

# National Policy Statement on Urban Development (NPS – UD)

## Plan Changes to the Auckland Unitary Plan

### What is happening?

You may be aware that Auckland Council is required to make changes to the Auckland Unitary Plan 2016 in order to give effect to the intensification requirements of the National Policy Statement on Urban Development 2020 (NPS-UD).

An amendment was made to the NPS-UD with the passing of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 December 2021, and this is why these changes are now required.

**Auckland Council has now confirmed the date of public notification on the**

**18th of August 2022**

**While there is still a level of uncertainty about the final content of the Council's plan changes and the way in which they will apply, there are a number of matters that are known and of interest:**

- ❖ The Council has settled on walkable catchment distances of 1,200m from the edge of the City Centre and 800m from metropolitan centres and rapid transit stops (the railway stations and the Northern Busway stations). Development of at least six storeys in height will be enabled in these areas.
- ❖ Up to three dwellings on residential sites will be a permitted activity (no resource consent will be required), provided that the Medium Density Residential Standards (MDRS) are satisfied and provided also that compliance is achieved with other relevant Unitary Plan standards (for example, permitted earthworks limits or stormwater discharge requirements).



- ❖ Resource consent will still be required for development proposals comprising four or more dwellings.
- ❖ The Council can exclude some areas from the intensification requirements, where there are 'qualifying matters' identified.
- ❖ Essentially, these are reasons why intensification should be restricted and include matters such as the presence of significant infrastructure constraints, character/historic buildings, indigenous vegetation, and natural hazards.
- ❖ From the date that the plan changes are publicly notified (18 August 2022), the new rules will have immediate legal effect if they authorise the construction and use of a proposed dwelling in accordance with the density standards. This does

not apply in the case of land that is subject to a qualifying matter, either carried over from the current Unitary Plan or proposed in the new plan changes.

## What's the difference?

The table below provides a summary of the key differences between the bulk and location standards that currently apply in the Single House Zone, Mixed Housing Suburban Zone, the Mixed Housing Urban Zone and the proposed Medium Density Residential Standards that are proposed within the upcoming plan changes.

All zones currently zoned Mixed Housing Suburban will be up zoned to the new Medium Density Residential Standards (MDRS), and a couple of the standards will change within the current Mixed Housing Urban Zone provision.

Some property's that are currently zoned single house zone, may also be up zoned to the new MDRS provisions.

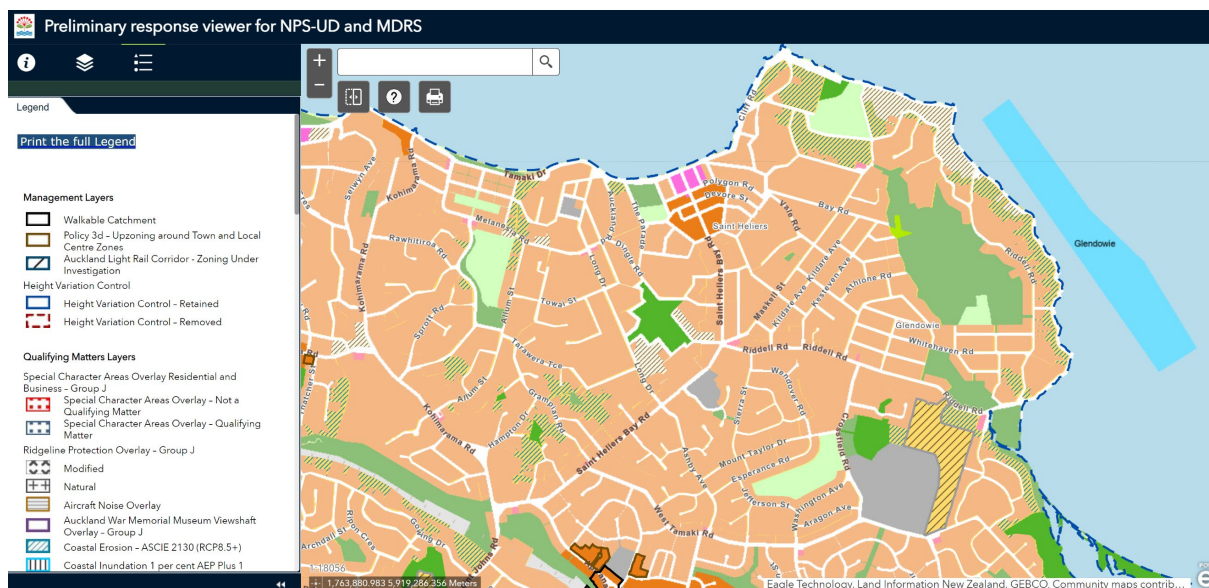
Standard	Operative AUP Single House Zone	Operative AUP Mixed Housing Suburban Zone	Operative AUP Mixed Housing Urban Zone	Proposed MDRS
Building Height	8m	8m	11m	11m
Height to boundary	2.5m + 45°	2.5m + 45°	3.0m +45°	<b>4.0m + 60°</b>
Alternative Height to boundary	N/A	3.6m +1m in 73.3°	3.6m +1m in 73.3°	3.6m +1m in 73.3°
Building Coverage	40%	40%	45%	<b>50%</b>
Impervious Area	60%	60%	60%	60%
Landscaped Area	40%	40%	35%	<b>20%</b>
Landscaped Front Yard	50%	50%	50%	50%
Front yard setback	3.0m	3.0m	2.5m	<b>1.5m</b>
Side and rear yards	1m	1m	1m	1m

Table 1. Current Zones of the AUP against the proposed MDRS standards.

In terms of the new Zone changes to be applied under these new provisions for Auckland city, Council released a preliminary plan back in May 2022.

If you click on the following link, it will take you to the Preliminary Response Viewer:

[Preliminary response viewer for NPS-UD and MDRS \(arcgis.com\)](#)



Feedback was also sought from the public (on a limited range of matters), please click on the following link to view:

<https://akhaveyoursay.aucklandcouncil.govt.nz/housing>

## Transport Plan Change

The Council is also proposing to publicly notify a complementary transport plan change at the same time - **18 August 2022**. The plan change seeks to better provide for access-related matters within development sites, in light of the intensification that is planned.

Some notable features of the transport plan change include requirements for:

- ❖ A minimum 1.8m wide pedestrian path with lighting for access serving two or more dwellings (where no vehicle access is provided).
- ❖ Secure and covered bicycle parking for residential developments without a dedicated garage; and
- ❖ EV charging capability for all residential parking and loading spaces.

Relevant Documents:

- Planning Committee meeting held on 4/08/2022 - Item 9 Auckland Unitary Plan - Proposed Plan Changes to accompany the Intensification Planning Instrument - Regional Policy Statement, Transport and Historic Heritage - Attachment PC79 - Transport (aucklandcouncil.govt.nz)
- E27 Transport.pdf (aucklandcouncil.govt.nz)