

# Memo

23 August 2013

To: Josh Maitland, Lisa Lyons, Unitary Plan Team

CC:

From: Kyle Balderston, RIMU

Subject: **Pre-urban zoning Development options Analysis for the Future Urban Zone**

## Executive Summary

Results of our analysis are below. The smaller the proposed site size, the more dwellings would be enabled. Other options are more variable in their resultant capacity as site size and dwelling count play a larger role in qualifying for a single additional 'dwelling' rather than multiples based on site size alone, reduced by the number of existing dwellings.

**Table 1: Summary of Results of Pre-urban zoning Development options Analysis for the Future Urban Zone**

Development option tested	Capacity for Additional Dwellings
Current Dwellings	2754*
Legacy plans	961 Rural Residential Dwellings + portions of 51 Special Areas and Structure Plans
150ha Subdivision	0
4ha Subdivision	1221
0.25ha Subdivision	51251
1 MHU per >600m <sup>2</sup> site	3584
1 Second Dwelling per >40ha Site	22
Vacant TRSS	-681**

\*Existing Dwelling Count - not additional.

\*\*Dwellings potentially not built on site but transferred elsewhere.

## Background

You have requested some quick turnaround analysis of various options for development in the Future Urban Zone prior to an urban zone being applied, as follows:

1. How much subdivision could occur in the Future Urban zone with the following theoretical lot sizes:

- 150 ha (Rural Production zone minimum lot size)
- 4 ha (minimum lot size in Rodney legacy plan)
- 2500m<sup>2</sup> (minimum lot size in Franklin legacy plan)

2. How many dwellings (in the Future Urban zone) would the following controls enable:

- A minor household unit is permitted on sites over 600m<sup>2</sup>
- A secondary dwelling is permitted on sites over 40 hectares

3. Potential implications of identifying the FUZ as a possible Vacant Site Amalgamation Donor for TRSS location

## Results

Due to the requirement to provide an answer to the questions relatively quickly, the analysis of these issues has been very simplistic and has not used the full modelling processes/capability developed for the Draft Unitary Plan. We understand this to be acceptable given the high level nature of the question being posed.

Only Parcel size and existing dwelling count are considered as variables against which the testing is undertaken mathematically rather than spatially.

Accordingly no accounting has been taken of safe building platform requirements, SEA or other constraints, designations or existing zoning.

The results should therefore be used for relative comparison of the proportional difference between options and not as an indication of outcomes other than as an absolute maximum development scenario. Consideration of the issues outlined above will only reduce yields, but note that such reductions may not affect each option equally (and proportionality may change).

Once an option is more refined we can undertake more detailed (and time consuming) analysis.

The FUZ extent supplied to us as a 20 August 2013 version. The spatial extent of the supplied FUZ significantly wider in extent and coverage than the March Draft Version, and we understand it to be close to that which may be included in the soon to be notified Unitary Plan (TBC).

There are 3845 non-road or reserve parcels identified as falling within the FUZ coverage supplied, they currently contain 2754 dwellings, with those parcels containing between 0 and 12 dwellings.

Note that our dwelling count information in rural areas is not as accurate as urban data, with the data supplier indicating that rural dwelling counts should be considered accurate is noted as 0, but a value of 1 should be considered as a placeholder for 1 or more dwellings. That is the data is a good indication of vacancy (0) or occupation ( $\geq 1$ ), but may not always reflect the total number of dwellings on a property accurately.

## 1. Subdivision:

How much subdivision could occur in the Future Urban zone with the following theoretical lot sizes:

- 150 ha (Rural Production zone minimum lot size)
- 4 ha (minimum lot size in Rodney legacy plan)
- 2500m<sup>2</sup> (minimum lot size in Franklin legacy plan)

Tests for all subdivision options:

1. Select Parcels at least 2x Minimum Subdivision Site Size
2. Rounddown((Parcel Area / Minimum Subdivision Site Size) - Existing Dwelling Count)
3. Negative values = 0
4. Sites with a dwelling count of 0 and a Subdivision Yield of 0 given a 1 (ie Vacant Sites developed with a single dwelling and included in subdivision yield total)

### 150ha:

There are no parcels in the FUZ >300ha in size, so this rule will not enable any development.

### 4ha:

There are 337 parcels in the FUZ >8ha in size, that once existing dwellings are accounted for have sufficient area for at least 1 more dwelling. The total number of dwellings enabled is 1221, from yields ranging between 1 and 21 dwellings per site.

### 0.25ha

There are 3022 parcels in the FUZ >0.5ha in size, that once existing dwellings are accounted for have sufficient area for at least 1 more dwelling. The total number of dwellings enabled is 51251, from yields ranging between 1 and 366 dwellings per site.

## 2. Other Controls

How many dwellings (in the Future Urban zone) would the following controls enable:

- A minor household unit is permitted on sites over 600m<sup>2</sup>
- A secondary dwelling is permitted on sites over 40 hectares

### Minor Household Units:

Minor Household units are generally required to be smaller than a main dwelling and subservient to it.

The test for this 'rule' involved selecting parcels larger than 600m<sup>2</sup> and where the dwelling count was 0 or 1, assigning the potential for an additional MHU. This dwelling count test was imposed as sites with more than 1 dwelling are assumed to have 'used up' the MHU option already.

3584 sites (of 3845 FUZ zoned parcels) qualify for this option providing for 3584 MHU's.

Note that this analysis is instead of rather than in addition to the subdivision analysis above. I would note that the subdivision options assessed above all enable the creation of new sites that could qualify for a dwelling AND a minor dwelling, effectively doubling the dwelling potential.

I am unsure if the Second Internal Dwelling provision included in the March Draft Unitary Plan applies in the FUZ, if yes, it would have similar, but compounding effects in combination with these rules (both the existing dwelling and the MHU could potentially be 'internal dwelling' candidates).

## **Second Dwellings on >40ha**

The test for this 'rule' involved selecting parcels larger than 40ha and where the dwelling count was 0 or 1, assigning the potential for an additional dwelling. This dwelling count test was imposed as sites with more than 1 dwelling are assumed to have 'used up' the second dwelling option already.

20 sites qualify for this option providing for 22 'second' dwellings.

Note that this analysis is instead of rather than in addition to the subdivision analysis above. In this case (cf. MHUs) the subdivision options proposed would have the potential effect of *reducing* the possibility for second dwellings, but replacing that option for a new dwelling on each new lot created, all of which would be smaller than 40ha. (ie the effective maximum dwelling density is 1:20ha, vs. say 1:4ha under the mid range option above)

## **3: TRSS**

### **FUZ as Vacant Amalgamation Donor area for TRSS**

Potential implications of identifying the FUZ as a possible Vacant Site Amalgamation Donor for TRSS.

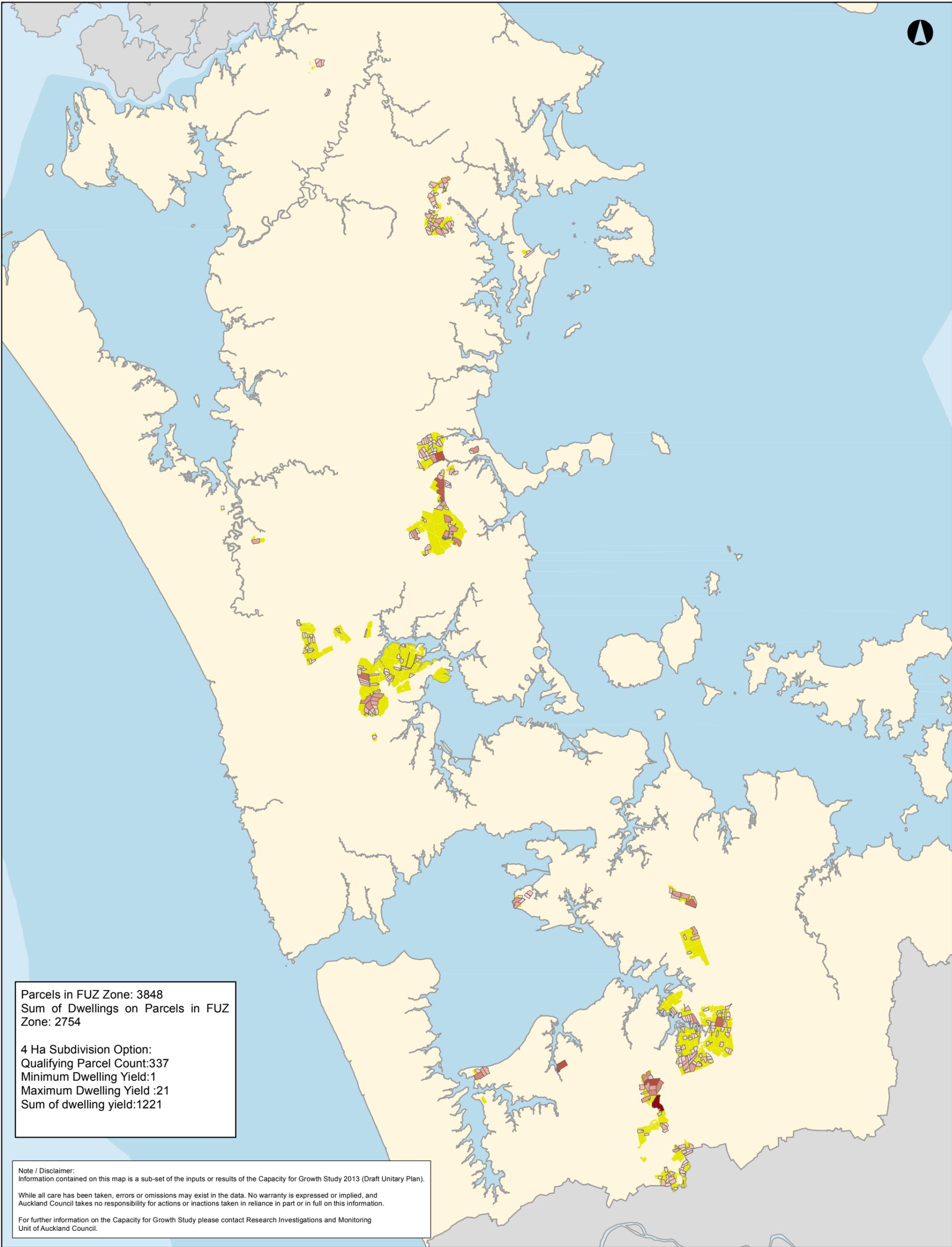
The test for this option is as per the general TRSS provision as outlined in the March Draft. While a number of criteria are required to be met, the tests used for this assessment are that the parcel is larger than 1ha in area and is currently vacant. (note: no test for a safe building platform on the vacant site or of any potential adjoining parcels has been undertaken).

681 Parcels qualify as potential Vacant TRSS Amalgamation Candidates, meaning the 'capacity' for development on them (for a single dwelling, totalling 681 dwellings) would be transferred outside of the FUZ.

All qualifying sites are assumed to adjoin another parcel into which it could be amalgamated and the TRSS transferred 'elsewhere'.

### **Appendix 1:**

Map of qualifying parcels for options assessed above (except 150ha Subdivision).



Parcels in FUZ Zone: 3848  
 Sum of Dwellings on Parcels in FUZ Zone: 2754

4 Ha Subdivision Option:  
 Qualifying Parcel Count:337  
 Minimum Dwelling Yield:1  
 Maximum Dwelling Yield :21  
 Sum of dwelling yield:1221

Note / Disclaimer:  
 Information contained on this map is a sub-set of the inputs or results of the Capacity for Growth Study 2013 (Draft Unitary Plan).

While all care has been taken, errors or omissions may exist in the data. No warranty is expressed or implied, and Auckland Council takes no responsibility for actions or inactions taken in reliance in part or in full on this information.

For further information on the Capacity for Growth Study please contact Research Investigations and Monitoring Unit of Auckland Council.

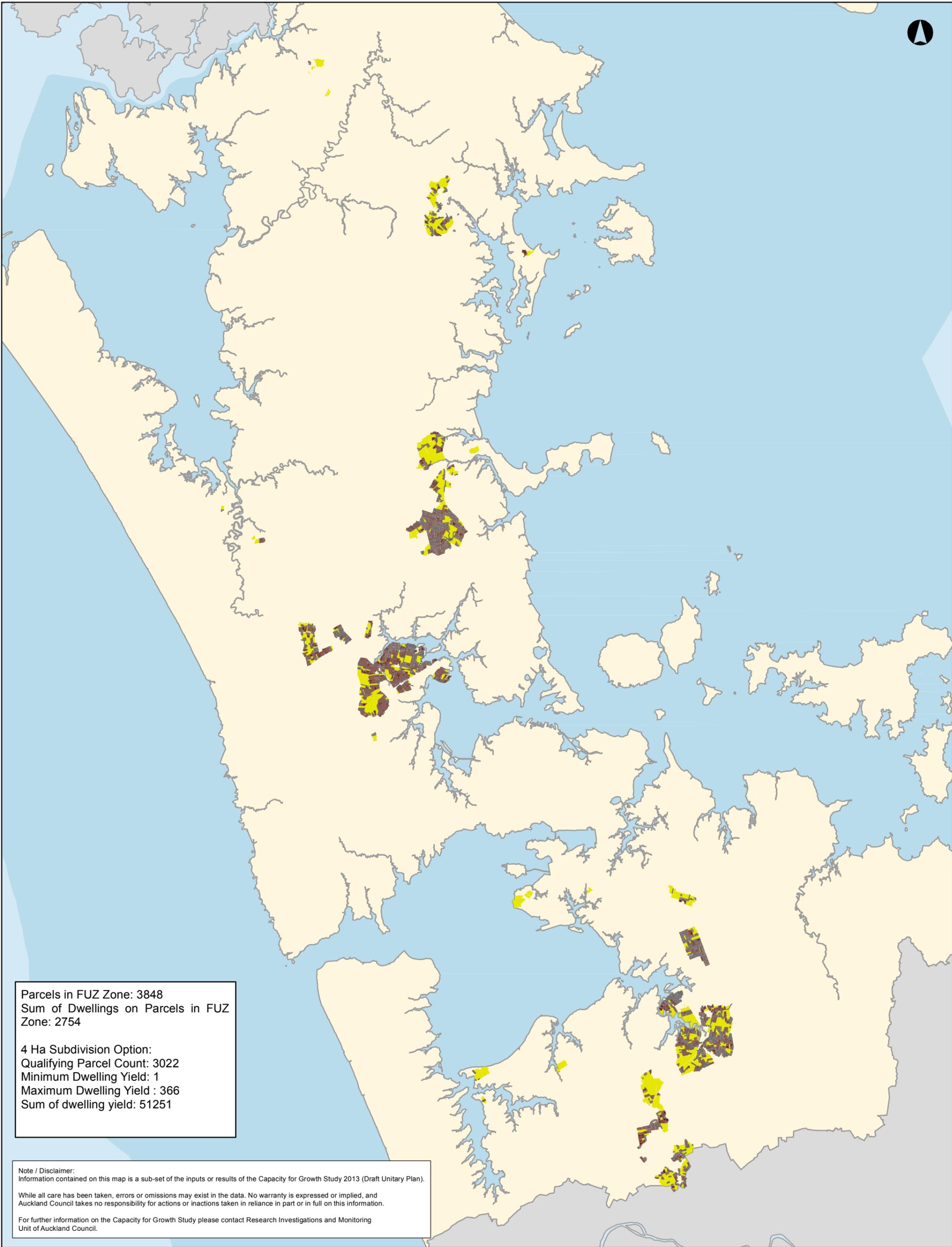
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**FUZ: Development Rules Options Analysis August 2013**  
**4Ha Minimum Site Area Subdivision**



**Capacity for Growth Study: Draft Unitary Plan**

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Parcels in FUZ Zone: 3848  
 Sum of Dwellings on Parcels in FUZ Zone: 2754

4 Ha Subdivision Option:  
 Qualifying Parcel Count: 3022  
 Minimum Dwelling Yield: 1  
 Maximum Dwelling Yield : 366  
 Sum of dwelling yield: 51251

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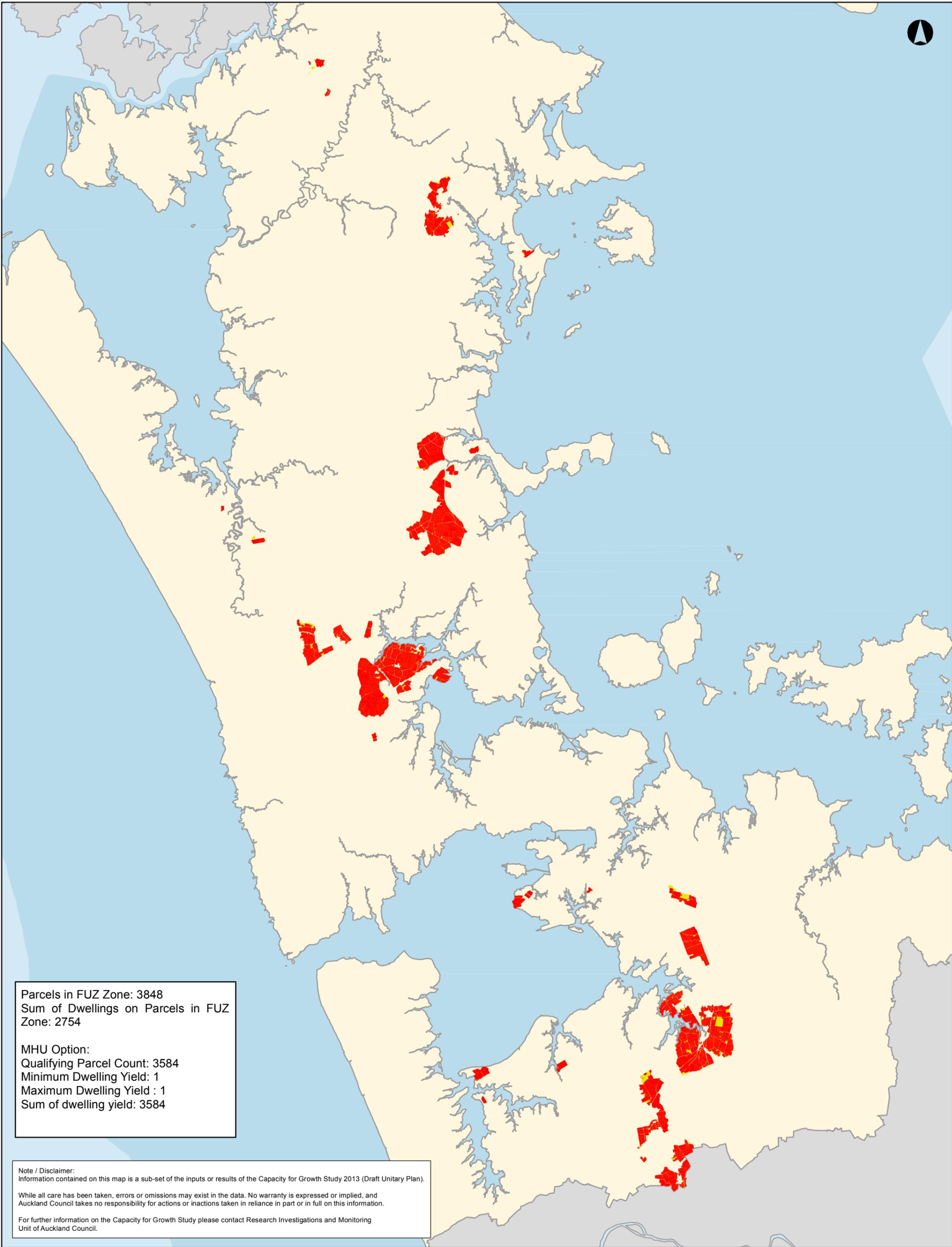
**FUZ: Development Rules Options Analysis August 2013**  
**0.25Ha Minimum Site Area Subdivision**



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Parcels in FUZ Zone: 3848  
 Sum of Dwellings on Parcels in FUZ Zone: 2754

MHU Option:  
 Qualifying Parcel Count: 3584  
 Minimum Dwelling Yield: 1  
 Maximum Dwelling Yield : 1  
 Sum of dwelling yield: 3584

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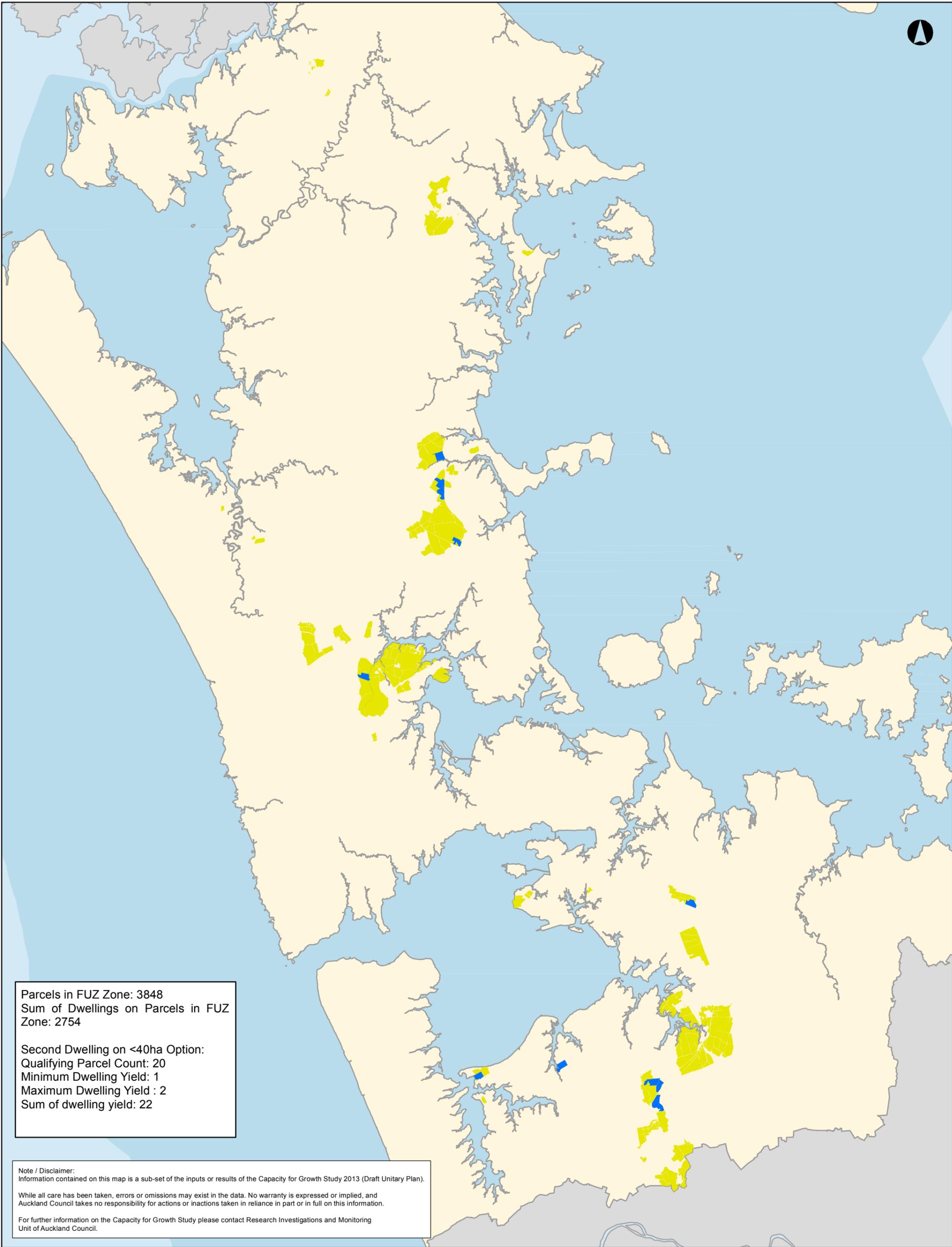
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**FUZ: Development Rules Options Analysis August 2013**  
**MHU on Parcels over 600m2**



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Parcels in FUZ Zone: 3848  
 Sum of Dwellings on Parcels in FUZ Zone: 2754

Second Dwelling on <40ha Option:  
 Qualifying Parcel Count: 20  
 Minimum Dwelling Yield: 1  
 Maximum Dwelling Yield : 2  
 Sum of dwelling yield: 22

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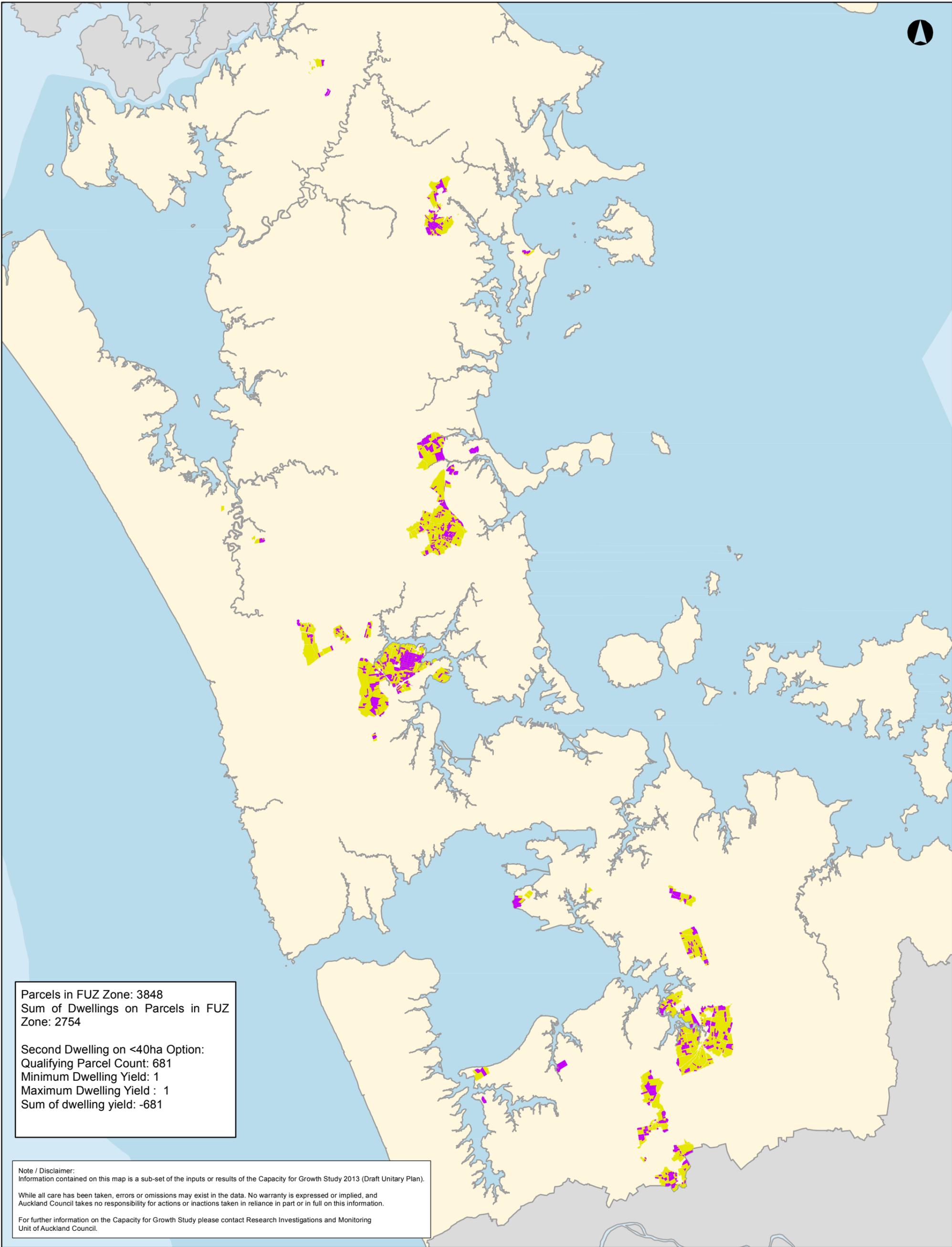
**FUZ: Development Rules Options Analysis August 2013**  
**Second Dwelling on Parcels over 40ha**



**Capacity for Growth Study: Draft Unitary Plan**

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Parcels in FUZ Zone: 3848  
 Sum of Dwellings on Parcels in FUZ Zone: 2754

Second Dwelling on <40ha Option:  
 Qualifying Parcel Count: 681  
 Minimum Dwelling Yield: 1  
 Maximum Dwelling Yield : 1  
 Sum of dwelling yield: -681

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**FUZ: Development Rules Options Analysis August 2013  
 Potential Vacant TRSS Candidates**



**Capacity for Growth Study: Draft Unitary Plan**

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