precinct is designed to address groundwater recharge effects, minimising stormwater runoff and protecting heritage and amenity values. The precinct includes density controls that are more restrictive than the underlying single house zone (SHZ). As such the precinct already reflects the density that is most appropriate for this area. Natural hazards (flooding) also impact a portion of the precinct, however given its existing SHZ no changes are shown through the proposed PC120 maps.	N/A	Natural hazard	No
Wainui	Wainui is a comprehensively planned precinct that has been designed to offer a variety of residential activities and housing typologies. The precinct relies on the underlying AUP zoning with key infrastructure staging, servicing and funding for the development, water, wastewater and integration with the wider transport network, enabling the development of a well-functioning environment. These provisions are foundational for the delivery of the precinct. A small number of properties within the precinct have been down zoned because of natural hazards.	Policy 3 (d)	Natural hazards	Yes
Waipupuke	This precinct forms part of the wider Drury area which has undergone extensive planning. The precinct layout and function are linked to triggers associated with major infrastructure provision of roading and rail and provides an appropriate level of intensification within the THAB zone. The neighbourhood centre zoning means that the area would not have benefited from any additional intensification as a result of Policy 3 (d).	N/A		No
Wairaka	This precinct is subject to appeal; it should therefore not form part of the proposed PC120 and be subject to further intensification changes.	N/A	N/A	N/A

Warkworth Clayden Road	This precinct provides for a range of zones enabling housing choice across the area and responding to the setting against the rural urban boundary. The precinct has been designed to integrate with wider infrastructure provision including staging of subdivision to best align with this. The neighbourhood centre zoning means that the area would not have benefited from any additional intensification as a result of Policy 3 (d).	N/A		No
---------------------------	---	-----	--	----

SECTION B: Comprehensive Integrated Planning Outcomes Qualifying Matter

SECTION C: Special Housing Areas

Special Housing Areas- s32 Reports

Precinct Number	Precinct Name
I450	Clarks Beach
I454	Opaheke 1
5.59	Whenuapai 1
5.62	Huapai Triangle
6.30	Franklin 2
6.32	Hingaia 2
6.33	Hingaia 3

SECTION D: Precincts amended by proposed PC120

NORTH- s32 Reports

Precinct Number	Precinct Name
I500	Albany 3
I501	Albany 9
I508	Devonport Peninsula
I516	Kumeū
I529	Orewa 1
I530	Orewa 2
I531	Orewa 3
I533	Red Beach
I539	Smales 2
I549	Akoranga
I550	Millwater South
I556	Takapuna 2

CENTRAL- s32 Reports

Precinct Number	Precinct Name
I308	Central Park
I311	Ellerslie 1
I312	Ellerslie 2
I314	Epsom
I316	Grafton
I320	Mount Albert 2
I328	Orakei Point
I332	Tamaki
I333	Three Kings

WEST- s32 Reports

Precinct Number	Precinct Name
I600	Babich
I605	Hobsonville Point
I609	Peninhana North
I610	Redhills
I615	Westgate

SOUTH- s32 Reports

Precinct Number	Precinct Name
I421	Mangere 2
I436	Rosella Road
I438	Takanini
I449	Hingaia 1
I457	Highbrook