



**August
2022**



Proposed Plan Change 78 Information Sheet #11

Updates to precincts

In August and September 2022, Auckland Council is inviting submissions on changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for greater building heights and densities in urban Auckland. This is known as Proposed Plan Change 78 - Intensification.

This information sheet explains the council’s plan change response to enabling development in Auckland’s precinct areas.

Submissions are now invited on the proposed plan change. The period for submissions closes on 29 September 2022.

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020 and was updated in May 2022. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations. The NPS-UD also requires more building height and housing density within and around neighbourhood, local and town centres.

In December 2021, the government also made amendments to the Resource Management Act 1991 (RMA). The RMA now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to incorporate new Medium Density Residential Standards (MDRS) in relevant residential zones.

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s residential suburbs. Three dwellings of up to three storeys, including terrace housing and low-rise apartments, are to be permitted on most residential properties unless a ‘qualifying matter’ applies (see information sheets #7 and #8). Four or more dwellings are to be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

Auckland's precinct areas

Precincts in the AUP 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 and can be more restrictive or more enabling.

Precinct provisions are located in Chapter I of the AUP and grouped according to their location as Auckland-wide, central, north, west and south. Precinct areas are identified on the planning maps outlined in red borders when the 'Precincts' layer is turned on.

There are 67 precincts in the AUP amended by Proposed Plan Change 78.

Some precincts will be affected by NPS-UD Policy 3 while others by the need to introduce MDRS. This will depend on the location of the precinct. Generally, precincts located in close proximity to rapid transit stops, metropolitan, town and local centres will be affected by NPS-UD (walkable catchments) while the majority will be affected by MDRS.

Our approach to change

The approach to precincts will be dependent on the precinct location.

If the precinct is located within a walkable catchment, it should enable building heights of 6 storeys in accordance with Policy 3 of the NPS-UD. Other precincts will also be affected by MDRS (height and density controls). This may include changes to enable increased density, maximum building height, height in relation to boundary, building coverage, yards and maximum impervious area.

While we want to ensure that the AUP provides flexibility and opportunity for developers in precincts, we also need to maintain and enhance the things that residents, workers and visitors within precincts value. That includes making sure the qualifying matters within precincts are protected. That can include things like local amenity, local views, local infrastructure constraints etc.

Where a precinct provision conflicts with the need for intensification and a qualifying matter applies, that provision is proposed to be retained. Where a precinct provision conflicts with the need for intensification and a qualifying matter does not apply, that provision is proposed to be removed and the intensification allowed.

If we keep the good things, while enabling growth, we can ensure our precinct areas not only provide high quality residential intensification but also retain and enhance the local based characteristics and uniqueness of the area.

Further information

- To learn more about how Auckland Council is planning for growth and development, visit ourauckland.nz/growingtogether
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](#).
- For more information on the RMA and the amendments made to it in 2021 including the MDRS requirements [visit the Ministry of Housing and Urban Development website](#).

Please note:

This information sheet is a summary document to assist with understanding Proposed Plan Change 78 - Intensification, the Council's intensification planning instrument, which gives effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 and incorporates the medium density residential standards into relevant residential zones as required by the Resource Management Act 1991.

The proposed plan change to the Auckland Unitary Plan was publicly notified by Auckland Council on 18 August 2022.

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