AUCKLAND COUNCIL

Te Aroturukitanga o te Mahere ā-Wae ki Tāmaki Makaurau

# Auckland Unitary Plan. Resource Management Act 1991, Section 35 Monitoring:

## B2.4 Residential growth

November 2022

Technical Report

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November 2022 Technical Report TR2022/15

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Unless otherwise stated, all photographs used in this report were taken by Ciarán Power, Senior Policy Planner, Auckland Council.

# Executive summary

The Auckland Unitary Plan (AUP) became operative in part in November 2016. This report considers how effective and efficient the objectives of the AUP have been in meeting the outcomes intended by the Regional Policy Statement (RPS) – Chapter B 2.4 Residential growth.

This monitoring work will contribute to our knowledge base – what is working in the plan and where there may be challenges. This knowledge will help to inform future plan changes and fulfill the policy cycle. Additionally, this report will address the Section 35(2)(b) plan monitoring requirements of the Resource Management Act 1991 (RMA).

RPS Topic B2.4 Residential Growth is the subject of this monitoring. It focuses on the quantity, density, location and quality of residential growth.

The B2.4 residential growth objectives are:

*(1) Residential intensification supports a Quality Compact Urban Form*

*(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.*

*(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.*

*(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.*

*(5) Non-residential activities are provided in residential areas to support the needs of people and communities.*

*(6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1*

This topic also relates to RPS objectives seeking a quality compact urban form (B2.2) and a quality built environment (B2.3). These topics are dealt with in detail in other monitoring reports.

The analysis has been structured around four themes that focus on the outcomes sought by the B2.4 objectives. With regards to the over-arching Chapter B2 Urban growth and form, Chapter B11 sets out a number of environmental results anticipated (ERA) or 'indicators'. A series of indicators were developed to provide a comprehensive framework for the analysis to determine whether the RPS objectives are being achieved.

The indicators are:

1 Dwelling density increases in areas zoned for residential intensification.
2 Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport.
3 Dwelling density increases in areas zoned for residential intensification, having walkable access to a public open space (social facility).
4 Dwelling density increases in areas zoned for residential intensification, having walkable access to a public owned primary, intermediate and secondary schools (social facility).

5 Dwelling density increases in areas zoned for residential intensification, having walkable access to a centre.
6 Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a Metro Centre zone.
7 Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a major public hospital and/or healthcare facility.
8 Residential developments have a connected grid or semi-grid street network.
9 Residential developments have walkable street blocks.
10 Residential developments have enough intersection density to support walking.
11 Residential developments have an adequate provision of street trees.
12 Streets in residential developments are designed to be safe for pedestrians.
13 Housing stock provides a wide range in choice of housing type, size and location.
14 AUP policy direction provides a wide range in choice of housing type, size and location.
15 Housing affordability is maintained or improved over time.
16 Auckland Council's Research and Evaluation Unit (RIMU) modelled feasible development capacity meets the required dwelling numbers set out in new NPS-UD requirements.

**Data sources and scope**

There are three primary data sources for this report. These are:

- Auckland District Valuation Roll: This data set contains the total housing stock for the Auckland region, including any newly completed dwellings for each year. The data period used for this monitoring work is from November 2016 to December 2021.
- Building consents – Statistics New Zealand: This is a nationwide database that compiles all of the building consents for dwellings that were issued in a calendar year. The data period used for this monitoring work is from January 2016 up to and including December 2021. The data set is broken down by AUP zone, both inside and outside the Auckland Rural Urban Boundary 2016.
- Case studies of the Wainui and Fenchurch developments

This report uses two spatial scales for assessing and quantifying growth, density and development patterns. It uses a regionwide land area and the AUP Urban Area 2016.

This S.35 monitoring report does not consider the National Policy Statement - Urban Development nor the RMA amendment act 2021. This is because the findings from this report are a review of the AUP over the past five years. It provides a snapshot in time and a benchmark for assessing residential growth arising from future updates to the AUP to incorporate recent legislative changes and through Council and private plan changes.

**Findings**

The RPS objectives are directed towards achieving residential growth within a quality compact urban form. They also seek residential development with good access to public transport and important destinations, healthy and safe walking environments and enable housing choice. Ensuring future capacity for residential growth is also an important RPS objective.

Theme 1 looks at housing growth in zones enabling residential intensification and near high frequency public transport. The indicators for Theme 1 have shown that the housing stock is on an upward growth

trend. This is occurring both in zones enabling residential intensification and in those areas that are near high frequency public transport.

Theme 2 focusses on walkable residential growth in AUP zones enabling residential intensification. The findings show that land within walkable catchments of centres, social facilities, areas of employment and in close proximity to public transport are the primary areas where residential intensification is occurring.

This theme also looks at the walkability and design of new residential developments. The two case studies analysed were Wainui Precinct (Silverdale) and Fenchurch (Glen Innes). Both examples show how the AUP is enabling new quality residential areas that are walkable, healthy and safe. And that they are in keeping with the planned built character of the area.

Theme 3 looks at whether residential growth in AUP zones that enable residential intensification, are within acceptable travel times to important destinations. The findings have shown that residential growth is occurring in areas that are located within 30 minutes travel time by vehicle of centres of employment, major public hospital and/or healthcare facility.

Theme 4 assesses the extent of housing choice and affordability. The findings indicated that the AUP provisions have enabled developers to offer a wide range of residential typologies throughout the AUP Urban Area. This provides housing choice to Auckland's diverse and growing population. The AUP has enabled greater residential growth and housing choice which has increased housing supply which are factors that can help enable affordability.

**Conclusion**

Growth is occurring in the residential and business zones enabled for residential intensification. The three residential zones enabling intensification (Terrace Housing and Apartment Buildings, Mixed Housing Urban and Mixed Housing Suburban), the City Centre and Business Mixed Use zones are proving to be more efficient in delivering housing growth and density compared to other zones enabled for residential activities.

The findings show those areas that are in close proximity to public transport, centres, open spaces, schools and medical facilities are the primary focus for residential intensification. This shows the AUP zoning framework which spatially distributed zones enabling residential intensification around Rapid Transit Networks and Frequent Transit Networks have been effective in concentrating growth in these areas. This is in accordance with the quality compact urban form model that underpins the AUP.

The AUP was required to enable capacity for the 30 years residential growth. Findings show residential intensification is being delivered at record levels and at high densities. For example, nearly 20,000 building consents were issued in 2021 – this is a higher rate than previous years. Approximately 60 per cent of all new building consents are for multi-dwelling complexes such as apartments and terraced housing. This shows that housing is at higher densities under the AUP and supports the quality compact urban form.

The commercially feasible capacity under the AUP significantly exceeds the demand for housing over the long, medium and short-term. Even without the capacity enabled by the Future Urban Zone, the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years.

In conclusion, the findings of the residential growth monitoring show how the AUP is enabling residential growth, intensification, and housing choice to occur in appropriate locations within a quality compact urban form. It also shows the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years.

The AUP is successfully achieving the RPS B2.4 residential growth objectives.

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# List of figures

*Where maps are not references, they have been generated by the councils internal GIS team for the purpose of this report.*

## List of tables

**Abbreviations in this report include:**

| Abbreviation | Meaning |
|---|---|
| AUP | Auckland Unitary Plan Operative in Part |
| PAUP | Proposed Auckland Unitary Plan |
| IHP | Independent Hearings Panel |
| the council | Auckland Council |
| RMA | Resource Management Act 1991 |
| RPS | Regional Policy Statement |
| AT | Auckland Transport |
| Watercare | Watercare Services Limited |
| RIMU | Research and Evaluation Unit |
| AT | Auckland Transport |
| CCO | Council-Controlled Organisation |
| ACP | Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan |
| ERA | Environmental Results Anticipated |
| DVR | District Valuation Roll |
| BC | Building Consent |
| FTN | Frequent Transport Network |
| RTN | Rapid Transport Network |
| RUB | Rural Urban Boundary |
| GIS | Geographic Information System |
| FDS | Future Development Strategy |
| NPSUD | National Policy Statement - Urban Development 2020 |
| ZERI | Zones enabling residential intensification |
| **AUP Zones** | |
| CC | City Centre Zone |
| MC | Metropolitan Centre Zone |
| TC | Town Centre Zone |
| LC | Local Centre Zone |
| NC | Neighbourhood Centre Zone |
| BMU | Business Mixed Use Zone |
| THAB | Terrace Housing and Apartment Building Zone |

| | |
|---|---|
| MHU | Mixed Housing Urban Zone |
| MHS | Mixed Housing Suburban Zone |
| SH | Single House zone |
| R&CS | Rural and Coastal Settlement zone |
| LL | Large Lot zone |
| FU | Future Urban zone |

# Introduction

This report considers how effective and efficient the objectives, policies, rules and other methods of the AUP have been in meeting the outcomes intended by the Regional Policy Statement (RPS) – B2, section B2.4 Residential growth. The monitoring is in accordance with section 35(2)(b) of the RMA.

Section 35(2)(b) specifies that monitoring results are published every five years. The AUP became operative in part in November 2016 and became operative in part for five years in November 2021.

The findings indicate what the AUP is achieving and where challenges may be. With monitoring being a contributor to the policy development cycle, the data can also provide the evidence base for taking appropriate action where necessary.

The terms 'effectiveness' and 'efficiency' are not explicitly defined in the RMA. For the purposes of this monitoring report the terms are generally interpreted as:

Effectiveness is the contribution that the provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address when compared with alternatives. The difficulty when assessing effectiveness is to be able to answer the question 'how do we know that implementing the policy, rule or method led or contributed to the outcome?'

Efficiency is an assessment of whether the provisions will be likely to achieve the objectives at the lowest total cost to all or achieves the highest net benefit relative to cost to all.[1]

The steps undertaken in this monitoring work are briefly summarised below.

1. Establish links between the Regional Policy Statement and the rest of the Unitary Plan
2. Selecting indicators and measures
3. Ascertaining and collecting the information that is required for the assessment
4. Analysing and interpreting the information
5. Undertaking the assessment of efficiency and effectiveness
6. Reporting the results

*Figure 1: Steps in the monitoring process*

[1] Auckland Unitary Plan Monitoring Strategy (2018).

# RPS Chapter B2, section B2.4 Residential growth overview

AUP section B2.4.1 contains the RPS level objectives and policies relating to residential growth that are the subject of this monitoring topic. These are included below and should be read together with the other RPS *B2 Urban growth and form* objectives and policies. The RPS objectives and policies guide subsequent layers of the AUP.

## B2.4.1. Objectives

(1) Residential intensification supports a Quality Compact Urban Form
(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area
(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification
(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population
(5) Non-residential activities are provided in residential areas to support the needs of people and communities
(6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the Minimum Dwelling targets in Table B2.4.1[2] below:

*Table 1: Minimum dwelling targets in the AUP (AUP Table B2.4.1)*

| **Term** | **Short to Medium** 1 - 10 years (2016 – 2026) | **Long** 11 - 30 years (2027 – 2046) | **Total** 1 – 30 years (2016 – 2046) |
|---|---|---|---|
| **Minimum Target** (number of dwellings) | 189,800 | 218,500 | 408,300 |

The objectives have been themed into four outcomes for the purposes of this analysis:

1. Enabling high overall and ongoing growth in residential capacity (Objectives B2.4.1 (4) and (6)).
2. Enabling residential intensification in the quality compact theme (Objectives B2.4.1(1), (3) and (5)).
3. Enabling a wide range in choice in housing, including choice in location, lifestyle, size and type (Objective B2.4.1 (4).
4. Providing for attractive, quality, healthy residential areas (Objectives B2.4.1(1) and (2)).

Some objectives have several aspects to them that make them relevant to more than one theme. The objectives above include both quantitative and qualitative outcomes.

Quantitative outcomes relate to the supply, type and location of housing capacity.

Qualitative outcomes relate to whether good residential and mixed-use neighbourhoods are being achieved. Both are measured in this report.

[2] Chapter B2.4. Residential growth Page 5 Table B2.4.1: Minimum Dwelling Targets: Auckland Unitary Plan Operative in part

The objectives determined the 16 monitoring indicators for this topic. Note that some indicators are set in AUP Chapter B11. The RPS B2.4.2 policies set out in Appendix A provide additional guidance for developing the indicators. Appendix A also provides a policy cascade which informed the development of indicators for this topic.

## Time period of this reporting

This report looks at a discrete time frame in the lifespan of the first generation of the AUP: from January 2016 up to and including December 2021. Although the AUP was made operative in November of 2016, the housing and building consent data collected over the whole year of 2016 are stated so they can be considered benchmarks and/or used as a temporal comparator.

# Terminology

A large portion of this monitoring topic is a quantitative analysis of the annual housing stock numbers and building consents for dwellings issued in the various zones of the Auckland region. To assist in making the report easy to read, understand and to avoid the repetition of words, a number of acronyms and concepts are used in this report.

### Zones Enabling Residential Intensification (ZERI)

'ZERI' stands for 'Zones Enabling Residential Intensification' – it is a bespoke collective term for those zones that enable intensive residential density. The AUP anticipates residential growth and intensification to occur in these zones.

The three residential zones enabling intensification are the Terrace Housing and Apartment Building (THAB), Mixed Housing Urban. Mixed Housing Suburban zones. The other three residential zones (Single House, Rural and Coastal Settlement, Large Lot) impose restrictions on residential density.

There are six business zones which enable residential intensification to occur. These are the City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre and Business Mixed Use.

The zones captured within the 'ZERI' term are listed below:

**Residential Zones**
- Terrace Housing and Apartment Building zone (THAB)
- Mixed Housing Urban zone
- Mixed Housing Suburban zone

**Business Zones**
- City Centre zone
- Metropolitan Centre zone
- Town Centre zone
- Local Centre zone
- Neighbourhood Centre zone
- Business Mixed Use zone

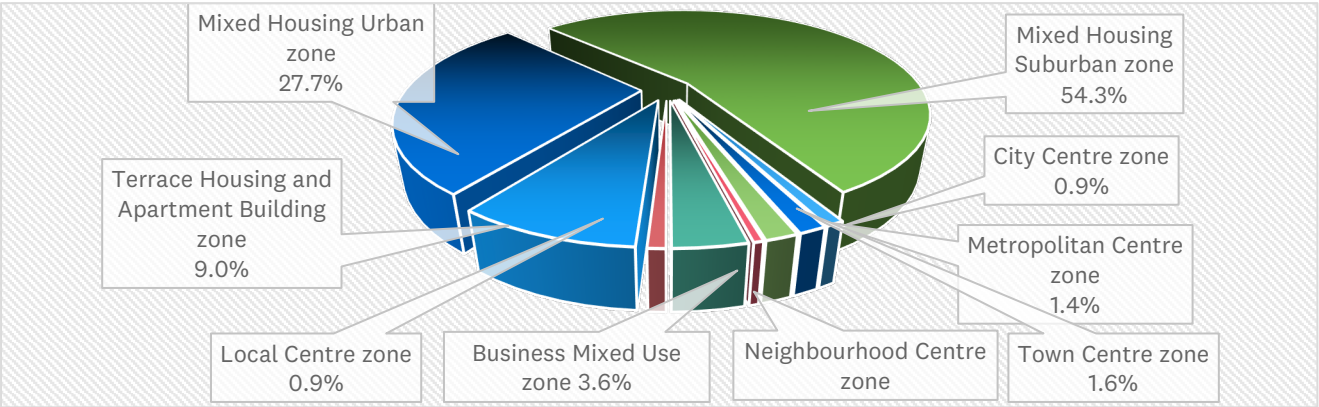



*Figure 2: Zones Enabling Residential Intensification. The pie chart shows how large each zone enabling residential intensification is, as a proportion of the total amount of ZERI zones.*

The 'ZERI' acronym is used to reference these intensification zones. This term is used for the purposes of this report and is not a term found in the AUP.

Figure 3 illustrates where residential intensification capacity (ZERI) is enabled by the AUP both within and outside the AUP Urban Area 2016.

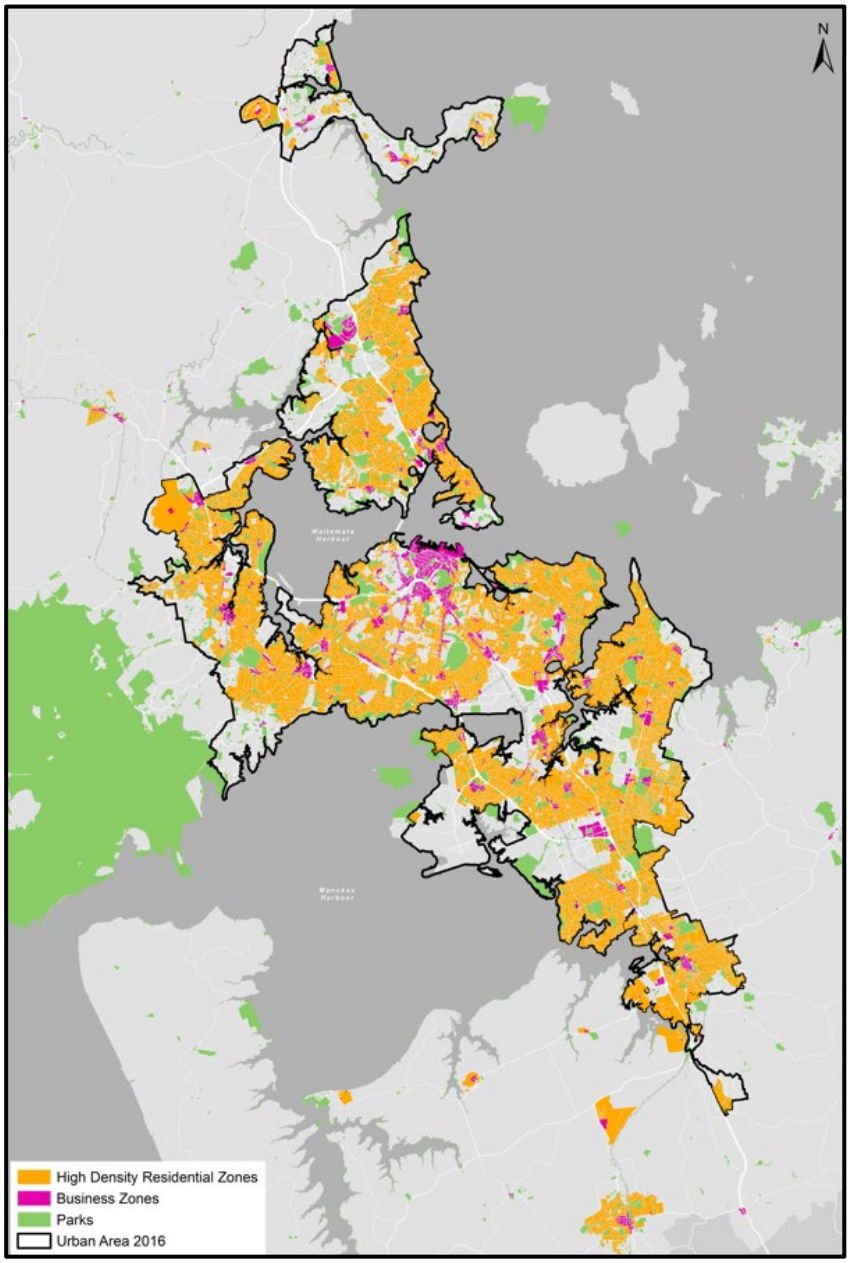



*Figure 3: Land coverage extent of zones enabling residential intensification (ZERI) in Auckland*

## District Valuation Roll (DVR)

The DVR is an annual register of the total housing stock for the Auckland Region. This data set is not associated with the AUP. However, it can be used to measure progress of AUP outcomes by analysing the annual residential dwelling counts. The annual DVR data set adds the number of newly completed dwellings to the previous year. This enables comparisons of the amount of growth in building stock, year on year. 'Completion' in this context generally means that a dwelling has been built and issued a Code of Compliance Certificate (CCC). The issuance of a CCC triggers the council valuation team to assess developments of properties.

## Statistics New Zealand (Stats NZ) Building Consents

Stats NZ holds data for all building consents issued for dwellings in Auckland, and across the country. *Note*: The annual numbers of dwellings added in the DVR is not necessarily equal to the annual numbers of building consents issued for dwellings. This is due to inconsistent data collection methodologies and registration lagging on the DVR (rating year starts 1 July) and building consents registers (as of 31 December).

## Quality compact urban form

The 'quality compact urban form' approach underpins the AUP and is explained in Auckland's overarching Future Development Strategy (FDS) within the Auckland Plan 2050. It cascades down to the RPS under the *Urban Growth and Form*[3] section. This approach enables higher residential densities to be concentrated in and around centres and along rapid transit routes. Residential density reduces as proximity to these nodes of employment and services decreases. It underpins the policy cascades of the region's zones, and each zone's spatial distribution.

The Auckland Plan 2050 states:

> *Auckland's population will increase significantly over the next 30 years and its urban form will continue to develop and change as a result. Auckland will follow a Quality Compact Urban Form approach to growth to realise the environmental, social and economic benefits and opportunities this approach brings*[4].
>
> *The **quality** aspect of this approach means that:*
>
> - *most development occurs in areas that are easily accessible by public transport, walking and cycling*
> - *most development is within reasonable walking distance of services and facilities including centres, community facilities, employment opportunities and open space*
> - *future development maximises efficient use of land*
> - *delivery of necessary infrastructure is coordinated to support growth in the right place at the right time.*
>
> *The **compact** aspect of this approach means that:*
>
> - *future development will be focused within Auckland's urban footprint, with most of that growth occurring in existing urban areas*

[3] Auckland Unitary Plan, Chapter B2.2 Urban growth and form, B2.2.2.(4). Policies, Quality Compact Urban Form
[4] The Auckland Plan 2050, Direction 1: Develop a Quality Compact Urban Form to accommodate Auckland's growth

- *by 2050, most growth will have occurred within this urban footprint, limiting both expansion into the rural hinterland and limiting rural land fragmentation.*

*This approach contributes to investment certainty by understanding where and when growth is likely to occur. The benefits of a quality compact approach to growth and development are:*

- *greater productivity and economic growth*
- *better use of existing infrastructure*
- *improved transport outcomes*
- *rural productivity and character can be maintained*
- *enhanced environmental outcomes*
- *greater social and cultural vitality*.[5]

## Walkable catchment[6]

A walkable catchment, sometimes referred to as 'PedSheds', is the area covered by the walking distance that an average person will walk to get to destinations such as bus stops and retail centres, before considering other modes of transport. The terms 'walkable catchment' and 'quality compact city' are not explicitly defined in the RMA.

A walkable catchment with a 400-metre radius is usually associated with a five-minute walk to a town or neighbourhood centre, and an 800-metre radius is associated with a 10-minute walk to a regional centre or a place with a major transport service, such as rail. These distances informed the spatial distribution of Auckland's zones in the AUP.

The concept of walkable catchments is a widely recognised and used planning concept in New Zealand and overseas[7]. There are a number of methods to determine walkability. Waka Kotahi's pedestrian planning guide notes, for example, state: "there are many different methods to measuring walkability using desktop analysis, on-site assessment or through pedestrians' experiences."[8]

During the development of the Proposed Auckland Unitary Plan (PAUP), planners applied residential intensification zoning within 250m – 500m walkable catchments around Frequent Transport Networks (FTNs), Rapid Transport Networks (RTNs), business centres, centres of employment and social facilities. The Auckland Unitary Plan Independent Hearings Panel (IHP) recommendations expanded upon this and standardised the walkable catchments to be larger in their extents, at 400m and 800m respectively. These distances were adopted because these were standard distances applied in international planning practice. The distances inform the spatial distribution and scale of Auckland's zones in the AUP.

[5] The Auckland Plan 2050, Our Development Strategy, Future Auckland, How Auckland will grow and change - a quality compact approach

[6] Section taken from Walkable catchments analysis at Auckland train and Northern Busway stations – 2013 Greg Holland December 2013

[7] Calthorpe, P. (1993) The next American metropolis: ecology, community and the American dream, Princeton Architectural Press, New York; Duany A, Plater-Zyberk E (1991) Towns and town-making principles. Cambridge, Mass.: Harvard University Graduate School of Design; New York: Rizzoli

[8] Waka Kotahi (2021) Draft Pedestrian Network Guidance. https://www.nzta.govt.nz/walking-cycling-and-publictransport/walking/walking-standards-and-guidelines/pedestrian-network-guidance/planning/walkability/measuringwalkability/


*Figure 4: Walkable catchment of a centre and an RTN*[9]

In the context of urban planning in Auckland, the 2012 Auckland Plan identified a network of centres to accommodate the future population and employment growth in the region. In the plan, the centres were envisaged to provide the focal points for communities, foster economic activity, support the public transport system and maximise investment in infrastructure.

A centre is a defined area that comprises a concentrated mix of public and private activities and is supported and sustained by a surrounding residential area that is within an easy 10-minute walking distance to these activities (Auckland Council 2012)[10].

For this monitoring analysis, the walkable catchment applied is the 800m extent from a Frequent Transport Network, a Rapid Transport Network, a business centre, centres of employment and social facilities.

*Note:* Since this walkable catchment analysis was undertaken, planners and GIS specialists within the Plans and Places department have analysed and refined the walkable catchments further. The walkable catchment refinement was undertaken as part of Auckland Council's response to central government's National Policy Statement – Urban Development (NPS-UD) and Resource Management (Enabling Housing and Other Matters) Amendment Act 2021. This S.35 monitoring report does not consider this further policy work (Plan Change 78) to implement the NPS UD nor the RMA Amendment Act 2021. This is because the findings from this report are a review of the AUP over the past five years. It provides a snapshot in time and a benchmark for assessing residential growth arising from future updates to the AUP to incorporate recent legislative changes and through council and private plan changes.

[9] CHAPTER 10 page 16 Urban Auckland, 2012 Auckland Plan

[10] As a guide, the Auckland Plan identifies a 10-minute walk as an example of an easy walking distance but notes that there will be variations on this based on the size, role and function of different centres in the region. When detailed planning is undertaken in these centres, the actual walkable catchment (which will be influenced by subdivision, street and block pattern, and topography) is refined to reflect any constraints to accessibility to these centres.

# Connections with other parts of the plan

The Residential Growth topic has close connections with two key sections of the RPS. These are:

## B2.2 Urban growth and form

There are two principal perspectives of urban growth in the context of the AUP. The first is the development and intensification of areas that have already been urbanised. The second is the development of areas that have been identified as suitable for future urban development.

The Urban Growth and Form monitoring topic (B2.2) addresses the latter, whereas the Residential Growth topic (B2.4) principally analyses the growth and intensification within the already-urbanised areas. This is an important distinction between the analyses and findings of the two reports.

The Urban Growth and Form monitoring report considers how effective and efficient the objectives, policies, rules and other methods of the AUP have been in meeting the outcomes anticipated by the RPS Chapter B 2.2 Urban Growth and Form.

The key zoning in relation to this topic is the FUZ. The FUZ is a transitional zone applied to rural land that has been identified as suitable for urbanisation. Until the land is formally re-zoned, it is used principally for rural activities.

## B2.3. A quality built environment

This section looks at the quality of built urban environments developed under the AUP. The principle behind this is that a quality built environment is one which enhances opportunities for people's well-being. It ensures that new buildings respond to the existing built and natural environment in ways that promote the AUP objectives and maintain and enhance the amenity values of an area.

The quality built environment monitoring topic (B2.3) report provides monitoring outcomes in response to B2.3.2 polices (2) and (3) specifically in terms of measuring whether or not residential development is successful. This is in terms of its design in promoting the health, safety and well-being of people and communities, while also enabling a range of built forms to support choice and meeting the needs of Auckland's diverse population. Policies B2.3.2 (2) and (3) align with the Residential Growth objective B2.4.1 (2) and (4).

The monitoring results from the quality built environment topic present a high-level analysis which B2.2.2 and B2.3.2 require. Furthermore, the findings of this report provide a baseline for the future monitoring of these provisions.

# Auckland context

Auckland is home to over 1.6 million people as of 2022. They are from a wide range of cultures, traditions and socio-economic backgrounds. It is home to people with over 120 different ethnicities.

Auckland is the largest commercial centre in New Zealand. It is home to around a third of the New Zealand population and contributes almost 40 per cent of the nation's gross domestic product.[11] Auckland is the main gateway in and out of New Zealand, with the largest and most active international airport, largest international seaport and a critical freight distribution function. Most migrants to New Zealand choose to settle in Auckland because of the wide range of employment and commercial opportunities.

Auckland's population is growing rapidly. Since 2000, it has grown at an average rate of 1.9 per cent per annum. Stats NZ population forecasts:

> *Auckland may have 2 million residents by the early 2030s, but that milestone may come earlier or later depending on levels of migration over the coming years. Auckland is currently home to just over one-third of New Zealand's population (34 percent). By 2048 it could make up 37 percent.*[12]

There is a high existing demand for housing in Auckland. This is driven partly by population growth and New Zealanders' ongoing use of house ownership as a form of investment.

Notwithstanding high rates of housing construction, demand for housing is expected to continue to respond to population growth.[13] The latest update to the growth model (i11v6) undertaken in 2021 anticipates the Auckland region will grow by approximately 670,000 people over the period 2021-2051. This is an average annual population increase of approximately 1.25 per cent. This rate of population growth is lower than has been experienced in recent years but will require about 290,000 new dwellings by 2051.

There are many different social and economic factors that affect the demand and supply of housing. Land use strategy and regulation in the AUP is just one of those factors. Other important factors include population growth, land costs, construction costs, infrastructure availability, finance costs, deposit requirements, average incomes and taxation policy.

The AUP was required to enable capacity for the 30 years growth. This equates to over 900,000 dwellings able to be built in residential areas alone, with an estimated market feasible capacity of around 650,000.[14]

This report assesses whether or not the broad pattern of housing growth and urban form since 2016 appears to be consistent with the residential growth outcomes sought in the AUP's Regional Policy Statement B2.4. It also assesses whether future capacity enabled by the AUP is sufficient. This report does not attempt to assign causal relationships between the pattern of growth and the AUP B2.4 provisions or any of the other social and economic factors that affect housing growth.

## Two spatial scales

This report uses two spatial scales for assessing and quantifying growth, density and development patterns. It uses a regionwide land area and the AUP Urban Area 2016 – both areas are managed by the AUP.

[11] Stats NZ: Regional gross domestic product: Year ended March 2019
[12] Stats NZ: Auckland population may hit 2 million in early 2030s
[13] Stats NZ: Annual number of new homes consented up 20 percent
[14] Housing assessment for the Auckland region. National Policy Statement on Urban Development 2020 - Knowledge Auckland

Together, these different spatial scales provide a framework for a comprehensive assessment of growth. Regionwide assessments may appear statistically small but provide a snapshot of growth at this scale. This is complementary to the density, accessibility and development pattern assessments for the much smaller AUP Urban Area 2016 which produces proportionately higher statistics. At this finer-grained spatial scale, these findings are more tangible in terms of Auckland's visibly intensifying urban environment. Analysis at each scale demonstrates specific aspects of the AUP's performance against the various indicators. These differing measurements and respective statistics are specified in the report. The plans in Figure 5 show the amount of land in the Auckland region, the land area within the Rural Urban Boundary and the AUP Urban Area 2016.

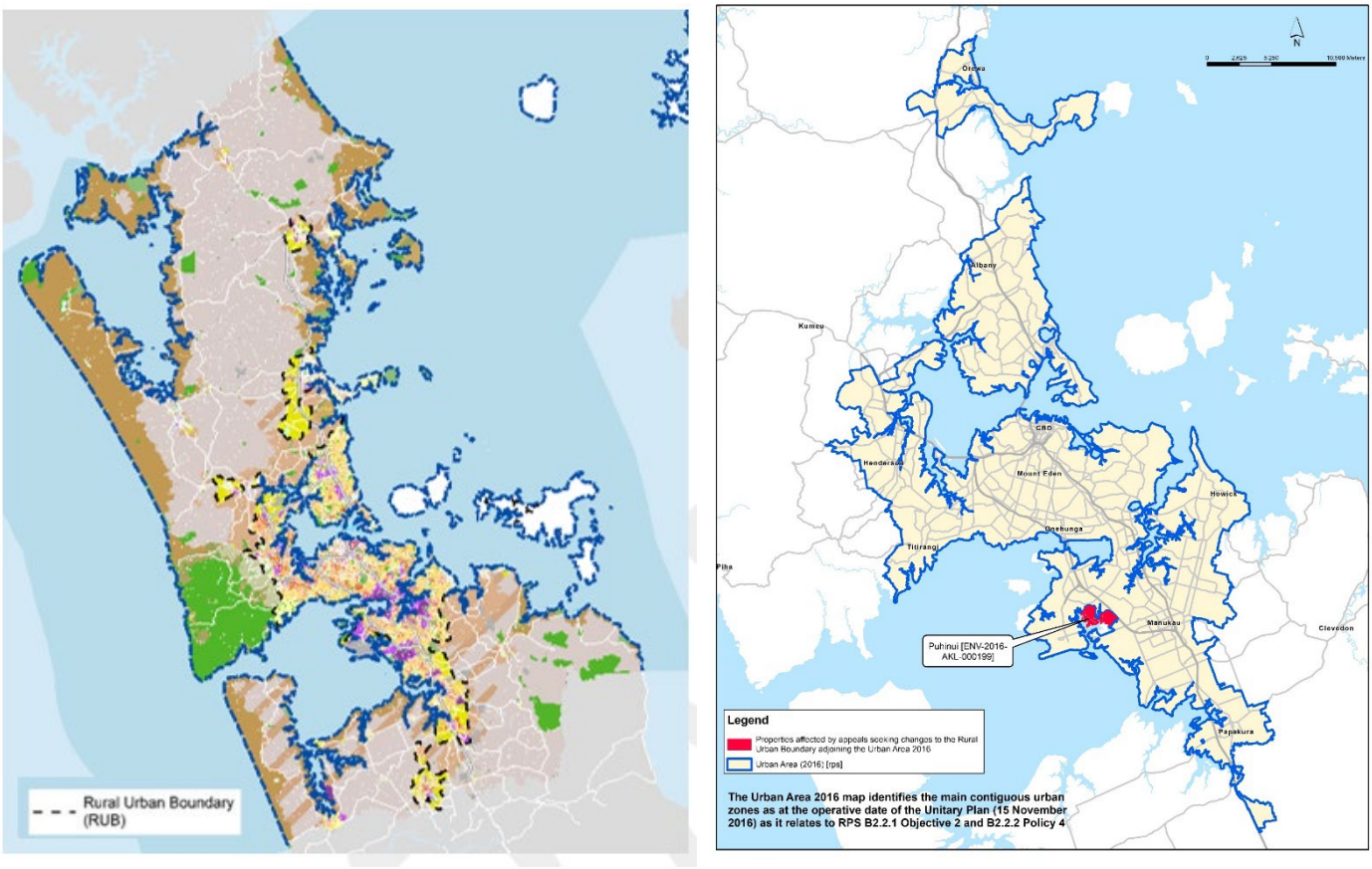



*Figure 5: The plan on the left shows the Auckland region (excluding the Hauraki Gulf Islands) with the Rural Urban Boundary which is shown as a black dashed line. The plan on the right (extracted from the B2.2 Growth monitoring topic) shows the AUP Urban Area 2016.*

### Regional land area

The total area of the Auckland region is 1,615,605.46 hectares. This figure includes coastal zones, the Hauraki Gulf Islands and waterbodies and are regulated by the Hauraki and Gulf Islands District Plan and the Auckland Regional Coastal Plan. For this monitoring report, these areas are discounted and only that land area managed by the AUP is used. The AUP's regional land area is 439,104 hectares. This method provides a statistical assessment that is valuable for its relativity across the region.

### Auckland Unitary Plan Urban Area 2016

This area is defined in the AUP. The Urban Area is 59,160 hectares – only 13 per cent of the region's land area. This excludes Future Urban Zones and the area outside the Rural Urban Boundary. In the report there are references to 'outside the Urban Area'. This is the remainder of the land specified for the region –

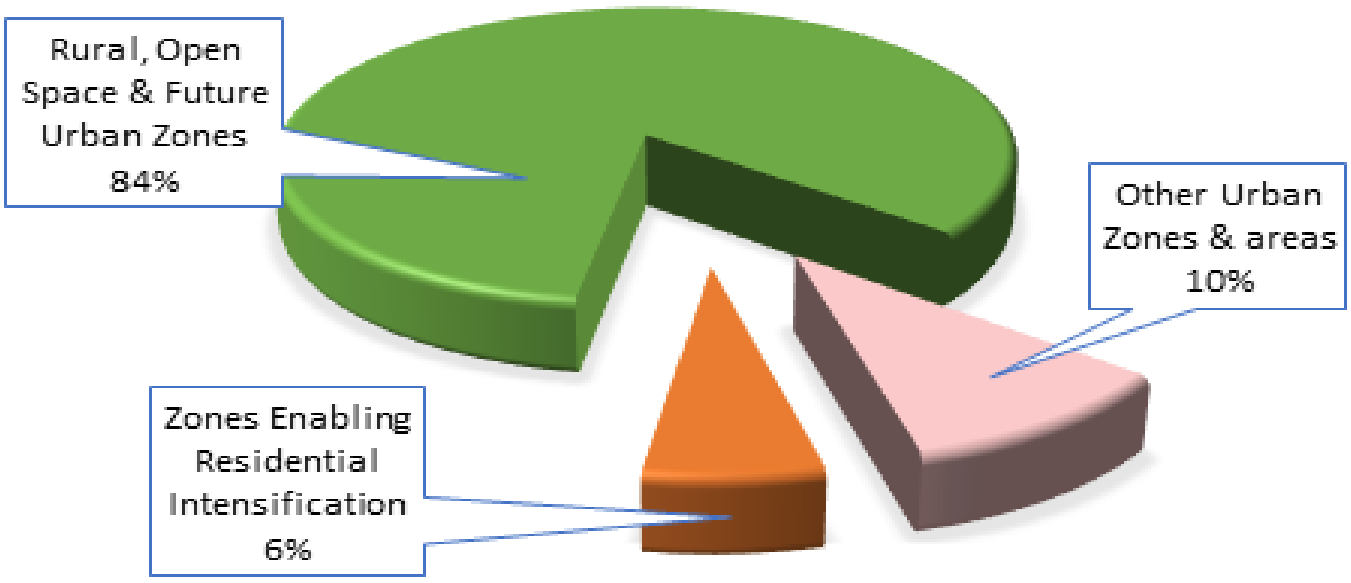
369,944 hectares and is primarily rural with smaller towns and settlements. This statistical assessment method is valuable for quantifying the density, access and development patterns at an urban scale.

Figure 6 illustrates the extent of Auckland's contiguous urban zones within the Urban Area as at the plan's operative date of 2016. The map in Figure 4 is referred to in the RPS under the *Urban Growth and Form* section[15]. It shows urban growth is to be primarily focused within the defined AUP Urban Area. Beyond the Urban Area, urbanisation is to be contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages. The policy states: *avoid urbanisation outside these areas.*

Although the *Residential Growth* section of the RPS does not directly refer to the map shown in Figure 7, this report's monitoring of residential growth has looked at residential growth trends within the zones located within the Urban Area 2016 boundary. It also looks at the zones located outside the Urban Area and within non-urban residential zones located within rural and coastal towns and villages.

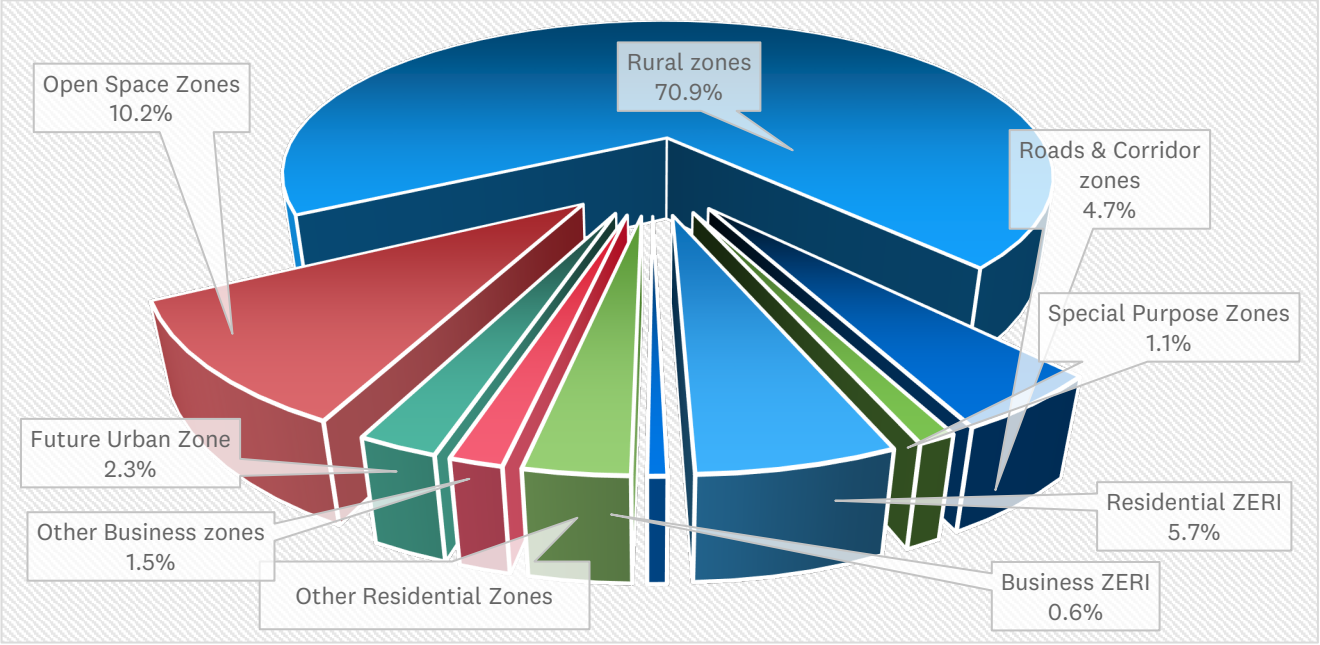
The pie chart in Figure 6 illustrates the relative percentage of the Auckland region's zoned urban land area which provides for degrees of residential intensification. The Future Urban zone is grouped with Rural and Open Space zones as an area with restricted residential development. The pie chart in Figure 7 breaks this down further.

*Figure 6: Percentage breakdown of Auckland's zoned land (the Future Urban Zone is included in the 'other urban zones'– it is different to the quantity of AUP Urban Area land.)*




[15] Chapter B2.4. Residential growth Page 5 Table B2.

*Figure 7: Breakdown of Auckland's zone groupings by zone.*




The table below shows the residential ZERI comprises a large proportion of the residential zone allocation of the Auckland Urban Area.

*Table 2: Percentage extent of zones that enable residential activities inside and outside the Urban Area at a regional scale.*

| | % extent of Auckland | % extent inside the Urban Area | % extent outside the Urban Area | % extent of urban area | % extent of non-urban area |
|---|---|---|---|---|---|
| *Business ZERI* | 0.56% | 0.51% | 0.05% | 3.77% | 0.06% |
| *Residential ZERI* | 5.71% | 5.34% | 0.38% | 39.63% | 0.43% |
| *Large Lot zone* | 0.66% | 0.52% | 0.14% | 3.84% | 0.17% |
| *Rural and Coastal Settlement zone* | 0.42% | - | 0.42% | - | 0.48% |
| *Single House zone* | 1.93% | 1.30% | 0.62% | 9.68% | 0.72% |

## The Rural Urban Boundary (RUB)

The Rural Urban Boundary identifies land potentially suitable for urban development and those areas that should remain rural. This will help achieve well-planned, efficient urban development while maintaining a proportion of the region in countryside and in productive rural activities. By specifying the extent of urban development to 2041, it may improve certainty about the sequenced provision of infrastructure to support growth and development in existing urban areas and greenfield areas.

Growth boundaries such as the RUB are commonly used by cities worldwide to achieve these goals. The RUB is one of the methods in the AUP to better manage Auckland's future development along with structure plans, zones, precincts, and overlays.

## *What does it mean to be inside or outside the Rural Urban Boundary?*

### *Inside the RUB*

Being inside the RUB means the land is enabled or earmarked for urban growth and the provisioning of urban services and infrastructure over the next 30 years. This land inside the RUB contains a range of Residential, Business zones, Special Purpose zones and the Future Urban Zone to support the land uses that contribute to a well-functioning urban environment.

As discussed earlier and with reference to the map in Figure 8, there are two principal perspectives of urban growth in the context of the AUP. These are:

- development and intensification of areas that have already been urbanised, (Urban Area 2016: red hatching in Figure 8)
- the development of areas that have been identified as suitable for future urban development (new urban areas and FU zone land; green hatching in Figure 8).

The boundary around these combined areas is the RUB.

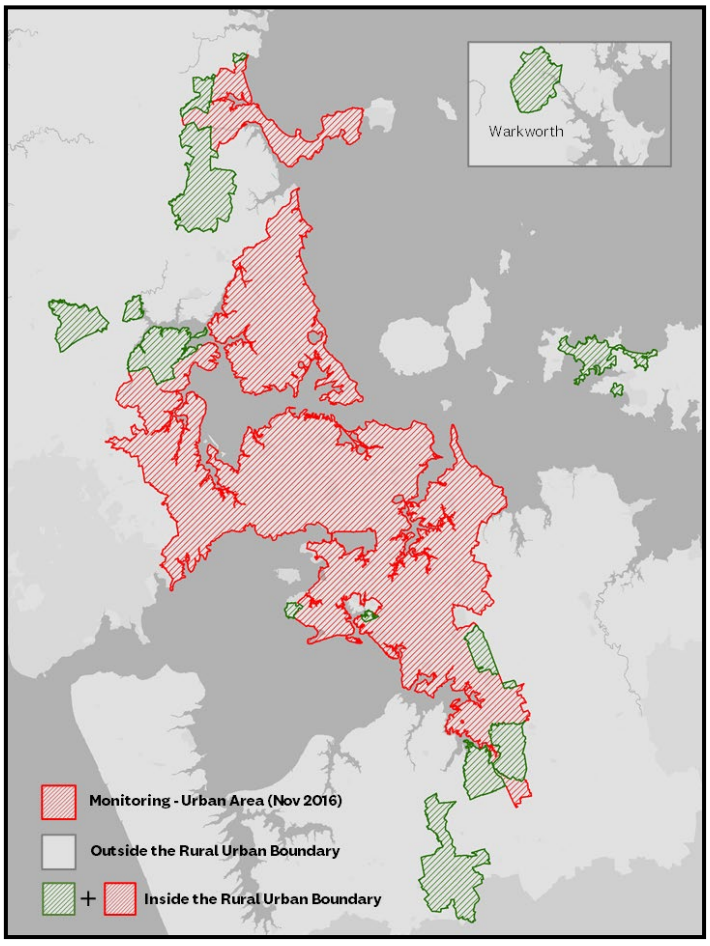



*Figure 8: Inside and outside the Urban Area 2016 and the Rural Urban Boundary.*

### *Future Urban Zone*

There are some non-urbanised areas which have been identified as suitable for future urbanisation on the periphery of the urban areas inside the RUB. These are zoned Future Urban zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban

purposes. This land will need to be structure planned before urban zones are applied to the land and development can proceed.

The Future Urban Zone is anticipated to reduce in its extent during the life span of the AUP, as private plan changes seek to rezone land as urban.

### *Outside the RUB*

Land outside the RUB also contains settlement areas which are enabled for urbanisation and have a variety of zones where both Residential ZERI and some of the Business ZERI can be found, such as Waiuku and Helensville. However, these ZERI extents are considerably smaller compared to their urban counterparts. Residential intensification is enabled in these areas and adheres to the quality compact urban form principles.

Notwithstanding, most of the land outside the RUB is made up of rural zones spatially distributed to cater for a variety of rural land use activities. In the rural zones, dwellings are anticipated, but at a very low density. Additional dwellings are limited according to the site's size, and/or where it can be demonstrated to have a functional reliance on the principal dwelling or linked to the activities on the site. The RPS specifically states that urbanisation is to be avoided in these areas and therefore most additional dwellings require a resource consent.

For this monitoring exercise, the boundary around AUP Urban Area 2016 is used to distinguish the AUP Urban Area extent from other parts of the Auckland region. Analyses of indicators utilises data from inside and outside of the Urban Area. The distinction is clearly made as part of the findings and results reported. This is to ensure that the full picture of residential intensity is captured within all urbanised areas of Auckland, as well as in those areas specifically referred to in B2.2 Urban Growth and Form[16].

[16] Auckland Unitary Plan, Chapter B2.2 Urban growth and form, B2.2.2.(4). Policies, Quality Compact Urban Form

# Connections with the Auckland Plan and urban growth research

The Auckland Plan 2050 sits above the AUP in the hierarchy of Auckland's planning framework. The Auckland Plan 2050 is a 30-year spatial plan for Auckland adopted in June 2018. It provides broad direction to guide Auckland's growth and development while delivering on the six outcomes and the Development Strategy contained within the plan. The outcomes sought are monitored periodically and inform a set of indicators and measures which are broader in scope than those in this AUP monitoring report.

The following research and monitoring reports have been produced by council which are related to this monitoring work:

## Auckland Plan 2050: 2021 annual monitoring report[17]

The Auckland Plan Annual Monitoring Report uses 33 measures for tracking progress against the outcomes in the Auckland Plan 2050. This is a high-level analysis of the trends. More detailed analysis is carried out as part of the Three Yearly Progress Report. The 2021 Annual Monitoring Report mostly uses data from 2020 or before so the impacts of COVID-19 pandemic are captured in some instances only. This S.35 monitoring report does not investigate the effects of the pandemic on development.

## Development Strategy Monitoring report: December 2021[18]

The Development Strategy sets out how Auckland will grow and change over the next 30 years. Auckland has taken a quality compact approach to growth. This approach means future growth will be focused in the existing Urban Area and in identified future urban areas. Expansion into rural areas will be limited.

This is the third monitoring report on the Auckland Plan 2050 Development Strategy. This report monitors building consents and CCCs issued for residential dwellings and business floor space across Auckland. This reporting year covers the period 1 July 2020 to 30 June 2021.

## Housing Assessment for the Auckland region: July 2021[19]

In August 2020, the Government's National Policy Statement on Urban Development (NPS-UD) came into effect with the purpose of increasing the competitiveness of the housing and urban markets as a mechanism to improve access to affordable homeownership. As part of evidence-based decision-making, the NPS-UD requires that the council develop a Housing and Business Development Capacity Assessment (HBA) that provides information on the demand and supply of housing and business land, over the short, medium, and long-term, and the impact of council's planning and infrastructure decisions. This S.35 monitoring report analyses the amount of growth occurring since the AUP became operative in part in 2016 and prior to any changes initiated under the NPS-UD. The findings in this S.35 monitoring report will provide a robust benchmark for evaluating the growth impacts from the NPS-UD and associated plan changes in future.

[17] Auckland Plan 2050. 2021 annual monitoring report
[18] Development Strategy Monitoring report: December 2021
[19] Housing capacity Assessment for the Auckland Region

## Auckland monthly housing updates

The Auckland monthly housing updates bring together a number of significant housing related statistics. The report includes:

- dwellings – consented, by type, and with CCCs issued
- residential parcels – created, and inside Auckland Plan monitoring boundaries – 2010 Metropolitan Urban Limit (MUL) and Rural Urban Boundary (RUB)
- permanent and long-term migration
- median residential sales price
- public housing supply and demand in Auckland.

## An exploration of affordable housing policies in Auckland: 2019[20]

The purpose of this discussion paper was to evaluate a set of affordable housing policies through a matching simulation model that assesses the compatibility between house price distribution and household incomes. The policies explored are as follows:

- the targeting of affordable houses to target population groups (to mimic inclusionary zoning or the retention of housing for affordable purposes),
- shared ownership schemes (SO), and
- the cascading (or release) of the retained affordable houses into the broader market after an initial 'embargo' period when they are only available to target population groups.

The rationale is to imitate (and to preserve) the competitive nature of the housing market ensuring that developers remain profitable (and therefore willing to supply houses).

Results show that affordability policies can increase the number of house sales, thereby improving the market outcome with a housing mix that includes affordable houses.

## Intermediate housing market and housing affordability trends in Auckland: 2019[21]

This report focused on Auckland's intermediate housing market including a breakdown of households' demographic profiles and their geographic distribution within Auckland. It also includes analysis of the movement of households in and out of Auckland, intermediate households' workplace geography and property market affordability statistics. An update was produced in 2020.[22]

[20] An exploration of affordable housing policies in Auckland: 2019
[21] Intermediate housing market and housing affordability trends in Auckland 2019
[22] Intermediate housing market and housing affordability trends in Auckland update 2020

# Background

## Auckland Unitary Plan tools and methods

### *Zones*

Under the AUP, zones manage how different areas are used, developed or protected. All land in Auckland, including land in coastal marine areas, has a zone. In general, the way that land is zoned reflects how it is used and what sort of activities happen there. Zoning can also identify how land is used and is expected to change in the future.

The AUP retains the traditional planning method of land use zones. These vary in the degree to which they provide for residential activity and the extent to which they restrict the density and type of residential development. The zones enabling residential intensification (ZERI) comprise three residential and six business zones (listed in the Terminology section). All of which enable and anticipate a higher level of residential intensification than other zones. The amount of residential intensification enabled in these zones supports the RPS 2.2.1(1) Objective to achieve a quality compact urban form.

Proposed residential developments are assessed against a set of standards for each respective zone relative to the size of the development site. This assessment will determine the level of effects of the development and resulting bulk, location, density and scale of the built form. Many zones such as the coastal zones, open space zones, special purpose zones and transport corridor zones do not directly affect residential capacity.

Provisions in the AUP control the number of dwellings permitted on a site. Where more than the permitted number of dwellings is applied for, then such developments are managed through restricted discretionary, discretionary or non-complying activity applications. Further information on zone activity statuses for dwellings can be found in Appendix C[23]. While resource consent can be obtained for non-complying residential activities, this is not generally an 'anticipated' outcome for a particular zone, for example, in the Light Industry zone. Notwithstanding, within the Business ZERI residential activities with unrestricted density is provided for in these business zones but the residential activity is secondary or supplementary to the purpose of the respective business zone. Further information on zones in Auckland can be found in Appendix B.[24]

### *Overlays*

Overlays are specific geographically-based areas in the AUP that sit over zones. Overlays provide additional levels of control in relation to features, such as significant ecological areas. The overlay rules will have some influence on residential growth and form. Overlays are not specifically evaluated in this monitoring topic but, as their effects on yield are included in cumulative housing data, their general effect on residential growth will be included in this topic's data evaluation.

### *Precincts*

Precincts provide additional localised and specialised controls. The precinct rules will have some influence on residential growth and form. Precincts are not specifically evaluated in this monitoring topic but, as their effects on yield are included in cumulative housing data, their general effect on residential growth is inherently included in this topics data evaluation.

Remaining zones (rural and business) focus on enabling various non-residential activities.

[23] Appendix C Standards to be complied with in the ZERI
[24] Appendix B Distribution of Zones in Ha within the Auckland Region

## What constitutes 'enabling intensification'?

Of the region's zones that actively enable residential intensification, nine are collectively known as the ZERI and these provide for dwellings to be established as permitted or restricted discretionary activities, thus providing a permissive framework under which dwellings may be established.

This monitoring topic does not evaluate the performance of individual rules in zones. Instead, it provides an assessment of the collective effect of the package of zone rules and other provisions on overall intensification.

## Other AUP controls

The AUP contains other rules that regulate development that are not included in the above categories. One example is rules controlling building in floodplains. These rules are not specifically evaluated in this monitoring topic as their effects upon the development potential of sites is considered at the consenting stage. This form of site constraint and any other forms of development constraints, affect the residential carrying capacity of sites and have been considered on a site-by-site basis. These sites are included in cumulative housing growth data.

## Legacy district plans and the AUP

In terms of residential development, Auckland's legacy district plans had a diversity of zones enabling different amounts of residential intensification. They were also subdivision-led plans – requiring that residential sites be created first before consent was granted for a dwelling. The sites were to be in accordance with each zone's minimum residential site sizes. These were generally between 350m² and 450m². This restricted the amount of density possible in these zones.

The AUP departed from this legacy plan approach to encourage developers to deliver more housing into Auckland's urban area. As a land-use driven plan, the AUP provides an option for development to either lead with a subdivision or a land use activity. A subdivision-led development requires minimum site sizes in accordance with the respective residential zone. However, a land-use led development has no restriction on the number of dwellings or site size provided the minimum dwelling size, outdoor living and outlook spaces, bulk and location standards of the respective zone are complied with. Subdivision can be undertaken around each of the dwellings. The AUP has no density controls for three of its four residential zones: THAB, Mixed Housing Urban and Mixed Housing Suburban.

The quantitative residential data available for the legacy district plans that preceded the AUP is inconsistent and uncollated. This data was not usable as a comprehensive baseline comparison and is recognised as a limitation to the findings of this residential growth report.

## Dwellings in AUP Activity Tables (Business Zones)

The table below lists the respective activity status of the 'dwellings' in each of the Business zones.

*Table 3: Dwellings Activity in Business ZERI*

| *Business Zones* | **Activity Status of 'Dwellings'** |
|---|---|
| *City Centre Zone: H8.4.1 Activity table* | Permitted |
| *Metropolitan Centre Zone: H9.4.1 Activity table* | Permitted |
| *Town Centre Zone: H10.4.1 Activity table* | Permitted |

| | |
|---|---|
| *Local Centre Zone: H11.4.1 Activity table* | Permitted |
| *Neighbourhood Centre Zone: H12.4.1 Activity table* | Permitted |
| *Business Mixed Use Zone: H13.4.1 Activity table* | Permitted |

Dwellings are a permitted activity under each respective activity table. As permitted activities, each of these business zones set out a number of development standards that need to be complied with. These range from building height, height in relation to boundary, yard setbacks and specify the type of activities (such as retail) at ground floor.

Notwithstanding, the thresholds for each of these zone standards are more enabling in business zones compared to the residential ZERI. This is indicative of how accommodating business zones are for residential intensification.

*Table 4: Dwellings Activity in Residential ZERI*

| *Residential ZERI* | **Activity Status of 1 - 3 'Dwellings'** | **Activity Status of '4 or more Dwellings'** |
|---|---|---|
| *Terrace Housing and Apartment Buildings Zone: H6.4.1 Activity table* | Restricted discretionary | Restricted discretionary |
| *Mixed Housing Urban: H5.4.1 Activity table* | Permitted | Restricted discretionary |
| *Mixed Housing Suburban: H4.4.1 Activity table* | Permitted | Restricted discretionary |

In the residential ZERI, a proposed development of up to three dwellings is listed as a 'Permitted' activity in the Mixed Housing Suburban and Mixed Housing Urban zone, provided the associated respective development standards are complied with. Four or more dwellings in these zones are a 'Restricted Discretionary' activity with a reduced set of associated respective development standards to be complied with. Within the THAB zone, all dwellings are a Restricted Discretionary activity with an associated development standard list to be complied with.

Notwithstanding this, in all zones, a breach to any other non-listed standards to be complied with, still triggers a Restricted Discretionary resource consent and is bundled together in the application.

The purpose of the development standards to be complied with (Appendix C) is so that the bulk and location of dwellings is managed in accordance with the outcomes of the respective zone. This is to ensure amenity values associated with residential zones will not be adversely affected.

# Data and information

## Data Sources

There were two main data sources for this monitoring analysis. These were the District Valuation Roll (DVR) and building consents (BC) data from Stats NZ.

The District Valuation Roll shows the Auckland region's actual housing stock numbers and their locations for each year since the AUP was made operative. The building consent data shows development trends such as where residential development is occurring, the number of dwellings consented and the housing typologies. Other data was extracted from analysis of recent aerial photography and mapping generated by the Auckland Council Plans and Places GIS team.

### District Valuation Roll (DVR)

The Auckland District Valuation Roll (DVR) database includes the name, occupation, street name, property, legal description and rateable value of the regions housing stock. The Territorial Authority has been collecting this data as far back as 1877[25]. The DVR data set contains the total housing stock for the Auckland region, including any newly completed dwellings for each year. The data period used for this monitoring work is from November 2016 to December 2021. The data set is categorised by zone, both inside and outside the Rural Urban Boundary 2016.

Buildings in the data set are recorded by their primary use, being a residential activity. A breakdown of the residential use types in this data set includes:

- Multi use with residential
- Single unit excluding a bach
- Multi-unit residential development – each unit accounted for as a dwelling
- Public communal unlicensed
- Public communal licensed
- Special accommodation
- Bach.

Auckland Council's Valuations Team are notified when a CCC is issued. They undertake a valuation of the respective property and register the data onto the DVR. The valuation process can take up to six months to complete and there is generally a one-to-two-month lag in the data's appearance on the register.

Dwellings that are added to the annual DVR have had a building consent issued under the Building Act 2004. However, the numbers of building consents issued for dwellings does not necessarily correlate to the numbers of dwellings added to the annual DVR. There can be inconsistencies due to data collection methodologies and data recording lag.

It is important to note that the DVR will always show an upward trend in the number of dwellings. This is because each year new dwellings are constructed in each zone and that number is added to the previous year's DVR total.

The annual trends in popularity of a zone to accommodate dwellings is discerned by the number of building consents that are issued in the respective zone.

[25] Auckland City Council Valuation Rolls Database 1877 and 1908-1909

## Stats NZ Building consents issued

Stats NZ has a nationwide data set that compile all of the building consents for dwellings that were issued in a calendar year. The data period used for this monitoring work is from January 2016 up to and including December 2021[26]. The data set is broken down by AUP zone, both inside and outside the Auckland Rural Urban Boundary 2016.

Building consent data has been analysed because the annual change in the respective zone's number of building consents issued can show trends of where residential intensification is occurring. Section 37 of the Building Act 2004 requires that building consents get checked against the provisions of the AUP. Therefore, approved building consents for dwellings are an indirect outcome of the AUP provisions.

The dataset is compiled by Stats NZ from information provided by councils across New Zealand. The data is standardised and published monthly with information on consent value, floor area, number of dwellings and typology.

The data can demonstrate residential development resulting from planning decisions and assessments made or permitted under the AUP. All residential development with a building consent approved post November 2016 were assessed against the provisions of the respective zone's development standards by council at the time of approval, whether or not they triggered a resource consent.

The dataset classifies residential buildings according to their main intended function. A breakdown of residential buildings in this data set includes:

- Houses
- Apartments
- Retirement village units
- Townhouses, flats, units, and other dwellings – grouping cannot be broken down further although each unit is accounted for.

### *Building consent timings*

Building consents issued do not equate to the establishment of physical buildings on the ground. There is an inherent lag in this regard because a building consent issued under the AUP might not have been completed or received a CCC for up to two years from the date of issue of the building consent.

In addition, developers can commence the building work at any time during the 12 months from the date of issue of the building consent. If building work does not commence in this timeframe, it lapses.

Generally, the building consent gives two years to complete building work, starting from the day the consent is granted, unless agreed otherwise with council. Within the two years (or at the end of an agreed period), council has to decide whether to grant a CCC or take another regulatory path.

## DVR and Stats NZ data time periods

The AUP became operative in November 2016. Of the 16 indicators developed as part of this monitoring report, indicators one to seven analyse data sets from the DVR and Stats NZ: building consents issued for dwellings.

The DVR data set includes housing stock numbers for the whole 2016 calendar year.

[26] Stats. NZ, Information Releases, Housing, Building Consents Issued

The Stats NZ data sets for building consents issued for dwellings also include the numbers for the whole 2016 calendar year. This data set consists of the numbers of building consents issued for dwellings resulting from the planning decisions made:

- before November 2016, approved under legacy district plans provisions and
- post November 2016, approved under operative AUP provisions.

The findings explored in indicators one to seven generally focus on 2017 onwards to December 2021. This allows for the time lag in the processing of building consents issued after the granting of resource consents issued post November 2016.

As the AUP was only operative for approximately one and a half months before the end of the 2016 calendar year, these housing stock figures and building consent numbers are stated so they can be considered benchmarks and/or used as a temporal comparator.

The data used to assess indicators one to seven comes from the following sources:

- The annual numbers of Building Consents for dwellings issued from January 2016 to December 2021 (Stats NZ); and
- The annual numbers of houses from as of the end of each year from 2016 to 2021 on the District Valuation Roll (DVR) = Valuation data.
- Unless otherwise referenced, spatial maps produced by the Plans and Places G.I.S. team (specifically relevant to Indicator one)

*Note:* The Stats NZ data set is for building consents 'issued' rather than building consents with CCC. CCCs can only be issued to building consents when the dwelling has been physically constructed and completed.

## Data sets from inside and outside the Urban Area

As stated earlier, DVR and Stats NZ data sets have been collected from each AUP zone of the region. They are separated into two subsets:

- inside the Urban Area 2016 and
- outside the Urban Area 2016.

This separation relates to the policy direction of the RPS to provide for urban growth and intensification within the Urban Area and in specific areas stipulated under policy B2.2.2(4) of the RPS. This also avoids *urbanisation outside these areas*.

The analysis in this report will look at the difference in housing trends both within and outside the AUP Urban Area 2016.

## Limitations to the data sources

### *Errors in the 2016 DVR and Stats NZ data:*

Data was sourced from the 2016 calendar year in order to determine baselines. However, there were errors in the 2016 data sets, such as higher DVR housing numbers in 2016 compared to 2017. This is due to changing methodologies in data capture and processing and some inconsistencies that have occurred over time when looking at small scale dwelling counts. This is indicated where relevant throughout the indicator analysis.

### *Legacy plan data*

The quantitative residential data available for the legacy district plans is inconsistent and uncollated. This data was not usable as a comprehensive baseline comparison. This has been recognised as a limitation to the findings of this report.

### *Auckland Council building consent forms*

Auckland Council collects a multitude of information from its building consent application forms.

Council's building consent application form provides the applicant with three categories of housing types to tick:

- Detached dwelling
- Multiunit dwelling
- Group dwelling.

This is a limitation to council's building consent data set in that there are no parts of the form which require the specific housing typology be identified. The 'Multiunit dwelling' option groups together 'apartment', 'flat' or 'unit' typology. These individual typologies are not clearly defined so there is ambiguity around these terms and they could be used interchangeably. Therefore, this data set does not provide an accurate representation of the housing typologies that are being consented each year. Subsequently, this process may not capture all the data because some of the key information may not be able to be extracted from the building consent application description. This is dependent on how the applicant describes the proposal in the building consent application form.

There is also some key data that is not directly collected in dedicated form fields. This key information is generally although not always articulated by the applicant in the building consent application description. This missing information may include but is not limited to the following:

- The number of dwellings in the building consent application
- The building typology
- The floor area of the dwellings.

### *Stats NZ consent data*

Auckland Council's building consent data is sent to Stats NZ each year. Stats NZ extract the above information from council's building consent forms. This data is then used to inform Stats NZ's findings, which are then made publicly available on their website[27]. This data has been used to inform the findings of some of the indicators of this monitoring topic.

The building consent data collected by Stats NZ groups 'townhouses, flats, units, and other dwellings' together, even though these are distinctly different housing typologies.

### *Building consent data for Minor Dwellings*

Minor dwellings can be established in the Large Lot and the Rural and Coastal Settlement zones by way of a restricted discretionary resource consent and are a permitted activity in the Single House zone. On the Auckland Council Building Consent application form, it is not clear how a 'minor dwelling' should be categorised, and would likely be classed as a Multiunit Dwelling, which is not reflective of its ancillary or secondary dwelling status. Minor dwellings can only be established on a site where there is an associated principal dwelling and cannot be subdivided off onto their own parcels of land.

Stats NZ's processing of Auckland Council's building consent data does not distinguish a minor dwelling's secondary dwelling status from the principal dwelling status and will be counted in the overall statistics for

[27] Stats. NZ, Information Releases, Housing, Building Consents Issued

residential development in this zone. Therefore, these three zones' data sets are not an accurate representation of its respective housing provision.

### *Building consents issued for dwellings and GIS. geocoded points*

The building consents issued for dwellings data in the following zone groupings can skew the data results:

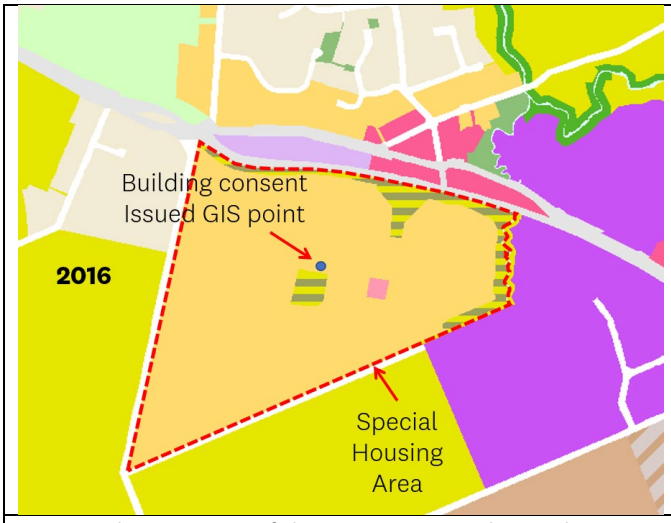
- Inside Auckland's Rural Urban Boundary: all other zones in Auckland's Urban Area
- Outside Auckland's Rural Urban Boundary: other zones.

This is because these zone groupings can be comprised of zones and areas that ordinarily do not accommodate residential activities. For example: Open Space zones and Roads.

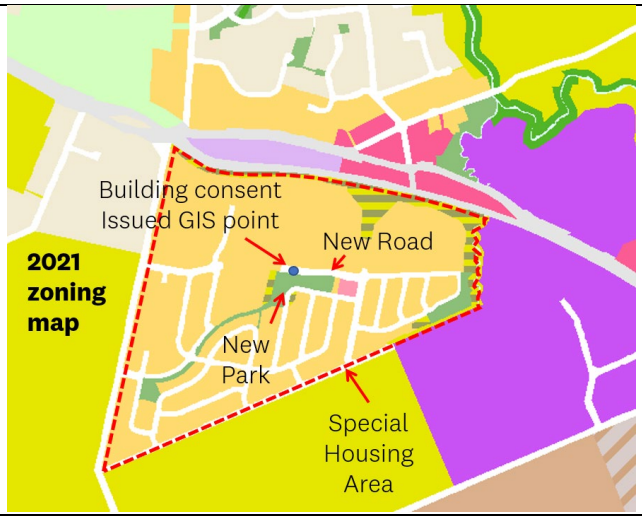
These anomalies occur because the annual (2016 - 2021) respective 'Building Consents Issued' geocoded point data sets, are collated against the 2021 zoning map of Auckland and not the zoning map of the corresponding year. However, this makes up a comparatively small 2.2 per cent of the data set.

Therefore, the original zoning that sat under the 'Building Consents Issued' geocoded point, which at the time enabled residential activities, may have changed since the AUP became operative. This change would have happened because of a plan change and/or a subsequent subdivision which could have created a park or a road, under the 'Building Consents Issued' geocoded point.

The figure below illustrates an example of how the anomaly can occur. The example is showing a Special Housing Area in the Kumeu and Huapai area, northwest of Auckland (outside of Auckland's Urban Area).




In 2016 the majority of the site was zoned Mixed Housing Suburban. A building consent for dwellings was issued in 2016 and at that time, the geocoded point was entered onto the system, and placed in the centre of the Mixed Housing Suburban zoned site.




In 2021, the subsequent subdivision of the site saw the creation of a park and new roads. The geocoded point entered in 2016, now sits on a road, which has no zoning and causes the anomaly of unaccounted 'Building Consents Issued' for dwellings.

*Figure 9: Geocoded point in the Special Housing Area in the Kumeu and Huapai area*

### *Residential capacity potential*

The resource and building consenting processes do not capture whether proposals are maximizing the potential of the residential capacity of their development sites. The difference to housing numbers between what has been developed and what could potentially be developed on sites under the AUP, would provide valuable information and make the findings of this monitoring exercise more robust. It would also provide a valuable resource for informing local and central government planning policy direction.

### *Case studies*

When the residential growth monitoring began, there had been few large-scale greenfield or brownfield residential developments consented under the AUP within the Auckland region between November 2016 to December 2021. Most of those that were consented had not progressed to a finalised stage where they could be assessed against the measures of indicators eight to twelve. Notwithstanding, there are two examples of residential developments that have been completed – one greenfield and one brownfield. These were selected to assess indicators eight to twelve against. It is acknowledged that this is a very small sample size and therefore a limitation in terms of data.

### *Conclusions*

While it is noted that there are limitations to the data used for the residential growth monitoring work, the conclusions based on the use of this data is considered to be robust. This is because there are two spatial scales (regionwide and AUP Urban Area) and a range of data and information sources that can be selected to provide the most accurate analysis for each indicator.

# B2.4 Indicators and measures

## AUP Chapter B11 Monitoring and environmental results anticipated

Chapter B11 in the AUP sets out the monitoring and environmental results anticipated (ERA) of a regional policy statement. B11 is not exhaustive, and an ERA is not listed for every objective in the RPS. Chapter B11 explains -

> *Environmental results anticipated identify the outcomes expected as a result of implementing the policies and methods in the regional policy statement and provide the basis for monitoring the efficiency and effectiveness of those policies and methods as required by section 35 of the Resource Management Act 1991.*

ERAs are not additional objectives, policies or rules: they are indicators to be used when assessing progress towards achieving the objectives in the regional policy statement. These indicators should be used:

- to assess the condition of the environment
- to identify changes to that condition
- to diagnose the causes of environmental problems and
- to guide future changes to objectives, policies and methods.

Table B11.1 Urban growth and form (B2) defines indicators (or ERAs) for three of the six objectives contained in Chapter B2.4. Chapter B11 does not define indicators for the other three objectives. In addition, the sixth objective has a self-contained numerical indicator, although that has been superseded by the requirements of the National Policy Statement on Urban Development 2020.

## Indicators and measures explained

Indicators and measures have been developed to assess the progress toward achieving the objectives and outcomes intended by the RPS. They are qualitative or quantitative gauges that assess changes and help diagnose potential issues.

> An **indicator** (for the purposes of this report) is a qualitative or quantitative gauge that displays degrees of progress to determine whether the AUP is moving in the right direction toward meeting its objectives. An indicator should be used to assess the condition of the environment, to identify changes to that condition, to diagnose problems and then to guide future changes to objectives, policies or methods (via plan change or plan review).
>
> A **measure** is the selected information that enables evaluation of the indicator. Methods of measurement will differ depending on the indicator.

The selected indicators for this topic have been developed to identify and demonstrate the amount of growth, its form and where it is occurring. The indicators are also shaped by their limitations. It was not

possible to develop a set of indicators which encompassed all facets of the topic – this is due to constraints on time, resource, and data availability.

## Development of indicators

Development of the indicators for B2.4 took into account the following:

- the AUP B11 indicators
- the AUP B2.4 objectives and the related policy cascade as set out Appendix A
- overlaps in the coverage of these objectives
- managing overlaps with other related monitoring topics
- data availability
- analytical tool availability
- time and other resource constraints.

The set of indicators are set out below. The indicators are aggregated into themes to respond to objectives. Some indicators developed serve more than one B2.4 objective.

## Indicators and themes

*Table 5: Residential Growth Indicators*

| # | Residential Growth Indicators |
|---|---|
| 1 | Dwelling density increases in areas zoned for residential intensification |
| 2 | Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport. |
| 3 | Dwelling density increases in areas zoned for residential intensification, having walkable access to any public open space (social facility). |
| 4 | Dwelling density increases in areas zoned for residential intensification, having walkable access to a public owned primary, intermediate and secondary schools (social facility). |
| 5 | Dwelling density increases in areas zoned for residential intensification, having walkable access to a centre. |
| 6 | Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a Metro Centre zone. |
| 7 | Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a major public hospital and/or healthcare facility. |
| 8 | Residential developments have a connected grid or semi-grid street network. |
| 9 | Residential developments have walkable street blocks. |
| 10 | Residential developments have enough intersection density to support walking. |
| 11 | Residential developments have an adequate provision of street trees. |
| 12 | Streets in residential developments are designed to be safe for pedestrians |
| 13 | Housing stock provides a wide range in choice of housing type, size and location. |
| 14 | Auckland Unitary Plan policy direction provides a wide range in choice of housing type, size and location. |

| | |
|---|---|
| 15 | Housing affordability is maintained or improved over time |
| 16 | Auckland Council's Research and Evaluation Unit (RIMU) modelled feasible development capacity meets the required dwelling numbers set out in new NPS-UD requirements |

The indicators are grouped into four themes to respond to specific B2.4 objectives. Some indicators are also relevant to more than one objective or theme. The matrix below shows which indicators are most relevant to a specific objective(s). The most relevant indicators used to evaluate performance against a specific objective are shown in colours that align with the themes in this report.

The themes are:

**Theme 1** - Indicators of housing growth in zones enabling residential intensification and are near high frequency public transport.

**Theme 2** - Indicators of residential growth in AUP zones enabling residential intensification.

**Theme 3** - Indicators of residential growth in AUP zones enabling residential intensification with acceptable travel times to important destinations.

**Theme 4** - Indicators that assess the range of housing choice, affordability and capacity through zone provisions and extent in AUP.

*Table 6: Two Matrices showing the relationship between objectives, themes and indicators*

| Objective | Indicator and theme most relevant to specific objective | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| **B2.4.1(1)** Residential intensification supports a quality compact urban form. | | | | | | | | | | | | | | | | |
| **B2.4.1(2)** Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area. | | | | | | | | | | | | | | | | |
| **B2.4.1 (3)** Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification. | | | | | | | | | | | | | | | | |
| **B2.4.1 (4)** An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population. | | | | | | | | | | | | | | | | |
| **B2.4.1 (5)** Non-residential activities are provided in residential areas to support the needs of people and communities. | | | | | | | | | | | | | | | | |
| **B2.4.1(6)** Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 | | | | | | | | | | | | | | | | |

| Policy theme | Related objectives | Indicators |
|---|---|---|
| Theme 1 - Indicators of housing growth in zones enabling residential intensification and are near high frequency public transport. | B2.4.1 (1) Residential intensification supports a quality compact urban form. | 1. Dwelling density increases in areas zoned for residential intensification.<br>2. Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport. |
| Theme 2 - Indicators of residential growth in AUP zones enabling residential intensification. | B2.4.1 (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.<br><br>B2.4.1 (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.<br><br>B2.4.1 (5) Non-residential activities are provided in residential areas to support the needs of people and communities. | 2 Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport.<br>3 Dwelling density increases in areas zoned for residential intensification, having walkable access to any public open space (social facility).<br>4 Dwelling density increases in areas zoned for residential intensification, having walkable access to a public owned primary, intermediate and secondary schools (social facility).<br>5 Dwelling density increases in areas zoned for residential intensification, having walkable access to a centre.<br>8 Residential developments have a connected grid or semi-grid street network.<br>9 Residential developments have walkable street blocks.<br>10 Residential developments have enough intersection density to support walking.<br>11 Residential developments have an adequate provision of street trees.<br>12 Streets in residential developments are designed to be safe for pedestrians. |
| Theme 3 - Indicators of residential growth in AUP zones enabling residential intensification with acceptable travel times to important destinations. | B2.4.1 (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification. | 6 Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a Metro Centre zone.<br>7 Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a major public hospital and/or healthcare facility. |

| | | |
|---|---|---|
| Theme 4 - Indicators that assess the range of housing choice, affordability and capacity through zone provisions and extent in AUP. | B2.4.1 (4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.<br><br>B2.4.1(6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 | 13 Housing stock provides a wide range in choice of housing type, size and location.<br>14 Auckland Unitary Plan policy direction provides a wide range in choice of housing type, size and location.<br>15 Housing affordability is maintained or improved over time.<br>16 Auckland Council's Research and Evaluation Unit (RIMU) modelled feasible development capacity meets the required dwelling numbers set out in new NPS-UD requirements. |

## *Theme 1 - Indicators of housing growth in zones enabling residential intensification and are near high frequency public transport*

This theme responds to:

**Objective B2.4.1(1)** Residential intensification supports a quality compact urban form.

The most relevant indicators used for this objective and theme are 1 and 2.

*Table 7: Residential Growth: Theme 1 Indicators*

| # | Residential Growth: Theme 1 Indicators |
|---|---|
| 1 | Dwelling density increases in areas zoned for residential intensification. |
| 2 | Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport. |

The AUP provisions enable a high level of residential growth and intensification in the following AUP zones: Residential - Mixed Housing Suburban Zone, Residential - Mixed Housing Urban Zone, Residential - Terrace House and Apartment Buildings Zone all Business – centre zones (City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighborhood Centre) and the Business – Mixed Use Zone). These are termed the AUP 'zones enabling residential intensification' or ZERI in this report.

Other remaining AUP zones do, to varying degrees, provide some additional capacity for residential growth but at lower densities or remote from public transport. Therefore, these zones are not included in this part of the analysis.

High frequency public transport is necessary to enable residential intensification. In Auckland, high frequency public transport is provided by two integrated networks being the Frequent Transport Network (FTN) and the Rapid Transit Network (RTN). These two networks have similar service frequencies, but stops are spaced further apart on the RTN and it runs in a dedicated transport corridor.

Residential growth is assessed for a walkable catchment with high frequency public transport. This measures the area within an 800m walkable distance of a Frequent Transport Network route and RTN stations. The RTN (train or bus) stations are located within the Frequent Transport Network (bus) route catchments. This walkable catchment area is calculated using the Auckland Council GIS system.

This report assesses whether residential growth is occurring within the AUP zones providing for residential intensification *and* within the walkable catchments of high frequency public transport.

Generally, the AUP zones are enabling residential intensification and in areas with high frequency public transport. This is occurring in an overlapping pattern as Figures 2 and 3 illustrate. However, there are some exceptions where the AUP zones enabling residential intensification are occurring outside the walkable catchments with high frequency public transport.

These indicators examine four different aspects of residential intensification within these areas:

- growth in the overall stock of houses since 2016
- growth in new houses consented since 2016
- population density as of 2018
- remaining 'unused' AUP enabled capacity for growth.

## *Theme 2 - Indicators of residential growth in AUP zones enabling residential intensification*

This set of indicators assesses whether residential growth is occurring in locations and in a manner that enables walkable access to destinations that are important to the wellbeing of residential communities. Walkable access to public transport, open spaces, social facilities, employment and centres is a focus for the location of residential intensification. Streets designed to be attractive, efficient and safe for walking provide high-quality urban environments to support residential intensification.

This theme responds to:

**Objective B2.4.1(2)** Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.

**Objective B2.4.1(3**) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.

**Objective B2.4.1 (5)** Non-residential activities are provided in residential areas to support the needs of people and communities.

This theme is measured through a set of walkable destinations and street amenity in the following indicators:

*Table 8: Residential Growth: Theme 2 Indicators*

| # | Residential Growth: Theme 2 Indicators |
|---|---|
| 2 | Dwelling density increases in areas zoned for residential intensification, within a walkable catchment of public transport. |
| 3 | Dwelling density increases in areas zoned for residential intensification, having walkable access to any public open space (social facility). |
| 4 | Dwelling density increases in areas zoned for residential intensification, having walkable access to a public owned primary, intermediate and secondary schools (social facility). |
| 5 | Dwelling density increases in areas zoned for residential intensification, having walkable access to a centre. |

| | |
|---|---|
| 8 | Residential developments have a connected grid or semi-grid street network. |
| 9 | Residential developments have walkable street blocks. |
| 10 | Residential developments have enough intersection density to support walking. |
| 11 | Residential developments have an adequate provision of street trees. |
| 12 | Streets in residential developments are designed to be safe for pedestrians. |

Many community facilities are often located within either public open space or centre zoned areas. Therefore, measuring walkability to public open space and centre zones provides an indirect measure of walkable access to community facilities.

Indicators 2, 3, 4, and 5 measure the number of homes within an 800m walkable distance to the edge of an open space zone, public schools or centre zones.

These indicators all assess growth within urban areas of Auckland that were mostly developed prior to 2016. They represent over 100 years of urban growth with varying approaches to land use planning and transport infrastructure provision over time. Therefore, these indicators do not expressly separate out the effect of the AUP from older plans from different periods.

To address this issue, two different sources of data are used to show changes since 2016. One source is the rating database which gives the change in total existing housing stock over time. The other source is the building consent database which provides data on new housing stock provided since 2016. The two can be compared to assess the post AUP planning contribution, although that does not address legacy approaches to road networks which can affect walkability in various ways.

A further point is that walkable measurement in Indicators 3-5 is purely distance-based. It does not assess the actual safety and attractiveness of the walkable neighbourhood street network.

Indicators 8-12 provide a more detailed examination of the walkability of street networks. These indicators are applied to new greenfield or brownfield developments under the AUP rules. The measurement of these indicators uses the case studies of the Wainui and Fenchurch developments.

## *Theme 3 - Indicators of residential growth in AUP zones enabling residential intensification with acceptable travel times to important destinations*

**Objective B2.4.1(1)** Residential intensification supports a quality compact urban form.

**Objective B2.4.1(3**) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including public open space) or employment opportunities is the primary focus for residential intensification.

In a large city, it is not possible to locate all residential intensification within a walkable distance of every destination that a resident may want to use. This is because a variety of factors. These can be around personal choice and circumstances, while other factors influence the location and form of development. For example – land value and availability, AUP land use zoning, public transport access, infrastructure availability, or topographical issues such as flood zones.

Research into commuting costs as a component of overall housing affordability indicates that while longer commutes may allow access to more affordable houses, the overall cost, including commuting costs as part of housing affordability, can be higher.[28]

Consequently, it is appropriate in terms of the 'quality compact' AUP objectives, to measure whether residential intensification is occurring within reasonable travel times. This is measured by assessing the proportion of housing growth in the AUP zones enabling residential intensification that enables travel to important destinations within 30 minutes by vehicle (this includes public transport). Consideration was also given to measuring destination accessibility by bicycle, but this was not pursued because of difficulties in measuring this.

Specific relevant indicators that were measured in terms of important destinations are:

*Table 9: Residential Growth: Theme 3 Indicators*

| # | Residential Growth: Theme 3 Indicators |
|---|---|
| 6 | Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a Metro Centre zone. |
| 7 | Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a major public hospital and/or healthcare facility. |

The following destinations were selected for analysis because they are potentially important to people but are often spaced out across the urban landscape at greater than walkable distances.

- Metropolitan Centres and the City Centre provide a range of retail and commercial services, education, public services and employment opportunities that are not necessarily present in smaller centres.
- Public hospitals and/or healthcare facilities can provide essential healthcare services.

Light industry areas contain a variety of services and employment opportunities that are not necessarily present in other areas.

It is important to note that these indicators are assessing the integration of AUP residential growth enablement and investment in transport networks. This report does not attempt to partition the two or assign relative causal relationships between the two and residential growth.

## *Theme 4 - Indicators that assess the range of choice and affordability in AUP enabled housing*

**Objective B2.4.1 (4)** An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.

**Objective B2.4.1(6)** Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4, to meet the targets in RPS Table B2.4.1**.**

The AUP objectives enable a wide range of different scales and types of houses in a variety of locations. This is to provide for the various lifestyles of Aucklanders which reflect their varying housing preferences and their ability to pay for those preferences. Alongside this, the AUP needs to ensure there is feasible development capacity to meet the city's future housing needs.

[28] Mattingly, K. S. (2013). Housing and Transport Expenditure: Socio-spatial Indicators of Affordability in Auckland (Thesis, Master of Planning). University of Otago.

Therefore, indicators have been developed to assess the range of housing choice enabled though all the AUP zones.

These indicators are:

*Table 10: Residential Growth: Theme 4 Indicators*

| # | Residential Growth Indicators - Theme 4 |
|---|---|
| 13 | Housing stock provides a wide range in choice of housing type, size and location. |
| 14 | Auckland Unitary Plan housing capacity provides a wide range in choice of housing type, size and location. |
| 15 | Housing affordability is maintained or improved over time. |
| 16 | RIMU modelled feasible development capacity meets the required dwelling numbers set out in new NPS-UD requirements. |

This is measured specifically for each of the residential and business ZERI.

# Indicator analysis and findings

This section reports on the data findings, and considers how effective and efficient the objectives, policies, rules and other AUP methods have been in meeting the outcomes intended by the RPS.

The analysis, findings, summary and conclusions are reported under each of the indicators. In the next section of this report, the findings from the indicators are aggregated under the four themes where the outcomes against the objectives are analysed.

Some statistics are analysed using the total land area for the Auckland region and others are analysed using the AUP Urban Area 2016. The regionwide land area is used to provide a snapshot of residential growth at this large scale. While these assessments may appear statistically small, they provide an understanding of growth across the region. The much smaller scale AUP Urban Area 2016 produces proportionately higher statistics for the analysis of density, accessibility and development patterns. At this finer-grained scale, these findings are more tangible in terms of Auckland's visibly intensifying urban environment. Both areas are managed by the AUP.

There are also references to the Rural Urban Boundary (RUB) and the land inside or outside the AUP Urban Area – these are different quantum of land and boundary locations. They are important distinctions in terms of the analysis, findings and outcomes in the report.

## Residential Growth Indicators

### Indicator 1

Dwelling density increases in areas zoned for residential intensification.

#### *Measure*

The measure is the annual total number of dwellings, per hectare in the Zones Enabling Residential Intensification (ZERI).

#### *Summary of key findings*

The data collected from the time period between the AUP becoming operative in 2016 up to and including 2021, shows dwelling density has been increasing in areas zoned for residential intensification. The findings show that growth occurs at a much higher rate in the ZERI in the AUP Urban Area, compared to the ZERI located outside the AUP Urban Area.

Figure 10 shows the percentage distribution of urban and non-urban zone groupings.

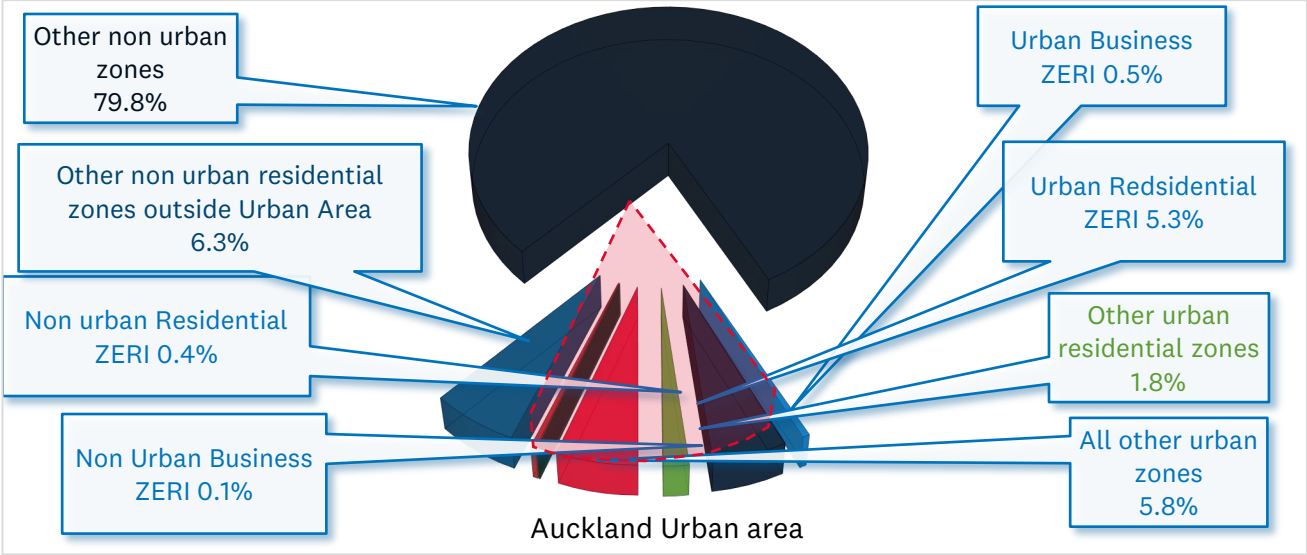
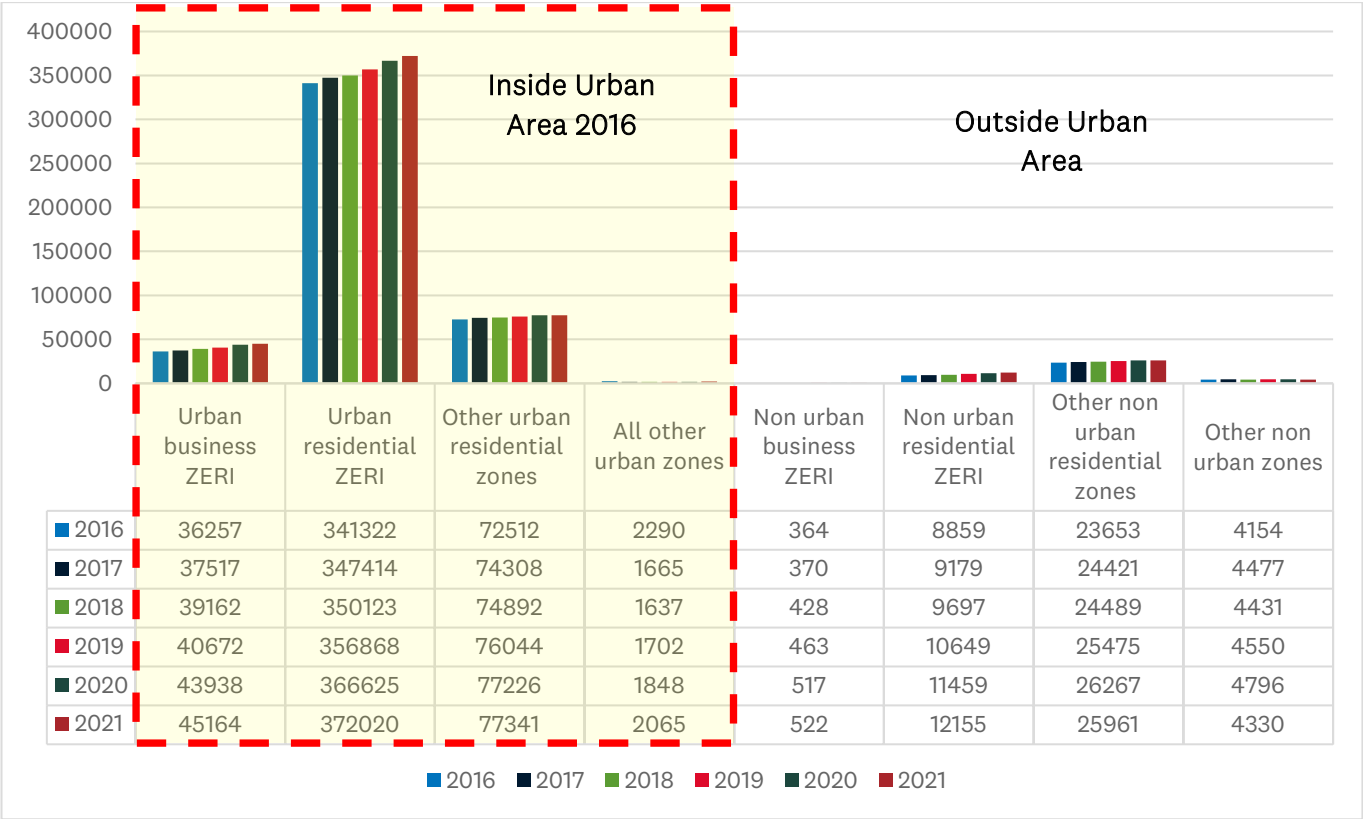



*Figure 10: Percentage distribution of Auckland's urban and non-urban zone groupings between as of February 2020.*

The transparent pink pie slice in the chart above, shows the zone groupings that are within the AUP Urban Area 2016. It comprises 13.5 per cent of the Auckland region's land mass. This shows 5.3 per cent in urban residential ZERI and Business ZERI is 0.5 per cent, so this means nearly half the zones are enabling residential intensification.

### *Inside the AUP Urban Area*

On average between 2016 to 2021, 92 per cent of the housing stock is found within Auckland's Urban Area. Within the Urban Area, the annual District Valuation Roll (DVR) has shown steady increases of its residential housing stock year on year since the AUP became operative Most of this housing stock is found within the urban residential ZERI, which makes up 39.6 per cent of the Urban Area (THAB: 4.11 per cent + Mixed Housing Urban: 11.95 per cent + Mixed Housing Suburban: 23.57 per cent).




| | Urban business ZERI | Urban residential ZERI | Other urban residential zones | All other urban zones | Non urban business ZERI | Non urban residential ZERI | Other non urban residential zones | Other non urban zones |
|---|---|---|---|---|---|---|---|---|
| 2016 | 36257 | 341322 | 72512 | 2290 | 364 | 8859 | 23653 | 4154 |
| 2017 | 37517 | 347414 | 74308 | 1665 | 370 | 9179 | 24421 | 4477 |
| 2018 | 39162 | 350123 | 74892 | 1637 | 428 | 9697 | 24489 | 4431 |
| 2019 | 40672 | 356868 | 76044 | 1702 | 463 | 10649 | 25475 | 4550 |
| 2020 | 43938 | 366625 | 77226 | 1848 | 517 | 11459 | 26267 | 4796 |
| 2021 | 45164 | 372020 | 77341 | 2065 | 522 | 12155 | 25961 | 4330 |

*Figure 11: Annual DVR dwelling counts by zone grouping, inside and outside Auckland's Urban Area*

Business ZERI DVR data

The DVR of the Business ZERI shows that most of the annual growth occurred within the City Centre and the Business Mixed Use zone. However, most of the business ZERI experienced larger increases in 2020, most notably the Metropolitan Centre zone with a 36.4 per cent increase.

Business ZERI BC data

Business ZERI building consents also show a larger number in the City Centre and Business Mixed Use zones. However, from 2018 through to 2021, building consents have decreased in the City Centre despite the City Centre zone having the most development capacity. The Business Mixed Use zone has undergone sporadic waves of building consent numbers each year.

Residential ZERI DVR data

Inside the AUP Urban Area, the annual DVR has shown steady increases in growth in these zones. Most of the growth occurs within the Mixed Housing Suburban zone. This is in part because the Mixed Housing Suburban zones extent comprises nearly a quarter of the land inside the urban boundary.

Residential ZERI BC data

Overall, building consents issued for dwellings has increased each year in each of the residential ZERI since the AUP became operative. The largest growth of the housing stock is in the Mixed Housing Suburban zone. The growth in building consents in the Mixed Housing Urban zone from 2019 through to 2021 has achieved comparable figures to the Mixed Housing Suburban zone. Given the smaller land area in the Mixed Housing Urban zone, this amount of growth suggests that there is significant residential intensification occurring in this zone.

Within the AUP Urban Area, the Mixed Housing Suburban zone comprises 23.57 per cent of the land compared to only 11.95 per cent of Mixed Housing Urban zoned land.

### *Outside the AUP Urban Area*

There is 86.5 per cent of the Auckland region located outside of the AUP Urban Area 2016. On average each year since the AUP became operative, this area contains approximately eight per cent of the housing stock. Outside the Urban Area, residential intensification is occurring to a lesser extent and in small pockets of non-urban ZERI In areas such as Kaukapapa and Kumeu. As expected, the housing stock numbers are significantly smaller compared to the urban ZERI numbers.

Business ZERI DVR data

The housing stock in the Town Centre, Business Mixed Use and Neighbourhood Centre zones did not show any consistent trend apart from generally increasing each year. the exception is the Local Centre zone where the housing stock declined.

Business ZERI BC data

Building consents within the non-urban business ZERI have overall been small in number. Most business zones saw a general decline in numbers of dwelling consents between 2018 and 2019. However, the exceptions are the Town Centre and Business Mixed Use zones which in 2017 and 2020, had high numbers of building consents issued for dwellings.

Residential ZERI DVR data

The majority of the non-urban ZERI housing stock in the Mixed Housing Suburban zone reached 10,316 dwellings. This is significant compared to the Mixed Housing Urban zone where in 2021 its housing stock numbers reached 1,131 dwellings.

Residential ZERI BC data

The non-urban residential ZERI has seen annual increases each year except for the Mixed Housing Suburban zone which started to decline in building consents issued for dwellings in 2020 and 2021. However, these numbers aren't significant and the combined areas of the non-urban residential ZERI, comprises only 0.38 per cent of the non-urban Auckland area. Of all the zones that accommodate residential development in the non-urban area, the Single House zone has experienced the most growth.

The Single House zone contains most of the housing stock outside Auckland's urban area. It has almost double the annual housing stock numbers of the second most common zone outside the RUB which is the Mixed Housing Suburban. It should be noted that the DVR data includes existing, older housing stock so the baseline was much higher to begin with.

The Rural and Coastal Settlement zone is smaller in terms of spatial area and has less residential development than other areas. Its housing stock is on a gradual decline each year. Most of the non-urban zones that accommodate residential activities experienced sporadic building consent numbers. In 2021, the Single House zone had the highest numbers of building consents issued for dwellings compared to any of the other zones, since the AUP became operative.

### *Locations of growth*

Building consents within the ZERI were analysed to determine where residential growth is occurring since the AUP became operative.

Within the business intensive zones most of the growth occurred within the City Centre area with numerous building consents issued for developments with 50 or more dwellings. In addition, building consents for large residential developments have been approved within the business intensive zones adjacent to Rapid Transport Networks, but not at the same scale or rate as the City Centre zone.

Most of the residential ZERI inside the Auckland Rural Urban Boundary has experienced housing growth each year. Areas where minimal growth occurred were centrally located in areas (some with substantial areas of Single House zone with character overlays) such as Herne Bay, Ponsonby and Parnell, as well as to the south-east in Howick, Botany and East Tamaki.

From 2018 through to 2021, there has been an increase in the number of building consents approved for multi dwelling residential developments throughout Auckland's Urban Area. This has been largely within the Frequent Transport Network walkable catchments but most notably within the Rapid Transport Network walkable catchments. This indicates that the AUP is delivering residential intensification, in response to the quality compact urban form model. Figure 3 on the pages that follow are a sequence of plans showing annual trends in the locations of building consents for dwellings in developments of different scales in ZERI from 2016 – 2021.

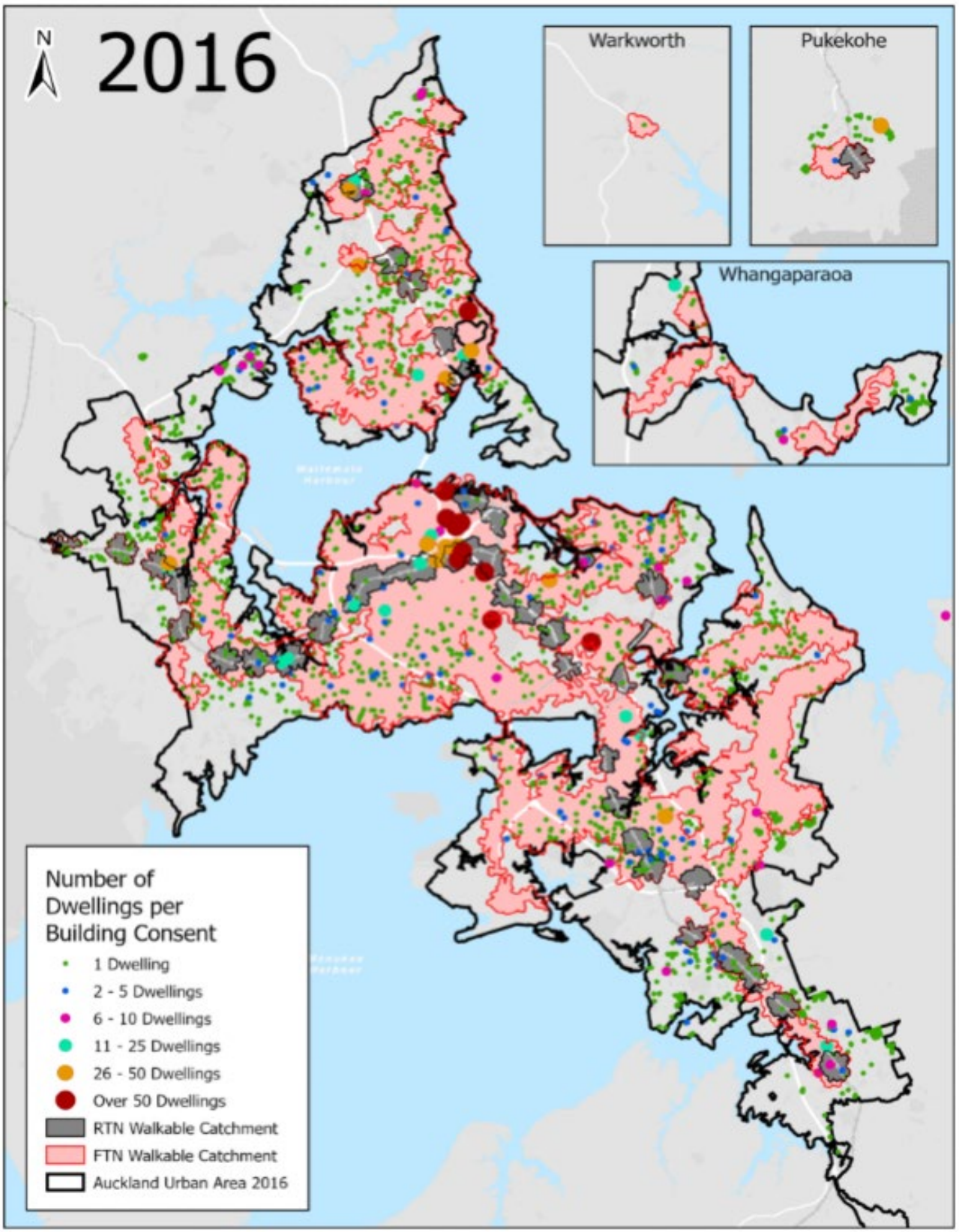
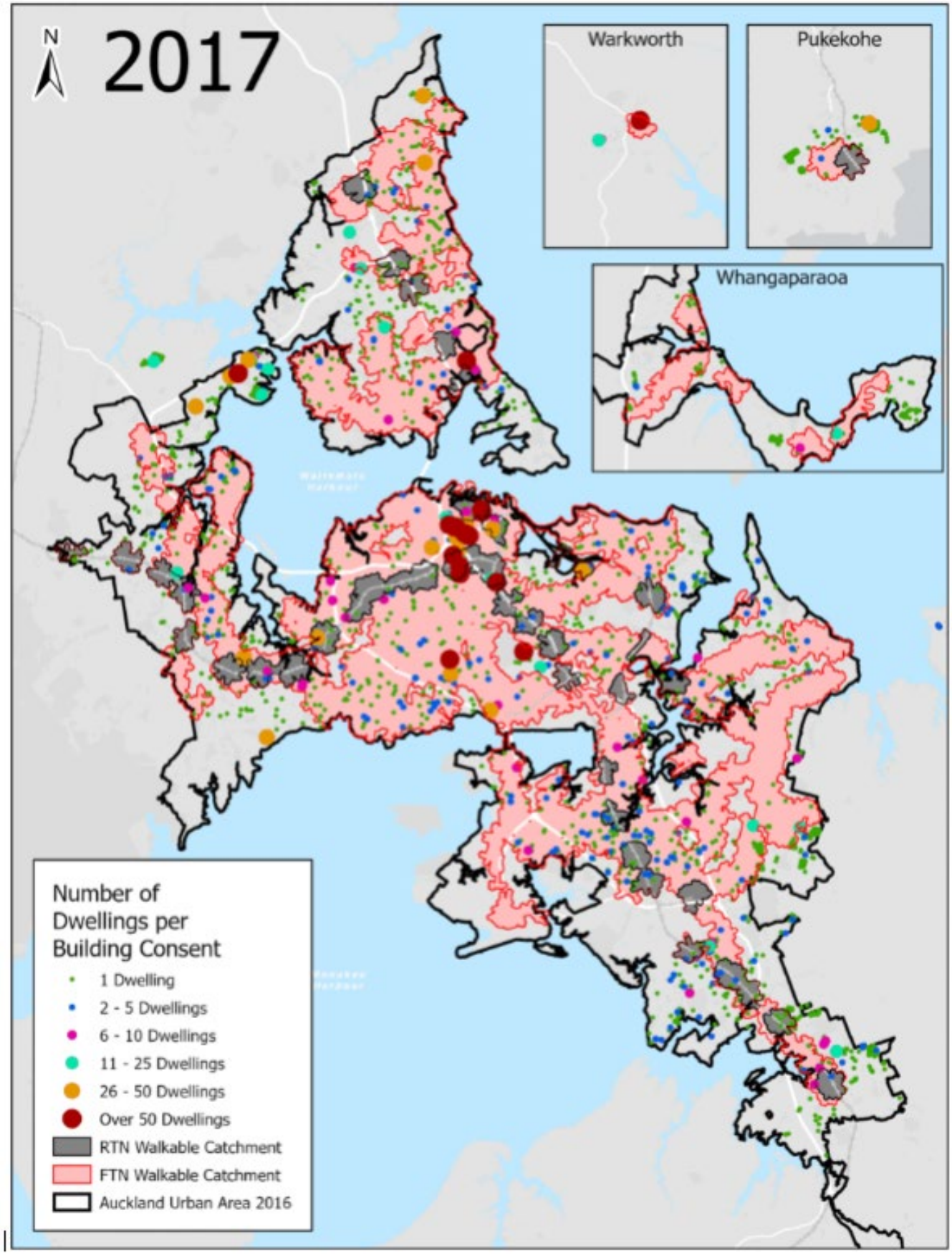
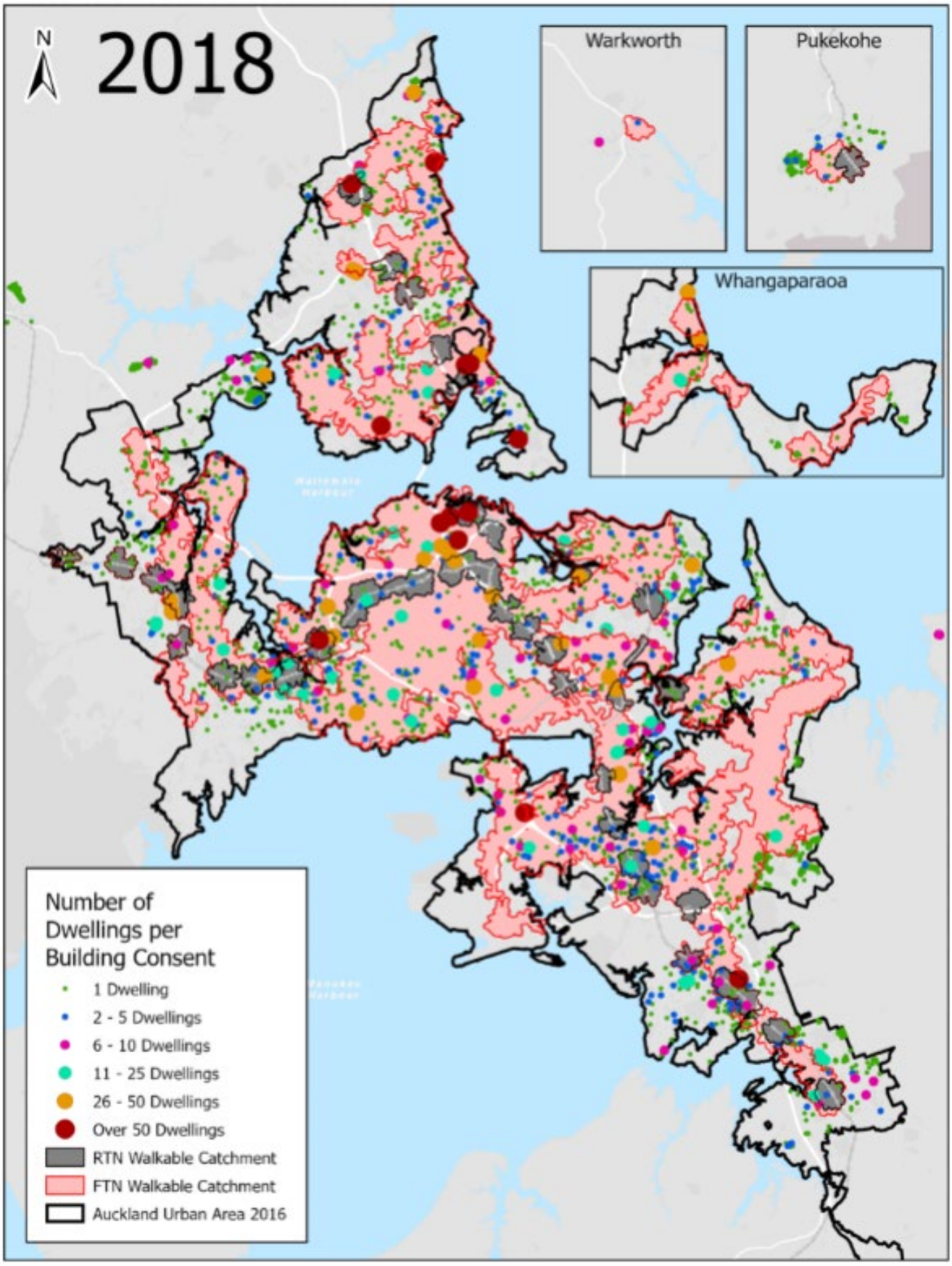
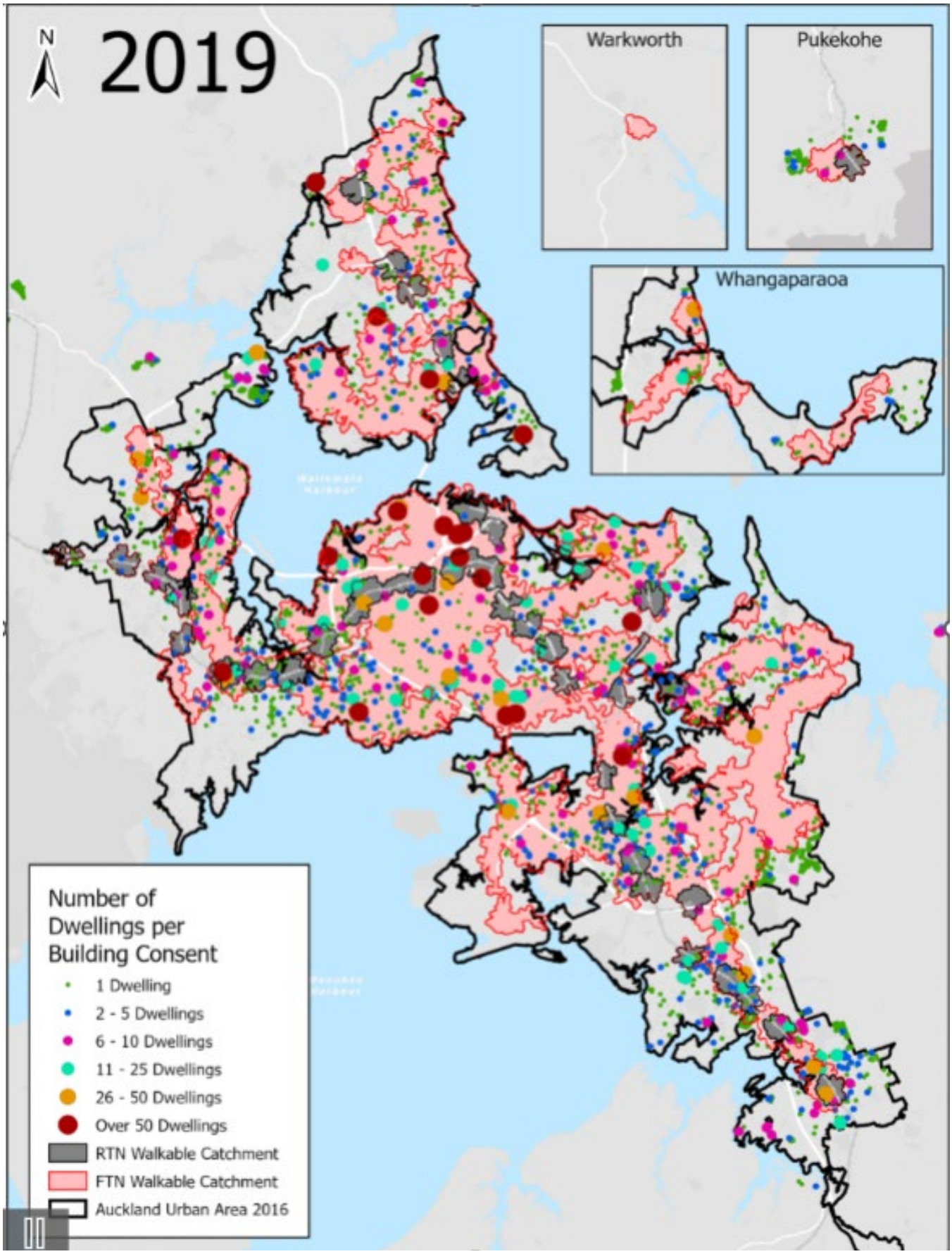
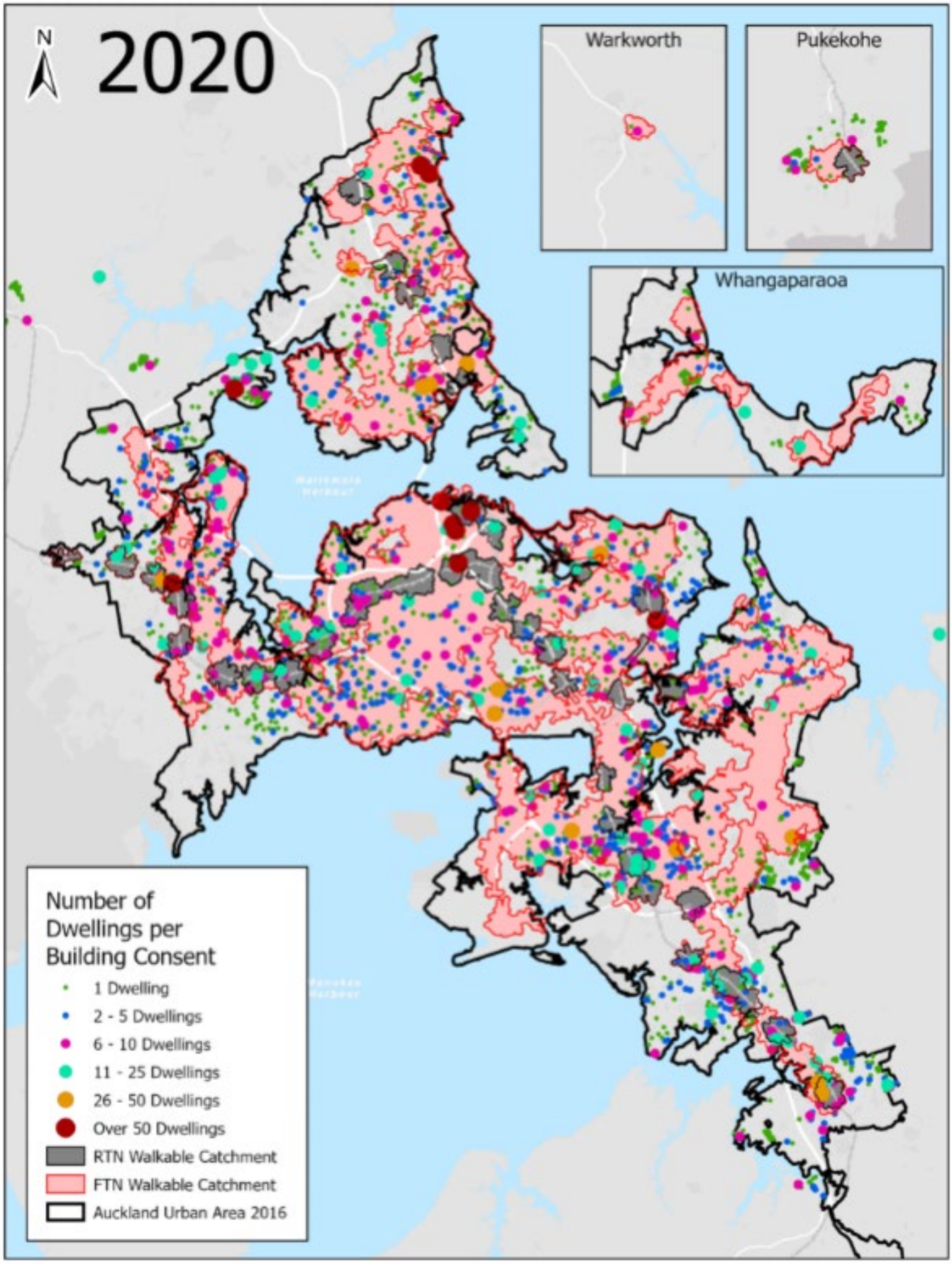


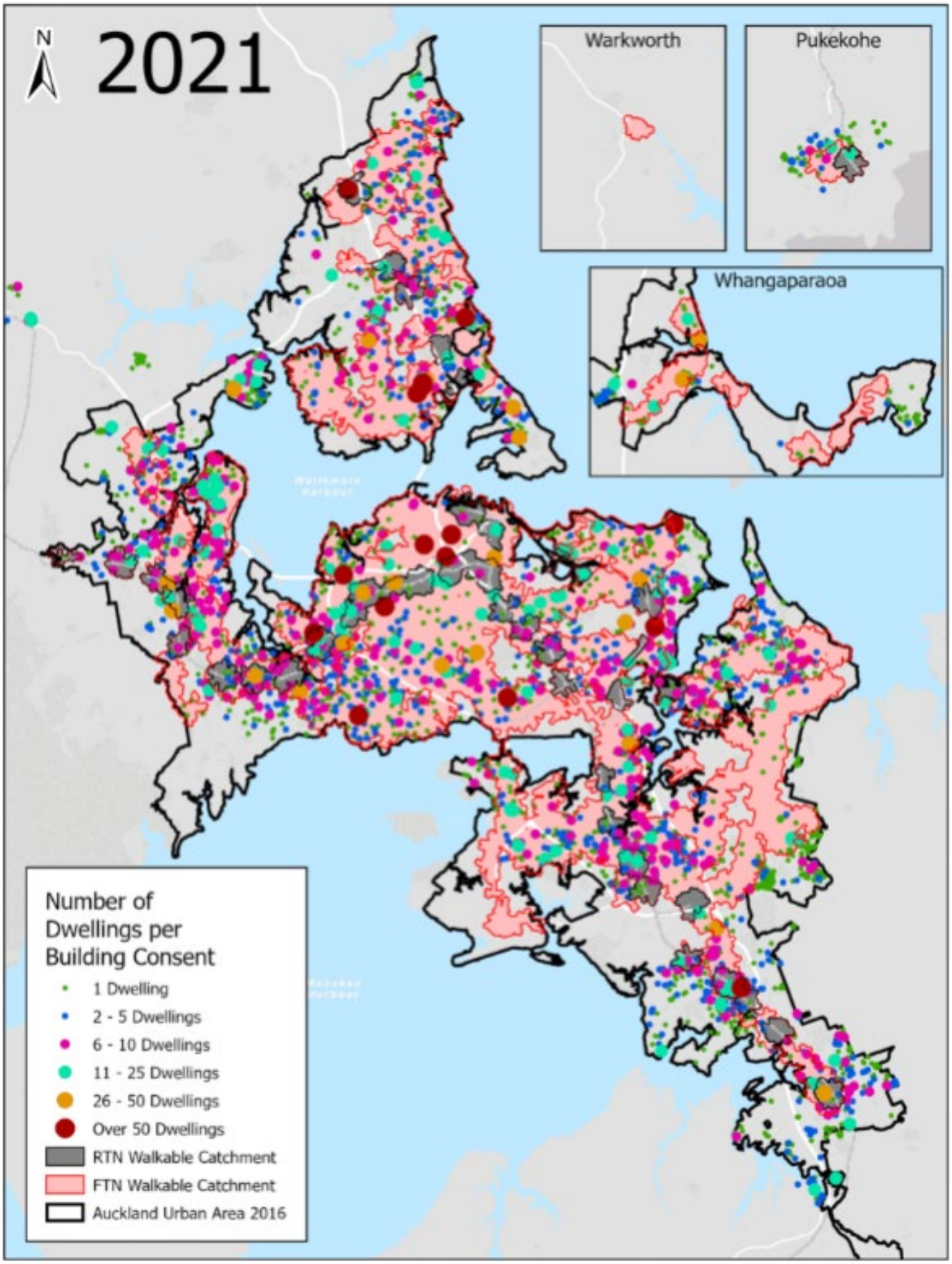

*Figure 12: Sequence of plans on this and the next few pages show annual trends in the locations of building consents for dwellings in ZERI*


N
2017
Warkworth
Pukekohe
Whangaparaoa
Number of Dwellings per Building Consent
1 Dwelling
2 - 5 Dwellings
6 - 10 Dwellings
11 - 25 Dwellings
26 - 50 Dwellings
Over 50 Dwellings
RTN Walkable Catchment
FTN Walkable Catchment
Auckland Urban Area 2016


N
2018
Warkworth
Pukekohe
Whangaparaoa
Number of Dwellings per Building Consent
1 Dwelling
2 - 5 Dwellings
6 - 10 Dwellings
11 - 25 Dwellings
26 - 50 Dwellings
Over 50 Dwellings
RTN Walkable Catchment
FTN Walkable Catchment
Auckland Urban Area 2016


N
2019
Warkworth
Pukekohe
Whangaparaoa
Number of Dwellings per Building Consent
1 Dwelling
2 - 5 Dwellings
6 - 10 Dwellings
11 - 25 Dwellings
26 - 50 Dwellings
Over 50 Dwellings
RTN Walkable Catchment
FTN Walkable Catchment
Auckland Urban Area 2016


N
2020
Warkworth
Pukekohe
Whangaparaoa
Number of Dwellings per Building Consent
1 Dwelling
2 - 5 Dwellings
6 - 10 Dwellings
11 - 25 Dwellings
26 - 50 Dwellings
Over 50 Dwellings
RTN Walkable Catchment
FTN Walkable Catchment
Auckland Urban Area 2016


N
2021
Warkworth
Pukekohe
Whangaparaoa
Number of Dwellings per Building Consent
1 Dwelling
2 - 5 Dwellings
6 - 10 Dwellings
11 - 25 Dwellings
26 - 50 Dwellings
Over 50 Dwellings
RTN Walkable Catchment
FTN Walkable Catchment
Auckland Urban Area 2016

### *Efficiency of measure*

The efficiency of the measure will be determined by analysing the annual changes in the numbers of dwellings (DVR data set) relative to the size of the land zoned for residential intensification. Inside the Urban Area, the City Centre zone was consistently the most efficient zone in delivering housing. It far exceeded all other business /commercial zones annually, with an increase of up to 92.6 dwellings per hectare in 2021. Of all the residential zones, the THAB was the most efficient. It had annual increases but not at the same rate as the City Centre zone, with 20 dwellings per hectare in 2021.

Outside the Urban Area, the THAB zone was the most efficient, reaching 14 dwellings per hectare in 2021. It is of note that this zone occupies only 50 hectares or 0.01 per cent of the Auckland non-urban area.

### *Conclusions*

The findings of this indicator demonstrate that dwelling density has been increasing annually in areas that are zoned for residential intensification (THAB, Mixed Housing Urban and Mixed Housing Suburban) since the AUP became operative. In these zones, growth rates are significantly higher than other zones (e.g. Single House, Large lot) that accommodate residential activities. Large numbers of residential developments are occurring within the City Centre area, followed by the town centres of Mount Albert, Avondale and Glen Eden. Residential growth is generally centred around Frequent Transport Networks with large-scale residential developments tending to locate around the Rapid Transport Network. This is most notably in the western isthmus and along the north to south railway line. Residential growth and the scale of their developments is indicative of the success of the quality compact urban form policies that enable residential intensification, in the Urban Area.

## Indicator 2

Dwelling density increases in areas zoned for residential intensification within a walkable catchment of public transport.[29]

### *Measure*

The measure is dwelling density increases within a walkable catchment of public transport.

### *Summary of key findings*

Dwelling density is increasing on land zoned for residential intensification within an 800m walkable catchment of a Frequent Transport Network (FTN). The findings show that dwelling density within 800m of an FTN is increasing at much higher rates in the urban ZERI compared to the non-urban ZERI. Outside of ZERI, land within 800 metres of an FTN is maintaining its respective dwelling density or decreasing.

### *Inside the AUP Urban Area*

There is 13.5 per cent of the Auckland region located within the AUP Urban Area 2016 and half of this is located within 800m of an FTN. Therefore, the majority of Auckland's housing stock is found within its Urban Area. The annual DVR has shown steady increases of its residential housing stock year on year since the AUP became operative. Inside the Urban Area, most of this housing stock is found within the urban residential ZERI, which makes up 39.6 per cent of the Urban Area Over half of this (22.3 per cent) is within 800m of an FTN. This is shown in Figure 14.

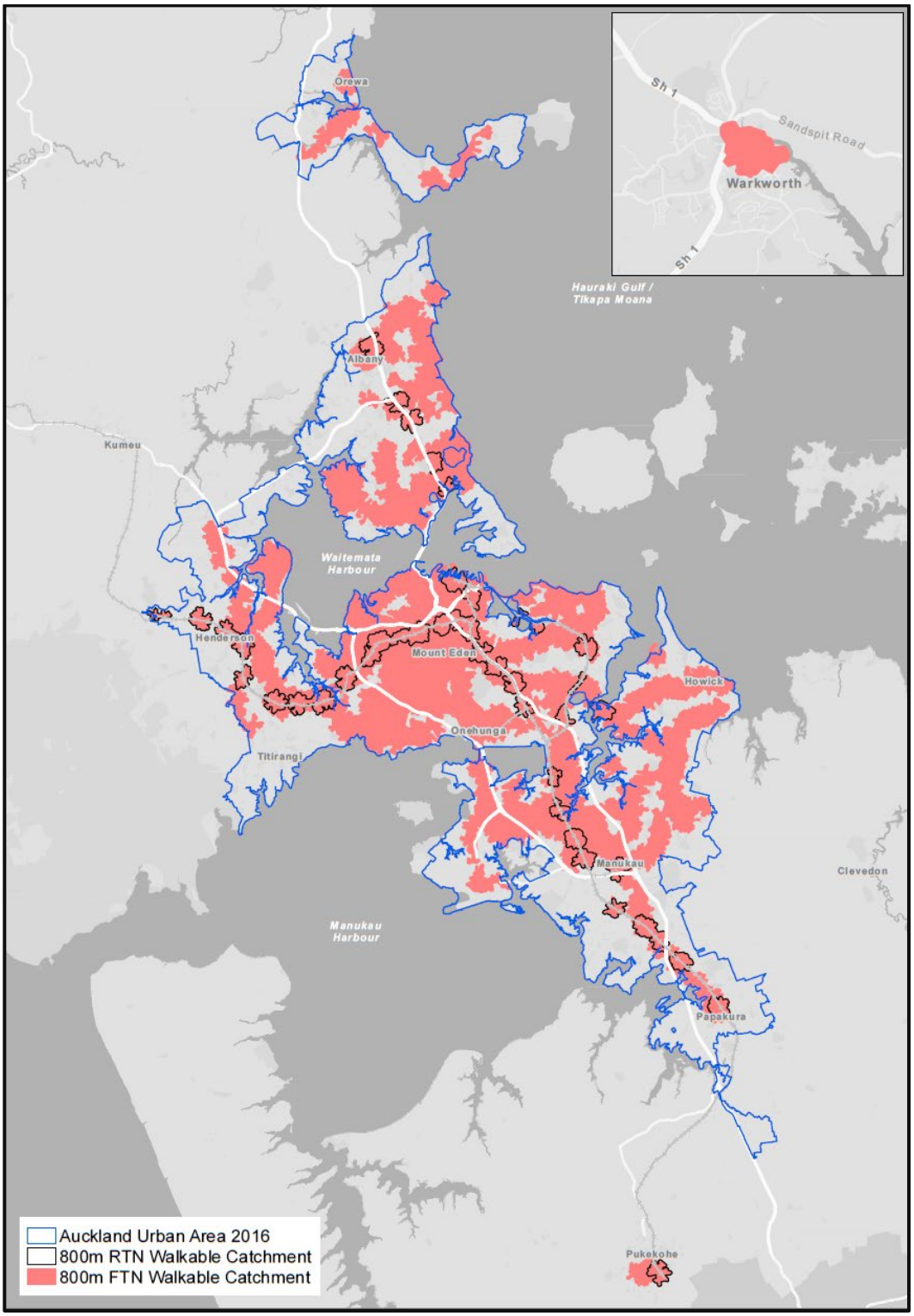



*Figure 13: Comparison of extents of walkable catchments of an FTN and an RTN. Note – the RTN catchments are defined by black perimeter lines showing their extent and overlay the pink FTN catchments.*

Urban Business ZERI DVR data

The City Centre and the Business Mixed Use zones have the highest numbers of dwellings added to the urban business intensive zones DVR. However, most of the business intensive zones experienced larger increases in 2020. Most notably was the Metropolitan Centre zone with a 36.4 per cent increase.

Urban Business ZERI BC data

Business intensive zones building consents also show large numbers in the City Centre and Business Mixed Use zones. However, in 2018 through to 2021, building consents for dwellings have been declining in numbers in the City Centre zone. This is despite the zone having the most development capacity. The Local Centre and Town Centre zones are following this trend. The Business Mixed Use zone has experienced a sporadic wave pattern of change in its numbers of building consents issued each year. The highest numbers of building consents for dwellings in the urban business intensive zones within 800m of an FTN occurred in 2021.

Urban Residential ZERI DVR data

Inside the Urban Area, the annual DVR has shown steady increases in the Residential ZERI. The majority of the growth is observed within the Mixed Housing Suburban zone. This is anticipated as the extent of the Mixed Housing Suburban zone within 800m of an FTN comprises 11.11 per cent of the land inside the AUP urban area whereas the Mixed Housing Urban and THAB cover 7.75 per cent and 3.44 per cent respectively.

Urban Residential ZERI BC data

Overall, building consents issued for dwellings has increased each year in each of the residential ZERI within 800m of an FTN, since the AUP became operative. Each of the residential ZERI within 800m of an FTN generally experienced annual increases on their respective previous years building consent numbers. However, year on year, the largest growth of building consent numbers for dwellings was consistently observed in the Mixed Housing Urban zone.

Other residential zones inside the Urban Area are not enabled for residential intensification and as a result have not undergone growth rates like the ZERI. The largest numbers of building consents issued for dwellings in other residential zones within 800m of an FTN outside the ZERI is found in the Single House zone. This is unsurprising considering the zone extent covers 4.05 per cent land area of Auckland's Urban Area. Notwithstanding, building consents issued in the Single House zone gradually declined since the AUP became operative. However, in 2021 building consent numbers for this zone have started to increase, although not as much when compared to the residential ZERI.

### *Outside the AUP Urban Area*

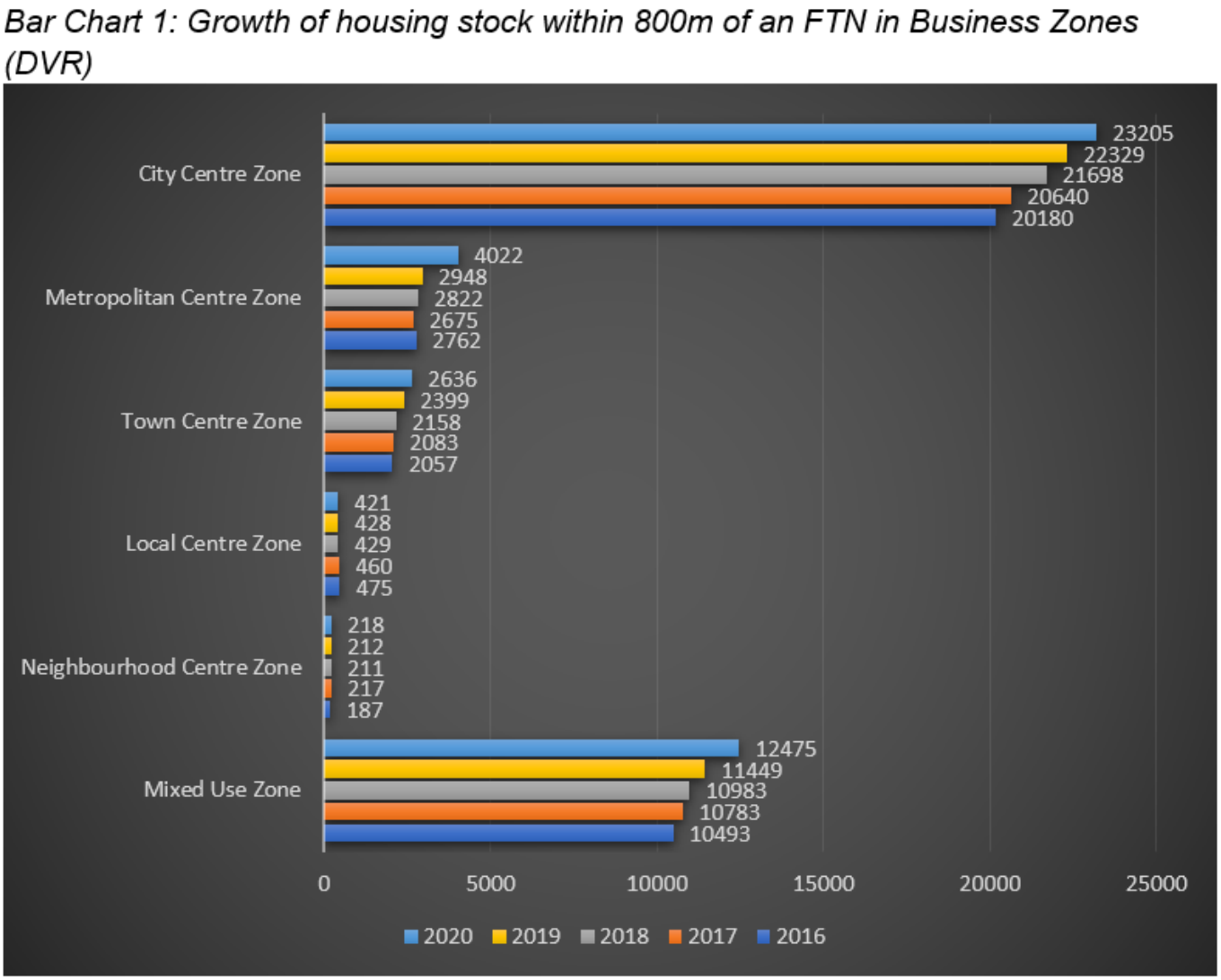
Eighty-six per cent of the Auckland region is located outside of the AUP Urban Area and 0.11 per cent of the non-urban area is located within 800m of an FTN. This is a considerably smaller catchment of analysis. It is of note, that some zones have not experienced any growth, either in the DVR data nor in its respective building consents issued for dwellings.

Outside the Urban Area, residential intensification is occurring in small pockets of non-urban ZERI within 800m of an FTN. However, the housing stock numbers are significantly smaller compared to the urban ZERI numbers.

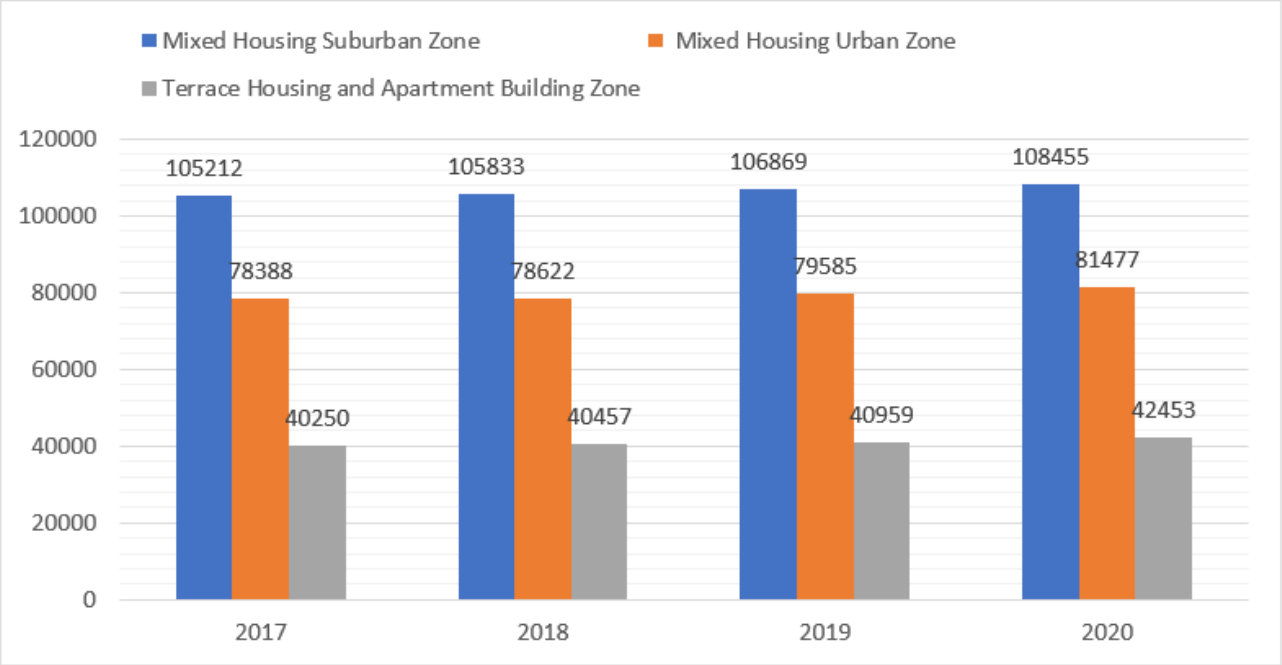
Non-Urban Business ZERI DVR data

There is no housing stock located within 800m of an FTN in the Local Centre and Neighbourhood Centre zones. The housing stock in the Town Centre zone plateaued from 2019 to 2021, while the Business Mixed Use zones housing stock sporadically rose and fell in line with figures similar to when the AUP was made operative.

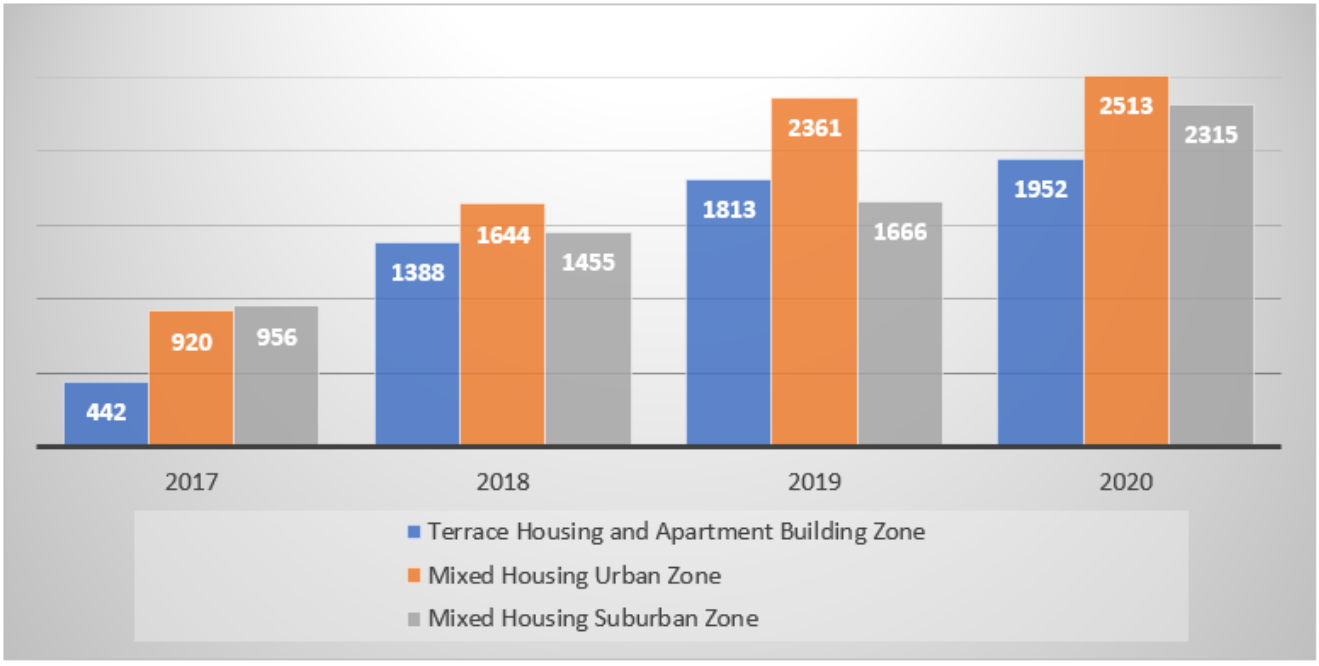
*Figure 14: The sequence of three bar graphs that follow show the amount of growth (using dwellings numbers) in the business and residential ZERI areas within 800m of the Frequent Transport Network (FTN) in the AUP Urban Area.*



*Bar Chart 2: Growth of housing stock within 800m of an FTN in high density residential Zones (DVR)*




*Bar Chart 3: number of BC Issued for dwellings in the three high density residential zones within an 800m walkable catchment of an FTN.*




Non-Urban Business ZERI BC data

Building consents within the non-urban business ZERI have been generally small in number, with the business Local Centre and Neighbourhood Centre zones having no consents issued for dwellings since the AUP became operative. However, in 2017 land within 800m of an FTN in the Town Centre zone had 63

buildings consents granted for dwellings, and in 2020 land within 800m of an FTN in the Business Mixed Use zones had 13 building consents granted for dwellings.

Non-Urban Residential ZERI DVR data

The majority of the non-urban ZERI housing stock within 800m of an FTN is located in the Mixed Housing Suburban zone. In 2020 the THAB and the Mixed Housing Suburban zones had the highest numbers of dwellings located within 800m of an FTN. In 2021 these numbers started to decline. The Mixed Housing Urban zone housing stock has remained stagnant with only 60 dwellings within 800m of an FTN.

Non-Urban Residential ZERI BC data

The non-urban residential ZERI has had building consents granted for dwellings within 800m of an FTN each year. The exception is for the Mixed Housing Urban zone which has had less than a dozen consents issued for dwellings within 800m of an FTN since 2018. This may in part be due to the small land area available for development within the FTN catchments in these zones Non-urban residential ZERI within 800m of an FTN comprises only 129.61 Ha or 0.03 per cent of the non-urban Auckland region.

The area of the non-urban Single House and THAB zones within 800m of an FTN are similar in extents: 32.35 ha and 35.75 ha respectively. However, the land within 800m of an FTN in the THAB zone have had more building consents issued for dwellings out of all of the non-urban residential zones. This is indicative of the quality compact urban form model being implemented in non-urban areas of Auckland.

### *Locations of growth*

In 2018 through to 2021, there has been an increase in the number of building consents approved for multi dwelling residential developments throughout Auckland's Urban Area. These have been mainly within the FTN walkable catchments and most notably along the Rapid Transport Network walkable catchments. This indicates that the AUP is delivering residential intensification to achieve the quality compact urban form model.

### *Efficiency of measure*

Within the urban business ZERI, the City Centre zone is consistently the most efficient year on year, in terms of the number of dwellings relative to the amount of land zoned within 800m of an FTN. And of the urban residential ZERI, the THAB zone is also the most efficient. However, this is not surprising as both these zones have the highest development capacity of their respective zone categories within 800 metres of an FTN.

The density in the Single House and Large Lot zones within 800m of an FTN has plateaued in recent years. This reflects the lower densities anticipated for these zones (which restrict development).

Within the non-urban business ZERI, the Business Mixed Use zone has the highest density at 6.4 dwellings per hectare. However, it does not achieve the same level of density as its urban Business Mixed Use counterpart at 16.8 dwellings per hectare.

Within the non-urban residential ZERI, each of the respective zone's development land within 800 metres of an FTN, was efficiently utilised in 2020 in terms of building consents issued but the trend started to decreasae in 2021. Outside the ZERI, all the residential zones maintained the same dwelling density each year.

### *Conclusions*

The findings of this indicator demonstrate that dwelling density has been increasing annually in areas that are zoned for residential intensification within 800m of an FTN. In these locations, growth rates are significantly higher than other zones that accommodate residential activities. Since the AUP was made operative, the most growth in building consents issued for dwellings within 800m of an FTN is occurring within the urban residential ZERI.

The residential ZERI, the City Centre and Business Mixed Use zones are proving to be more efficient in delivering housing compared to other zones enabled for residential activities. This is because when the AUP zoning framework was being developed, these zones were spatially distributed around RTNs and FTNs in accordance with the quality compact urban form model.

It shows that land within and adjacent to centres and corridors or in close proximity to public transport in the business and residential ZERI are the primary focus for residential intensification. The intensification outcomes sought by the RPS are being achieved.

## Indicators 3, 4, and 5

| # | *Indicator* | *Measure* |
|---|---|---|
| *3* | Dwelling density increases in areas zoned for residential intensification, having walkable access to any public open space (social facility). | Dwelling density increases in areas within a walkable catchment of a public open space zoned site |
| *4* | Dwelling density increases in areas zoned for residential intensification, having walkable access to a public owned primary, intermediate and secondary schools (social facility). | Dwelling density increases in areas having walkable access to a public owned primary, intermediate and secondary schools (social facility) |
| *5* | Dwelling density increases in areas zoned for residential intensification, having walkable access to a centre. | The annual total number of dwellings, within a walkable catchment (accessibility) of a business centre zoned site. |

### *Background*

A walkable catchment[30], encompasses all the housing stock and building consents that were issued within an 800m extension from any public open space, public school and a centre of employment. The catchment has an irregular shape because the road and footpath network follow an organic grid pattern and the pattern of the existing roads, footpaths and accessways inform the walkable routes. For the purpose of this report the three indicator locations being *open space zoned sites, public schools* and *centres of employment*, are collectively termed as '*locations of social facilities and employment'* and referred to as '*walkable catchment locations'*.

### *Summary of key findings*

Dwelling density is increasing on land zoned for residential intensification within an 800m walkable catchment of locations of social facilities and employment. The findings show that dwelling density within

[30] Link to an explanation of a walkable catchment taken from Walkable catchments analysis at Auckland train and Northern Busway stations – 2013 Greg Holland December 2013.

800m of a centre, public school or a public open space zoned site is increasing at much higher rates than elsewhere in the AUP Urban Area or wider region. Lower density residential zones within 800m of an open space zoned site are either maintaining or decreasing the anticipated dwelling density for that zone.

### *Land Inside the AUP Urban Area*

A total of 13.5 per cent of the Auckland region is located within the AUP Urban Area. Of the Urban Area:

- 86.27 per cent of dwellings are located within 800m of an open space zoned site
- 77.31 per cent of dwellings are located within 800m of a public school
- 62.61 per cent of dwellings are located within 800m of a centre of employment.

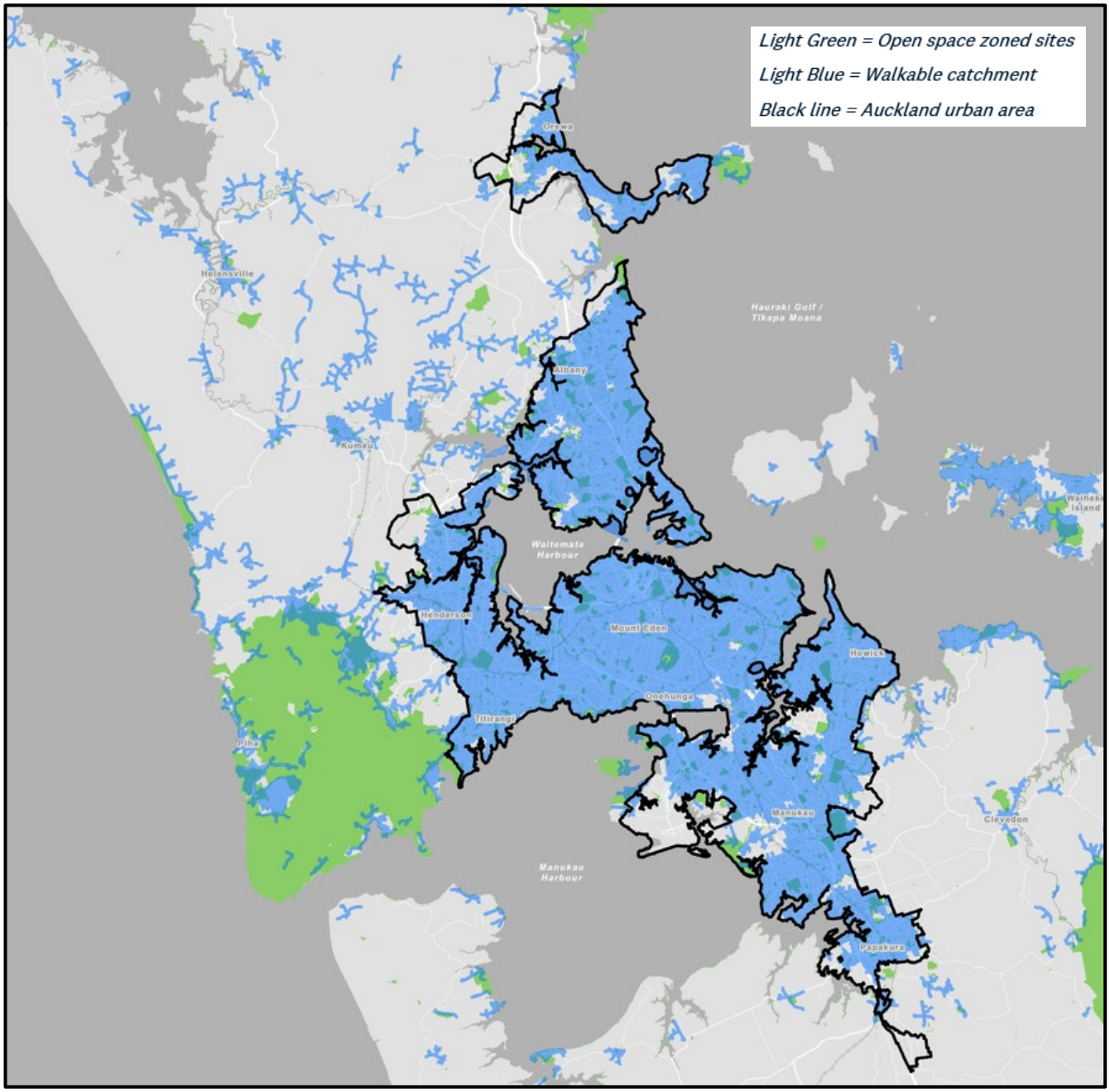



*Figure 15: Map showing how much of Auckland's Urban Area is within a walkable catchment of an open space.*

This statistics above show that the majority of Auckland's housing stock is within 800m of locations of social facilities and employment within the AUP Urban Area. The annual DVR data has shown steady increases of its residential housing stock year on year since the AUP became operative.

Inside the AUP Urban Area, most of the housing stock within 800m of locations of social facilities and employment is found within the urban residential ZERI.

The percentage of the three high density residential zone extents within an 800m walkable catchment of a public open space are 91 per cent for Mixed Housing Suburban, 86 per cent for Mixed Housing Urban and 95 per cent for THAB.

Notwithstanding, the Single House zone has considerable housing stock within these walkable catchment locations. This is because the Single House zone has a larger spatial extent than the residential ZERI both inside and outside the Urban Area Many of the dwellings in this zone have been established under legacy district plans.

Urban Business ZERI DVR data

Of the zoned land within 800m of locations of social facilities and employment in the Urban Business ZERI, the City Centre and the Business Mixed Use zones consistently have the highest numbers of dwellings added to the urban business ZERI DVR. However, most of the business ZERI experienced larger increases in 2020; most notably, the Metropolitan Centre zone. This trend did not carry through into 2021 with some zones showing a decline in its housing stock.

Urban Business ZERI BC data

Business ZERI building consents also show its largest numbers in the City Centre and Business Mixed Use zones. In 2018 through to 2021, building consents for dwellings have been generally declining in numbers in the City Centre zone despite the zone having the most development capacity. The Local Centre, Neighbourhood Centre and Town Centre zones are following this trend. The Business Mixed Use zone has experienced patterns of sporadic change in its numbers of building consents issued each year. In 2021, this zone had the highest numbers of building consents for dwellings in the urban business ZERI within 800m of locations of social facilities and employment.

General urban business conclusions

The urban business ZERI showed that dwelling density growth within 800m of locations of social facilities and employment has been occurring primarily in the City Centre and Business Mixed Use zones. In contrast, other business zones have undergone a general decline. Notwithstanding, in 2021 the City Centre zone underwent a significant drop in building consents being issued for dwellings while the Business Mixed Use zone saw a surge.

Urban Residential ZERI DVR data

The annual DVR has shown steady increases on land within 800m of locations of social facilities and employment in the urban residential ZERI. Most of the growth of housing stock numbers is within the Mixed Housing Suburban zone. This is enabled by the larger spatial extent of the Mixed Housing Suburban zone within walkable catchment locations and therefore has more land that can be developed for housing.

Urban Residential ZERI BC data

Generally, building consents issued for dwellings has increased every year in each of the urban residential ZERI within 800m of locations of social facilities and employment, since the AUP became operative. Each zone experienced annual increases on their respective previous year's building consent numbers. The exception is for the THAB zone in 2017 which underwent a decrease in building consent numbers before

increasing again in more recent years. Overall, the largest annual growth of building consent numbers for dwellings was generally in the Mixed Housing Suburban zone.

General urban residential conclusions

Most of the growth of housing stock numbers on land within 800m of locations of social facilities and employment occurs within the urban residential ZERI.

Other residential zones inside the Urban Area do not enable residential intensification (Single House and Large Lot zones), and as a result have not experienced growth rates like the ZERI. The largest housing stock and numbers of building consents issued for dwellings in other residential zones within 800m of locations of social facilities and employment is the Single House zone. Despite annual decline in the issue of building consents for dwellings, there is still considerable existing housing stock within 800m of locations of social facilities and employment. This is because the spatial extent of the zone was so large with much of its housing stock consented under legacy plans.

Figure 17 illustrates that relatively good employment opportunities and health care facilities can be found within a walkable catchment of a centre in Auckland's Urban Area. The percentages are still high with 88 per cent of THAB, 77 per cent of Mixed Housing Urban and 74 per cent of Mixed Housing Suburban zoned land within a walkable catchment of a centre.

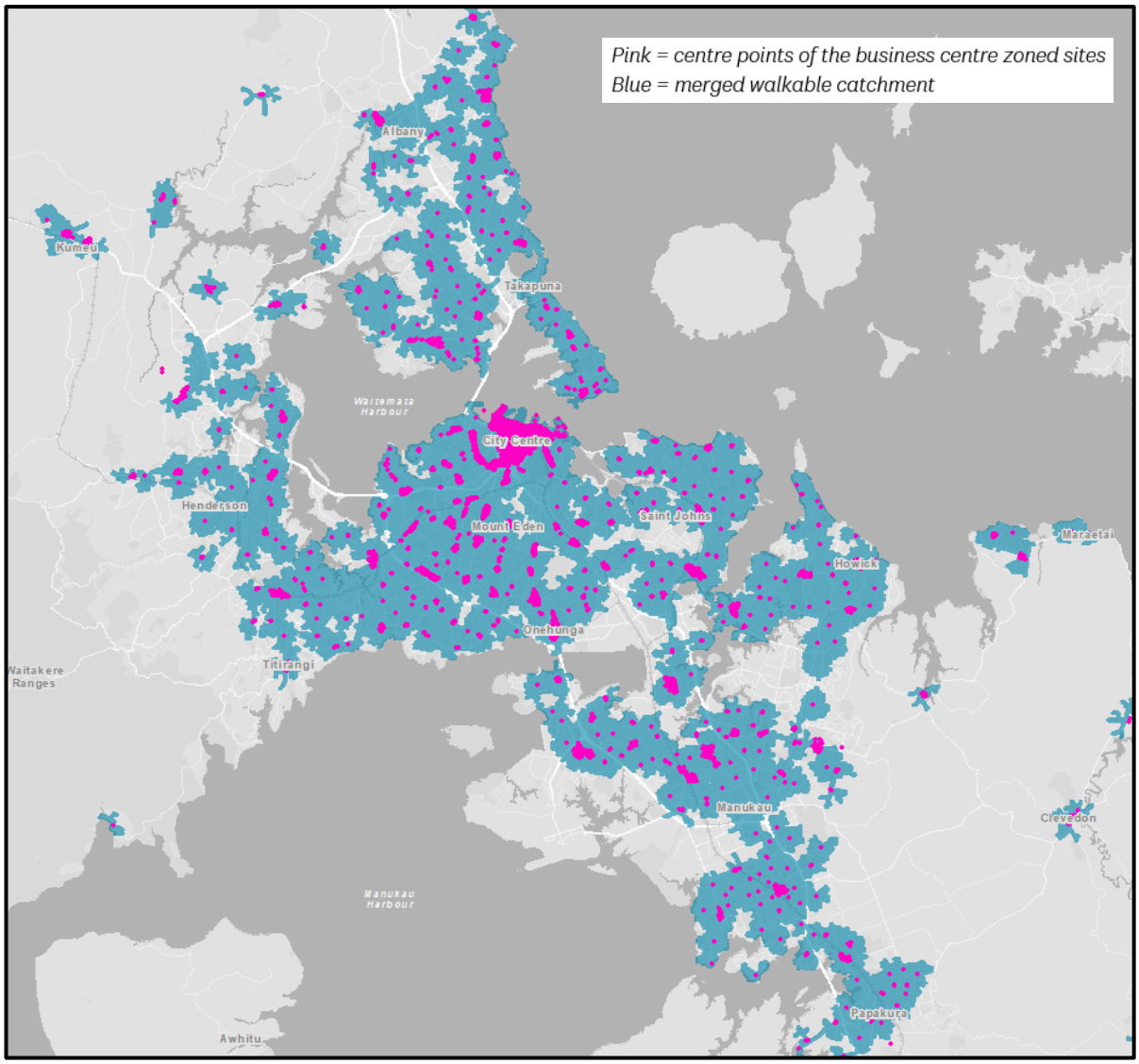



*Figure 16: Walkable catchment (800m) of business centre zones*

## *Outside the AUP Urban Area*

86.5 per cent of the Auckland region is located outside of the AUP Urban Area 2016. Of the non-urban Auckland region:

- 7.42 per cent is located within 800m of a public open space zoned site
- 4.42 per cent is located within 800m of a public school
- 1.51 per cent is located within 800m of a centre of employment.

Therefore, this is a relatively smaller catchment of analysis compared to the urban counterparts.

Outside the Urban Area, residential intensification is occurring in small pockets of non-urban ZERI within 800m of locations of social facilities and employment. However, most of the existing housing stock, along with most of the building consents issued for dwellings within these walkable catchment locations, is in the Single House zone.

Non-Urban Business ZERI DVR data

The housing stock within 800m of locations of social facilities and employment in the Town Centre and Neighbourhood Centre zones has been gradually increasing in numbers since the AUP became operative in

part. In each of the walkable catchments, the Business Mixed Use zones housing stock numbers have gradually been declining while in the Local Centre zone, housing stock numbers reached a peak in 2020 before declining.

Non-Urban Business ZERI BC data

Since the AUP became operative in part, building consents for dwellings within 800m of locations of social facilities and employment in the non-urban business ZERI have been generally low. Notwithstanding, in 2017 land within these catchments in the Town Centre zone. This zone had 63 dwellings granted building consent. In 2020, the Business Mixed Use zone within the catchments had a spike of dwellings granted building consent.

Non-Urban Residential ZERI DVR data

The majority of the housing stock within 800m of locations of social facilities and employment is found in the Single House zone. This is largely due to the housing stock having been established under legacy plans. It was coupled with the fact that the non-urban Single House zones' extent within these catchments is the largest non-urban residential zone extent of the Auckland region.

The next non-urban zone containing the most housing stock within these catchments is the Mixed Housing Suburban zone. It has maintained a steady annual increase since the AUP was made operative.

Other non-urban residential ZERI within 800m of locations of social facilities and employment had small annual increases of their respective housing stock.

Non-Urban Residential ZERI BC data

Land within 800m of locations of social facilities and employment, in the non-urban residential ZERI has had building consent granted for dwellings each year, except on THAB zoned land within 800m of a centre or employment during 2018, 2019 and 2020. However, in 2021, 43 dwellings were granted building consent in this catchment.

Overall, the Mixed Housing Urban zones experienced annual increases in their building consent numbers in each of the walkable catchments. The Mixed Housing Suburban zone in all three catchments saw a decline in its 2021 building consent numbers.

Outside the Urban Area, the largest number of building consents issued for dwellings within 800m of locations of social facilities and employment has consistently been within the walkable catchments of the Single House zone. These numbers have been gradually declining since the AUP was made operative, yet in 2021 all three catchments in the zone experienced increases.

In other non-urban residential zones within the walkable catchment locations, building consent numbers for dwellings have been small and showing no consistent trend.

### *Locations of growth*

Since the AUP was made operative, there has been a steady increase in the number of building consents approved for dwellings within 800m of locations of social facilities and employment. Business ZERI is a small proportion of the region's land area so for the analysis, the residential ZERI was included to determine the amount of ZERI zoned land with walkable access to various destinations.

Analysis looked at the proportion of business and residential ZERI land in the Auckland region within a walkable catchment and showed that:

- 55 percent of business and residential ZERI land was within 800m of a FTN
- 90 percent of business and residential ZERI land was within 800m of a public open space zoned site

- 69 percent of business and residential ZERI land was within 800m of a public school
- 77 percent of business and residential ZERI land was within 800m of a centre and healthcare facilities).

The urban residential ZERI has had the largest share annually of all of the catchments which is indicative that the AUP is delivering residential intensification in these walkable catchments. This follows the quality compact urban form model.

The Single House zone has a considerable housing stock inside the Urban Area and contains the largest housing stock outside the Urban Area. Furthermore, all three walkable catchments in the Single House zone generally have the largest annual share of building consents issued for dwellings outside the ZERI. This is to be expected as the Single House zone, both inside and outside the Urban Area, has the largest spatial extents within each walkable catchment.

### *Efficiency of measure*

Within the urban business ZERI, the City Centre zone is consistently the most efficient year on year, in terms of the number of dwellings relative to the amount of land zoned within 800m of locations of social facilities and employment.

Of the urban residential ZERI, the THAB zone is also the most efficient, however, this is anticipated as the catchments in the THAB have small spatial extents. Both the City Centre and the THAB zones have the highest development capacity of their respective zone categories of within 800m of locations of social facilities and employment.

Within the non-urban business ZERI, the housing stock and numbers of building consents issued for dwellings within the walkable catchments are small. The Business Mixed Use zone has the highest density but it's not as comparable to its urban Business Mixed Use counterpart. It has plateaued in terms of consents issued in 2020 and 2021.

Within the non-urban residential ZERI, the THAB zone's development land within 800m of locations of social facilities and employment, are more efficiently utilised each year since the AUP became operative. Depending on the catchment, the Mixed Housing Urban and the Mixed Housing Suburban zones have also been performing well in terms of efficiency in 2020 and 2021.

Other urban and non-urban residential zones not enabled for residential intensification within these walkable catchments, have generally not performed as efficiently as land in the ZERI. This can be attributed to each of these residential zones' respective density controls and the availability of land. This is not the case with the Single House zone. The catchments within this zone have been as efficient, if not more efficient than the business ZERI, excluding the City Centre zone.

### *Conclusions*

The findings of this indicator demonstrate that dwelling density has been increasing annually in areas that are zoned for residential intensification within 800m of locations of social facilities and employment.

In these locations, growth rates are higher than other zones that accommodate residential activities. Since the AUP was made operative, the most growth in building consents issued for dwellings within 800m of locations of social facilities and employment is occurring within the urban residential ZERI. The residential ZERI, the City Centre and Business Mixed Use zones are proving to be more efficient in delivering housing compared to other zones enabled for residential activities. This is because the AUP zoning framework designed these zones to be spatially distributed around RTNs, FTNs, social facilities and centres of employment in accordance with the quality compact urban form model.

Overall, in both the business and residential ZERI, the outcomes sought by the RPS being land within and adjacent to centres and corridors or in close proximity to social facilities (including public open space) are being met. This shows these destinations are the primary focus for residential intensification so this achieving the anticipated outcomes of the AUP.

## Indicators 6 and 7

| # | Indicator | Measure |
|---|---|---|
| 6 | Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a metro centre. | Dwelling density increases in areas inside of a 30-minute travel time of a metro centre. |
| 7 | Dwelling density increases in areas zoned for residential intensification, within 30 minutes travel time to a **major public hospital and/or healthcare facility.** | Dwelling density increases in areas inside of a 30-minute travel time of a major public hospital and/or healthcare facility. |

### *Background*

For the purpose of these indicators, the time and distance by vehicle is used to determine the scale of the catchment for the 30 minutes travel time. However, this travel would be by vehicle (private or public – including taxis or public transport depending on proximity). This provides a much wider catchment to measure accessibility to important destinations. Travel by vehicle would enable a significant proportion of residents to access destinations within the 30 minutes travel time specified in Indicators 6 and 7.

The Business - City Centre zone and the Business – Metropolitan Centre zone are referred to as metro centres for the analysis of Indicator 6. Within these two business zoned centres, residents should be able to access most (though not necessarily all) commercial services and social facilities.

The metro centres are also areas where a myriad of Indicators 7's 'healthcare facilities' can be found. The findings of Indicator 6 are relevant in consideration of Indicator 7 in terms of the increase of dwelling density within a walkable catchment of a healthcare facility.

Furthermore, with regards to Indicator 7, the findings of Indicator 6 will also be relevant in terms of the increase of dwelling density within 30 minutes travel time of a major public hospital and/or healthcare facility This is because health care facilities can be found in all metro centres and public hospitals are located across the region. For this reason, Indicator 7 focused on dwelling density within 30 minutes travel time of a public hospital and/or healthcare facility, and the catchment for Indicators 6 and 7 is the comparable extent.

Also of note is that all four of Auckland's major public hospitals are located within the AUP Urban Area. The 30-minute travel time catchments from hospitals and/or healthcare facilities extend out into the non-urban area of Auckland.

### *Crossovers with other indicators.*

Indicators 6 and 7 crosses over with:

- Indicator 5: *Dwelling density increases in areas zoned for residential intensification within a walkable catchment of employment opportunities* and because employment opportunities are provided for within Business Centre zoned land. This includes land zoned Business City Centre zone and Metropolitan

Centre zone. Indicator 7 refers to a major public hospital and/or healthcare facility, both of which often locate in these same zones.

- Indicator 7: The crossover only applies to the a major public hospital and/or healthcare facility component of Indicator 7 because these medical facilities are provided for and tend to locate within and or near to City Centre, Metropolitan, Town Centre or Business Mixed Use zoned land.


*Figure 17: Health care facilities within the Owairaka, Wesley, South Mount Eden, and Three Kings superimposed onto the AUP zoning map.*

## *Summary of key findings*

Dwelling density increases on land zoned for residential intensification within 30 minutes travel time of a metro centre, healthcare facility and/or a major public hospital. Figure 18 is an example of an area (Owairaka) that has the more intensive residential and business zones located close to a range of health facilities.

### *Metro Centres, healthcare facilities and major public hospitals*

The findings show that dwelling density within 30 minutes travel time to a metro centre a major public hospital and/or healthcare facility is increasing at much higher rates in the urban ZERI compared to the non-urban ZERI. Outside of ZERI, generally land within 30 minutes travel time of a metro centre is maintaining its respective dwelling density. The exception is the Single House zone which is increasing in terms of building consents issued but at a slower rate due its large spatial extent. This is at a lower density than in those zones enabled for residential intensification.

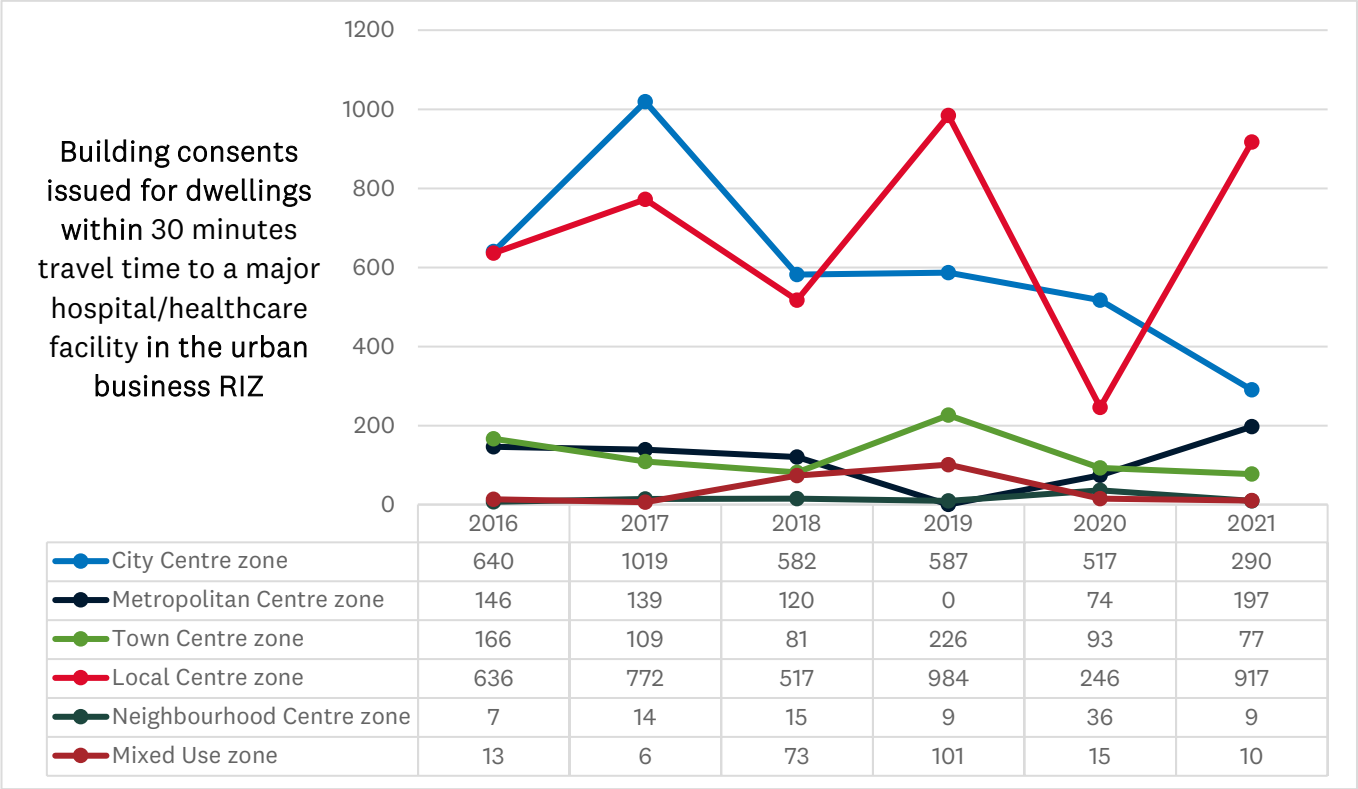
### *Inside the Urban Area*

Within the AUP Urban Area, 100 per cent of the land is located within 30 minutes travel time by vehicle to a metro centre, a major public hospital and/or healthcare facility. The travel catchments spill over the boundary of the Urban Area into the non-urban areas of Auckland. It is outside Auckland's Urban Area where the catchments can vary for each of the indicators.

For both indicators, the annual DVR data has shown steady increases of urban residential housing stock year on year since the AUP became operative.

Urban Business ZERI DVR data

The City Centre and the Business Mixed Use zones consistently have the highest numbers of dwellings added to the urban business ZERI DVR. However, most of the business ZERI experience larger increases in 2020. The most notable was in the Metropolitan Centre zone, although this trend did not carry through into 2021 with some zones undergoing a decline in housing stock.




| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|
| City Centre zone | 640 | 1019 | 582 | 587 | 517 | 290 |
| Metropolitan Centre zone | 146 | 139 | 120 | 0 | 74 | 197 |
| Town Centre zone | 166 | 109 | 81 | 226 | 93 | 77 |
| Local Centre zone | 636 | 772 | 517 | 984 | 246 | 917 |
| Neighbourhood Centre zone | 7 | 14 | 15 | 9 | 36 | 9 |
| Mixed Use zone | 13 | 6 | 73 | 101 | 15 | 10 |

*Figure 18: Line chart: annual numbers of building consents issued for dwellings within 30 minutes travel time, to a major public hospital and/or healthcare facility in the urban business ZERI.*

Urban Business ZERI BC data

Business ZERI building consents also show its largest numbers in the City Centre and Business Mixed Use zones. However, from 2018 through to 2021, building consents for dwellings have been generally declining in numbers in the City Centre zone. The Local Centre, Neighbourhood Centre and Town Centre zones are following this trend. In contrast, the Metropolitan Centre zone has seen increases in its dwelling building consent numbers in 2020 and 2021. The Business Mixed Use zone has undergone a sporadic pattern of change in numbers of building consents issued each year. In 2021 this zone had the highest numbers of building consents for dwellings in the urban business ZERI within these catchments.

Urban Residential ZERI DVR data

The annual DVR has shown steady increases on land in the urban residential ZERI. Most of the growth of housing stock numbers is within the Mixed Housing Suburban zone. However, this is to be anticipated as the Mixed Housing Suburban zone has a larger spatial extent and therefore more land that can be developed for housing.

Urban Residential ZERI BC data

Generally, building consents issued for dwellings has increased every year in each of the urban residential ZERI since 2016. Each zone underwent annual increases on their respective previous years building consents numbers except for the THAB zone in 2017. This zone saw a decrease in building consent numbers. Overall, the largest annual numbers of building consents for dwellings were recorded in the Mixed Housing Suburban zone.

Other residential zones

In Auckland, most of the growth of housing stock numbers occurs within the urban residential ZERI. Other residential zones such as the Single House and Large Lot zones inside the Urban Area are not enabled for residential intensification. As a result, these areas have not undergone growth rates like the ZERI.

The Single House zone has significant housing stock numbers and has had large numbers of building consents issued for dwellings. This could be for a number of reasons such as:

- the Single House zones spatial extent is the second largest after the Mixed Housing Suburban
- much of its housing stock was established under legacy district plans.
- under each data set, minor dwellings are counted as a dwelling even though they are secondary to the principal dwelling on a Single House zoned site. These dwellings cannot be disposed of separate to their parent sites, nor can they be sold on. Therefore, this in effect skews the data.

### *Outside the Urban Area*

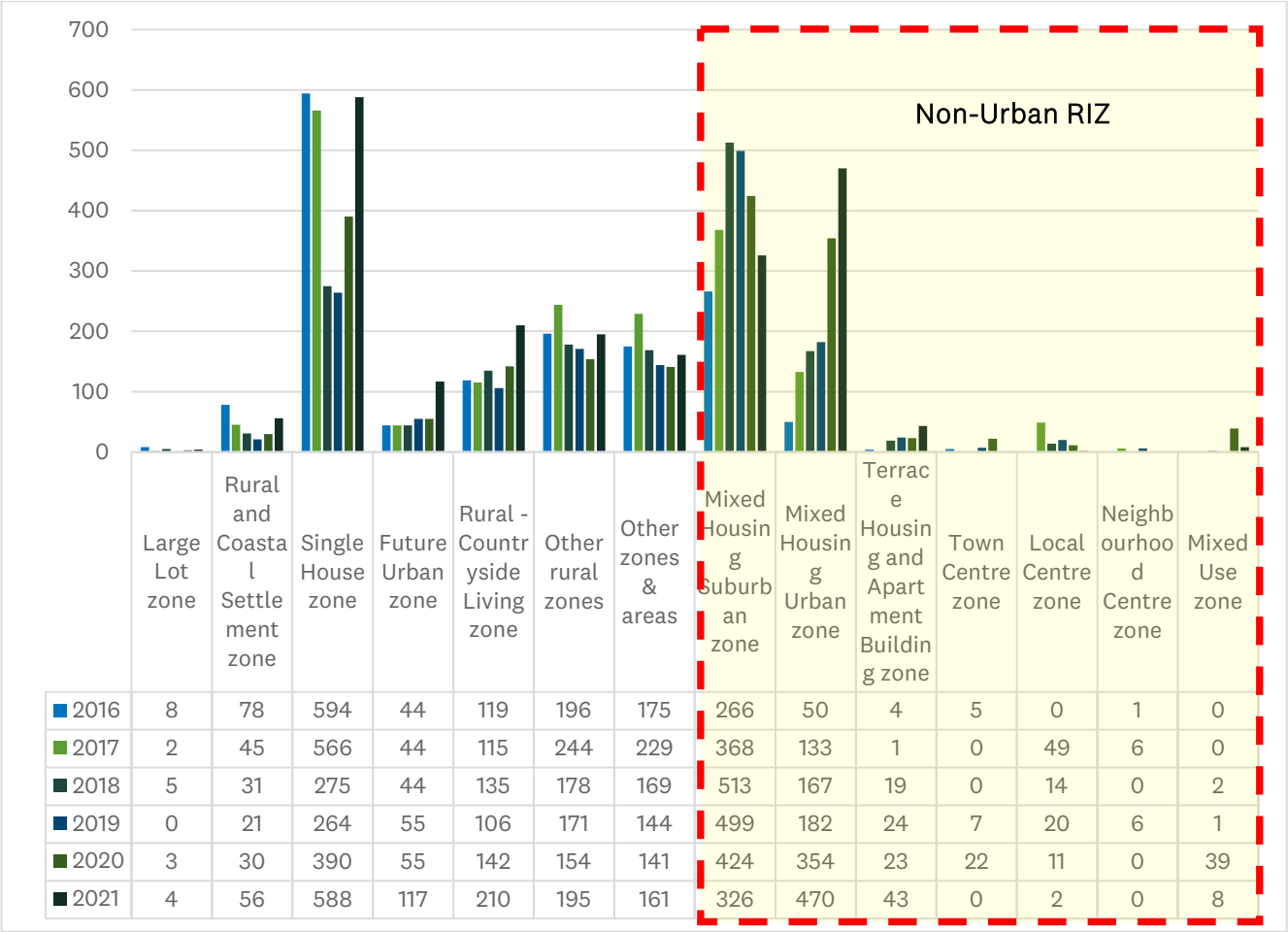
The non-urban Auckland region shows:

- 49.02 per cent is located within 30 minutes travel time to a metro centre and/or healthcare facilities.
- 39.52 per cent is located within 30 minutes travel time to a a major public hospital and/or healthcare facility.

These are substantial catchments in the non-urban parts of Auckland and residential intensification is occurring in non-urban ZERI but largely in the residential ZERI rather than the business ZERI. Most of the existing housing stock, along with most of the building consents issued for dwellings within these non-urban catchments, is in the Single House zone.

Non-Urban Business ZERI DVR

The housing stock within the 30-minute travel time to a metro centre catchment is larger compared to the 30-minute travel time to a major public hospital and/or healthcare facility catchment. However, the respective DVR housing stock increased annually at the same rate. The Town Centre zone housing stock for both catchments increased annually until 2019 when it started to decline in 2020 and plateau. Housing stock in the Neighbourhood Centre zones has been gradually increasing in numbers since the AUP was made operative but growth started to decline in 2021. In each catchment, the Business Mixed Use zones housing stock numbers have gradually been declining.




| | Large Lot zone | Rural and Coastal Settlement zone | Single House zone | Future Urban zone | Rural - Countryside Living zone | Other rural zones | Other zones & areas | Mixed Housing Suburban zone | Mixed Housing Urban zone | Terrace Housing and Apartment Building zone | Town Centre zone | Local Centre zone | Neighbourhood Centre zone | Mixed Use zone |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2016 | 8 | 78 | 594 | 44 | 119 | 196 | 175 | 266 | 50 | 4 | 5 | 0 | 1 | 0 |
| 2017 | 2 | 45 | 566 | 44 | 115 | 244 | 229 | 368 | 133 | 1 | 0 | 49 | 6 | 0 |
| 2018 | 5 | 31 | 275 | 44 | 135 | 178 | 169 | 513 | 167 | 19 | 0 | 14 | 0 | 2 |
| 2019 | 0 | 21 | 264 | 55 | 106 | 171 | 144 | 499 | 182 | 24 | 7 | 20 | 6 | 1 |
| 2020 | 3 | 30 | 390 | 55 | 142 | 154 | 141 | 424 | 354 | 23 | 22 | 11 | 0 | 39 |
| 2021 | 4 | 56 | 588 | 117 | 210 | 195 | 161 | 326 | 470 | 43 | 0 | 2 | 0 | 8 |

*Figure 19: Annual building consents for dwellings within 30 minutes travel time to a major public hospital and/or healthcare facility by zone outside AUP Urban Area*

Non-Urban Business ZERI BC

Different trends have emerged in each of these non-urban business ZERI catchments. In 2017, building consents for dwellings in the Town Centre and Business Mixed Use zones, within the 30 minutes to a metro centre had comparatively high numbers (63 and 49 respectively). However, it was the Local Centre zone which had the highest numbers of dwelling building consents (49) catchments within the 30 minutes to a major public hospital and/or healthcare facility

In 2020, there were increases again in building consents issued for dwellings in some of the business ZERI. The zones differed depending on the catchment type. In the 30-minute travel time to a metro centre catchment, the Neighbourhood Centre zone had the highest numbers of dwelling building consents. To a major public hospital and/or healthcare facility catchment, it was the Business Mixed Use zone with the most dwelling building consents. Notwithstanding in 2021, all zones experienced a decline in building consents issued for dwellings.

Non-Urban Residential ZERI DVR

The non-urban Residential ZERI zone containing the most housing stock within these catchments is the Mixed Housing Suburban zone. In each catchment, this zone has maintained a steady annual increase since the AUP was made operative. The housing stock in the 30 minutes travel time to a metro centre catchment is larger than the housing stock in the 30-minute travel time to a major public hospital and/or healthcare facility catchment.

Outside of the residential ZERI, the majority of the non-urban housing stock within the 30-minute catchments is found in the Single House zone. This is followed in numbers by the Rural and Coastal Settlement zone. However, this zone's relative catchments experienced fluctuations in its housing stock numbers since the AUP was made operative.

Non-Urban Residential ZERI BC

In the 30-minute travel time catchment to a metro zone, no consistent trend has emerged in the building consent numbers for dwellings in the non-urban residential ZERI. The Mixed Housing Urban zone building consent numbers have been the highest in the residential ZERI for the past two years despite the decline in 2021.

In the 30-minute travel time catchment to a major public hospital and/or healthcare facilities, site within the Mixed Housing Urban and THAB zones have seen an annual increase and the numbers of building consents issued for dwellings. The Mixed Housing Suburban zone building consent numbers peaked in 2018 and have been on a gradual decline since.

Outside the of the non-urban ZERI, in both catchments the Single House zone has consistently had the most building consents issued for dwellings. However, in the 30-minute metro centre catchment, the numbers have been on a general decline in recent years.

The largest number of building consents issued for dwellings within 800m of locations of social facilities and employment has consistently been within the walkable catchments of the Single House zone. These numbers have been gradually declining since the AUP was made operative, yet in 2021 all three catchments in the zone experienced increases.

In other non-urban residential zones, the building consent numbers for dwellings in the 30-minute travel catchment to a major public hospital and/or healthcare facility have been higher compared to the 30 minutes to a metro centre catchment. This was especially evident in the Rural Countryside Living Zone, although more recently, numbers have generally declined.

### *Locations of growth*

Since the AUP was made operative, there has been a steady increase in the number of building consents approved for dwellings within within 30 minutes travel time to a metro centre, a major public hospital and/or healthcare facility throughout Auckland's urban area. The urban residential ZERI has had the largest share annually in all the catchments. This indicates that intensification (primarily on residential and business ZERI land) within 30-minute travel catchments of public hospitals and/or healthcare facility is occurring as anticipated by the AUP. This supports the quality compact urban form model.

Notwithstanding, the Single House zone has a considerable housing stock, both inside and outside the Urban Area. Within these 30-minute travel catchments, the Single House zone generally has the largest annual share of building consents issued for dwellings outside the ZERI.

### *Efficiency of measure*

Within the urban business ZERI, the City Centre zone is consistently the most efficient year on year, in terms of the number of dwellings relative to the amount of land zoned within 30 minutes travel time to a metro centre, a major public hospital and/or healthcare facility. Notwithstanding, the annual number of building consents issued within these business zones relative to each catchment has shown an inconsistent trend.

The residential zone conclusions demonstrate that the intensification of residential areas within 30 minutes travel time catchments is occurring in all three of the high-density residential zones, both inside and outside the Urban Area.

Of the urban residential ZERI, the THAB zone is also the most efficient, however, this is anticipated as the catchments in the THAB have small spatial extents and both the City Centre and the THAB zones have the highest development capacity of their respective zone categories of within these 30-minute catchments. Other urban residential zones such as the Single House zone, not enabled for residential intensification within these 30-minute travel time catchments, have not performed as efficiently as land in the ZERI. This could be attributed to lower density controls for those zones.

Within the non-urban business ZERI, the housing stock and numbers of building consents issued for dwellings within the 30-minute catchments are small. The Business Mixed Use zone has the highest density; however, it is not comparable to its urban counterpart and has plateaued in 2020 and 2021.

Within the non-urban residential ZERI, the THAB zone's development land, within the 30-minute catchments, are more efficiently utilised each year since the AUP became operative. Depending on the catchment the Mixed Housing Urban and the Mixed Housing Suburban have also been performing well in terms of efficiency in 2020 and 2021.

### *Conclusions*

The findings of this indicator demonstrate that dwelling density has been increasing annually in areas that are zoned for residential intensification within 30 minutes travel time to a metro centre, a major public hospital and/or healthcare facility, since the AUP became operative.

In these locations, growth rates are higher than other zones that accommodate residential activities. Since the AUP was made operative, the most growth in building consents issued for dwellings within these 30-minute catchments is occurring within the urban residential ZERI. The residential ZERI and the City Centre and Business Mixed Use zones are proving to be more efficient in delivering housing compared to other zones enabled for residential activities. This is because when the AUP zoning framework was being designed, these zones were spatially distributed around RTNs, FTNs, social facilities and centres of employment, in accordance with the Quality Compact Urban Form model.

Overall, in both the business and residential ZERI, the outcomes sought by the RPS are being achieved. This is because land within, and adjacent to, centres and corridors, or in close proximity to social facilities (including public open space), is the primary focus for residential intensification.

## Indicators 8, 9, 10, 11, and 12

| # | *Indicator* | *Measure* |
|---|---|---|
| *8* | Residential developments have a connected grid or semi-grid street network. | The street networks of residential neighbourhoods established under the AUP demonstrate orthogonal or organic grid street patterns. |
| *9* | Residential developments have walkable street blocks. | The street networks of residential neighbourhoods established under the AUP are on average, no longer than 200m in length. |
| *10* | Residential developments have enough intersection density to support walking. | The number of intersections in residential neighbourhoods established under the AUP are at a density that supports a walkability environment. |

| | | |
|---|---|---|
| *11* | Residential developments have an adequate provision of street trees. | Street trees are provided for along streets in residential neighbourhoods established under the AUP at an average spacing of no less than one tree per every 15m of street. |
| *12* | Streets in residential developments are designed to be safe for pedestrians. | • Footpaths and/or shared spaces are provided for along both sides of streets in residential neighbourhoods established under the AUP.<br>• Buildings provide active street frontages by:<br>  ○ fronting onto and positively addressing the public street,<br>  ○ having clearly identifiable entrances with direct pedestrian access from the street,<br>  ○ having glazing at ground floor to enable views into and out of the building,<br>  ○ incorporating active land uses fronting the street, or habitable rooms in residential areas,<br>  ○ fencing if present, is no more than 1.4m high or is visually permeable.<br>• Streets provide clear lines of sight.<br>• Significant intersections provide pedestrian crossings, raised crossings or similar. |

## *Background:*

Within the Auckland region, there have not been many large-scale greenfield or brownfield residential developments that have been consented under the AUP provisions. As of February 2020 when this indicator was analysed, few of these have progressed to a finalised stage. Therefore, two case studies were used to analyse these indicators.

The Wainui Precinct (located to the west of Silverdale) and the Fenchurch Tamaki Regeneration located in Glen Innes were used as case studies. These two recently developed neighbourhoods were assessed in terms of walkability, safety and amenity of street networks as examples of residential areas developed under the AUP.

## *Summary of key findings*

### *Wainui Precinct, west of Silverdale*

The Wainui Precinct is partly developed, with a newly formed street network in the southern part of the precinct completed in 2021. The study area is located in the south of the Wainui Precinct where it has been subdivided. It is the first part of the precinct to be developed and is still under construction. Roads are completed in most but not all parts of the study area. Houses are under construction, with some completed and occupied.

The average block length in the developed part of the Wainui Precinct is 172m. Overall, the precincts' street block lengths are considered good practice because this is creating street blocks that are on average, no longer than 200m in length.

When the development was assessed for the purposes of this monitoring report in February 2020, the Wainui Precinct intersection density was not considered to favourably contribute to promoting a walkable neighbourhood. This was due to the low number of intersections per square kilometre. However as noted

above, the precinct had not been completed and many of the intersections outside of the study area have not yet been constructed so there is potential for the intersection density to increase.

The Wainui Precinct's street tree planting is considered good practice in providing an attractive quality development which promotes a walkable neighbourhood. It is acknowledged that the provisioning of the street trees may not be in accordance with Auckland Transport's recommended spacing. However, the number of street trees provided on average is equal to one every 20m which achieves the outcomes sought in Auckland Transport's Urban Street and Road Design Guide. It recommends that street trees be regularly and closely spaced – ideally at spacings of 15 - 20 m. This maintains a visual connection across the street and the integrity of the street as a whole. trees should not have dense foliage below the eye level. The leaves of trees capture particulates, absorb carbon dioxide, improve air quality, intercept rainwater and reduce air temperature.

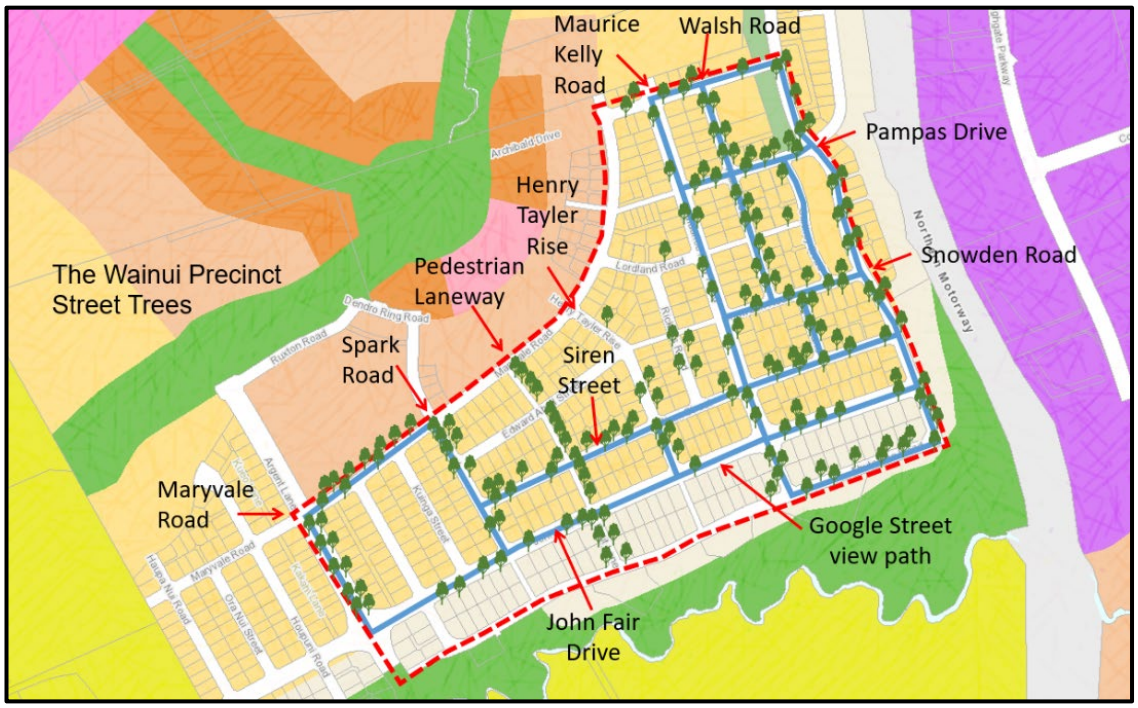



*Figure 20: Plan of existing street trees in the south-eastern part of the Wainui precinct subdivision*

In considering a range of pedestrian safety elements such as provision of footpaths, identifiable entrances to dwellings, ground floor glazing, visually permeable fencing, clear street sight lines and pedestrian crossings, it was concluded that overall pedestrian safety in the Wainui Precinct is successful. A more detailed analysis regarding pedestrian safety and amenity is found within the 'Quality Built Environment' monitoring report (B2.3).

### *Fenchurch*

The Fenchurch neighbourhood of Glen Innes originally was a low-rise, low-density neighbourhood, with some examples of good neighbourhood street network connectivity. The study area of the regenerated Fenchurch neighbourhood has a much smaller footprint that the Wainui Precinct and measures 0.15 kilometre squared in area.

Kāinga Ora and the Tāmaki Regeneration Company master-planned this area and the neighbourhood street network connectivity has greatly increased.

When comparing the network street connectivity of the Fenchurch neighbourhood from 2001 and 2021 it is clear the large-scale redevelopment of the neighbourhood consented under the provisions of the AUP, has a predominantly *orthogonal* grid or semi-grid street network.

Additionally, the average street block length in this neighbourhood is approximately 48m in length and has approximately 40 intersections. Auckland Transport's Urban Street and Road Design Guide seeks permeable and connected movement networks to provide choices for people walking and cycling, reduce land consumption, and improve overall network efficiency. The level of connectivity in Fenchurch shows the street design will promote walking and cycling.

The new master planned Fenchurch neighbourhood provides street trees in accordance with Auckland Transport's recommended tree spacing. Accordingly, the Fenchurch neighbourhood is considered good practice, creating an urban ngahere (forest) which contributes to neighbourhood amenity values.

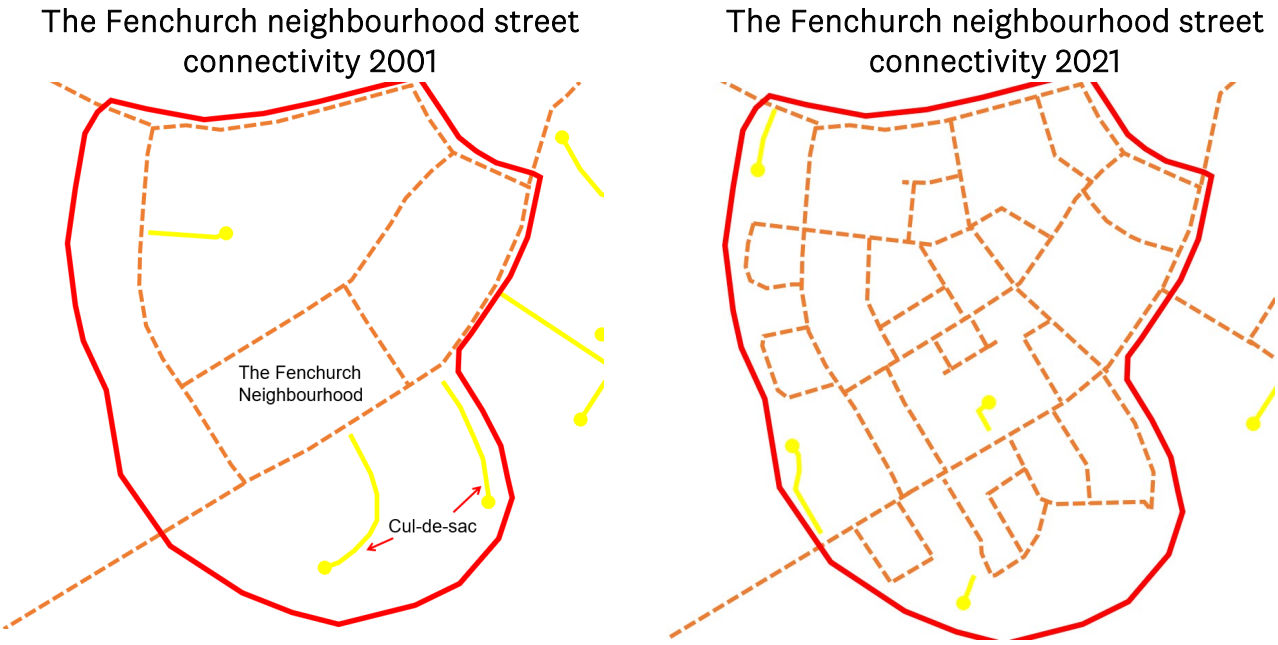



*Figure 21: Comparative study of the street connectivity patterns of the Fenchurch neighbourhood 2001 and 2021*

For Indicator 12, both study areas were assessed to determine if they were designed to be safe for pedestrians. There were eight measures that each study area was assessed against. These measures included:

1. The presence of footpaths on both sides of the residential development's streets.
2. Clear identifiable entrances to all of the dwellings in each development.
3. Direct access for pedestrians from the street to the dwellings
4. Primary glazing on the ground floor of the dwellings.
5. Habitable rooms facing the street.
6. The presence of visually permeable fencing no higher than 1.4 metres.
7. Streets have clear lines of sight.
8. Intersections provide pedestrian crossings.

The measures that were analysed to determine how they contribute to pedestrian safety in this neighbourhood were generally met. Exceptions to this was a pedestrian footpath not provided on one side of a street and the absence of traffic calming provisions at significant intersections. Notwithstanding, the

development generally adopts the principles as outlined in the Auckland Design Manual and Auckland Transport urban street and road design guide.

### *Conclusions*

The two case studies analysed illustrate that street connectivity, walkability, street amenity and pedestrian safety are important considerations in the urban design and planning of large-scale residential neighbourhoods. While only two case studies of new large-scale subdivision were assessed, they both demonstrated *a connected grid or semi-grid street network*. Both developments achieved the good practice outcomes for street tree planting and street network design sought by Auckland Transport's Urban Street and Road Design Guide

A limited assessment of one greenfield and one brownfield large scale residential development area indicates that walkable safe street networks with reasonable amenity can be achieved in residential areas as required by the AUP RPS. However, the small sample size and incomplete assessment limits the ability to make generalised statements in terms of assessing the efficiency and effectiveness of the plan. It is also key to note that a new street network may arise from other factors beyond the scope of the AUP, such as changes to design practice and infrastructure codes of practice.

## Indicator 13

*Housing stock provides a wide range in choice of housing type, size and location.*

### *Measures*

- The average (mean) floor area of dwellings, as an annual series, within the urban zones that enable various forms of housing choice, since (and including) 2017.
- The average (mean) floor area of dwellings, as an annual series, since (and including) 2017 within Auckland's local board areas.
- The numbers of different dwelling types consented, as an annual series, within the urban zones that enable various forms of housing choice, since (and including) 2017.
- The numbers of different dwelling types consented, within Auckland's local board areas.

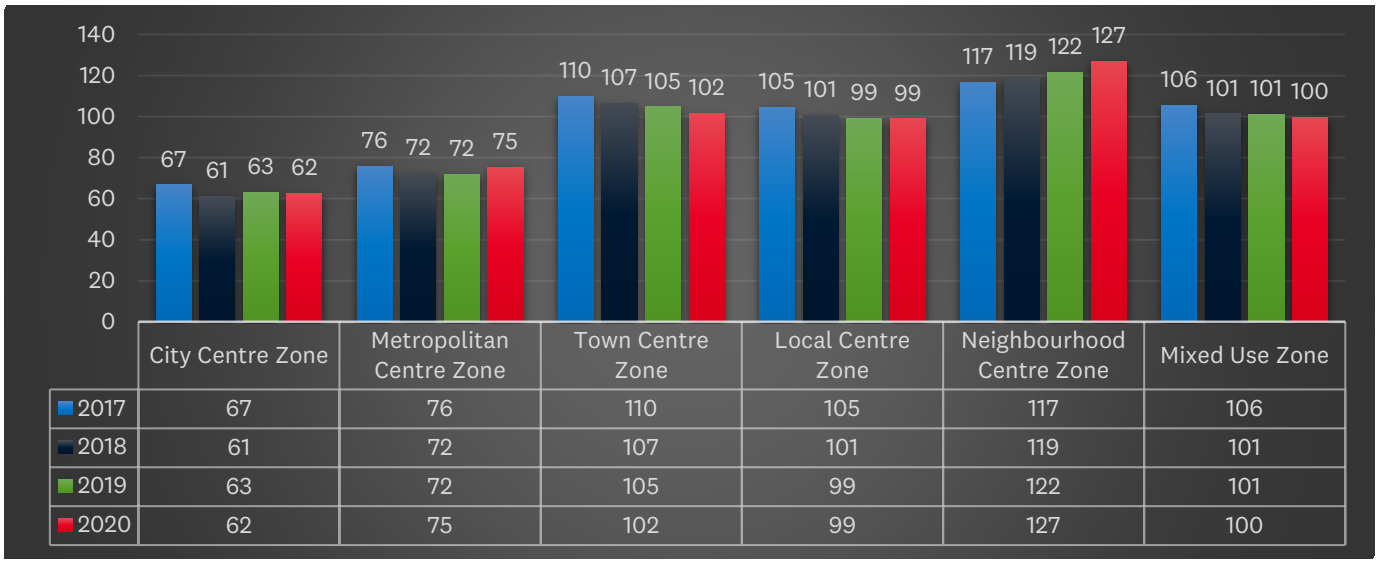
### *Summary of key findings*

Dwelling size

The average floor area of dwellings within the Town Centre, Local Centre and Business Mixed Use zones has been decreasing each year. By comparison, in the Neighbourhood Centre zone the average residential floor area has steadily increased in size. The average floor area in the City Centre and Metropolitan Centre zones has fluctuated annually.

The average floor area of dwellings within business zones is typically smaller than the average floor areas of dwellings found within residential zones. This is because the prevalent dwelling typology found within these zones are either apartments, flats or units. These typologies promote efficient use of the land.

The average floor area of dwellings granted building consent from 2018 through to 2021 has been generally increasing, despite some zones having sporadic changes in the annual average size of dwellings therein.




| | City Centre Zone | Metropolitan Centre Zone | Town Centre Zone | Local Centre Zone | Neighbourhood Centre Zone | Mixed Use Zone |
|---|---|---|---|---|---|---|
| 2017 | 67 | 76 | 110 | 105 | 117 | 106 |
| 2018 | 61 | 72 | 107 | 101 | 119 | 101 |
| 2019 | 63 | 72 | 105 | 99 | 122 | 101 |
| 2020 | 62 | 75 | 102 | 99 | 127 | 100 |

*Figure 22: Bar Chart showing the Mean Floor Area in Business zones (m²)*

The average floor areas of dwellings within residential zones that enable intensification (i.e. THAB, Mixed Housing Urban and Mixed Housing Suburban zones) have seen a general reduction in size.

It must be noted that the time lag between a building consent being granted, and the resulting dwelling being reflected in the DVR data can be around two to three years. Therefore recent trends evident in the building consent data may not be reflected in the same reporting year.

Overall, a comparison of the data indicates larger average dwellings are being consented in most zones than the average size of the current stock. Exceptions to this are the THAB and Mixed Housing Urban zones where the consented dwellings are the same or smaller than the total dwelling stock. This reflects the level of redevelopment encouraged by the AUP, with larger existing dwellings on single sites being redeveloped for multi-unit development, particularly in the THAB zone.

Dwelling size and location (Local Board areas)

A comparison between the two data sets (DVR and Building Consents) indicates larger dwellings are being consented in most local board areas than the average size of the current stock. The data presents a similar pattern of the distribution of dwelling sizes across the local boards, with a general pattern of the total dwelling stock in more central areas getting smaller or staying roughly the same over time, with dwellings further from central Auckland growing in average size.

Dwelling types consented

Overall, the data shows a decreasing proportion of standalone houses, an increasing number of townhouses, flats and units, and a reasonably steady proportion of both apartments and retirement village units.

In terms of dwelling types by zone, the data shows that just over half of consented apartments were located within business zones. Standalone houses comprise the majority of dwellings consented in both the Single House zone (87 per cent) and Mixed Housing Suburban zone (63 per cent), while in the Mixed Housing Urban and THAB zones the proportions are less (at 38 per cent and 15 per cent respectively.)

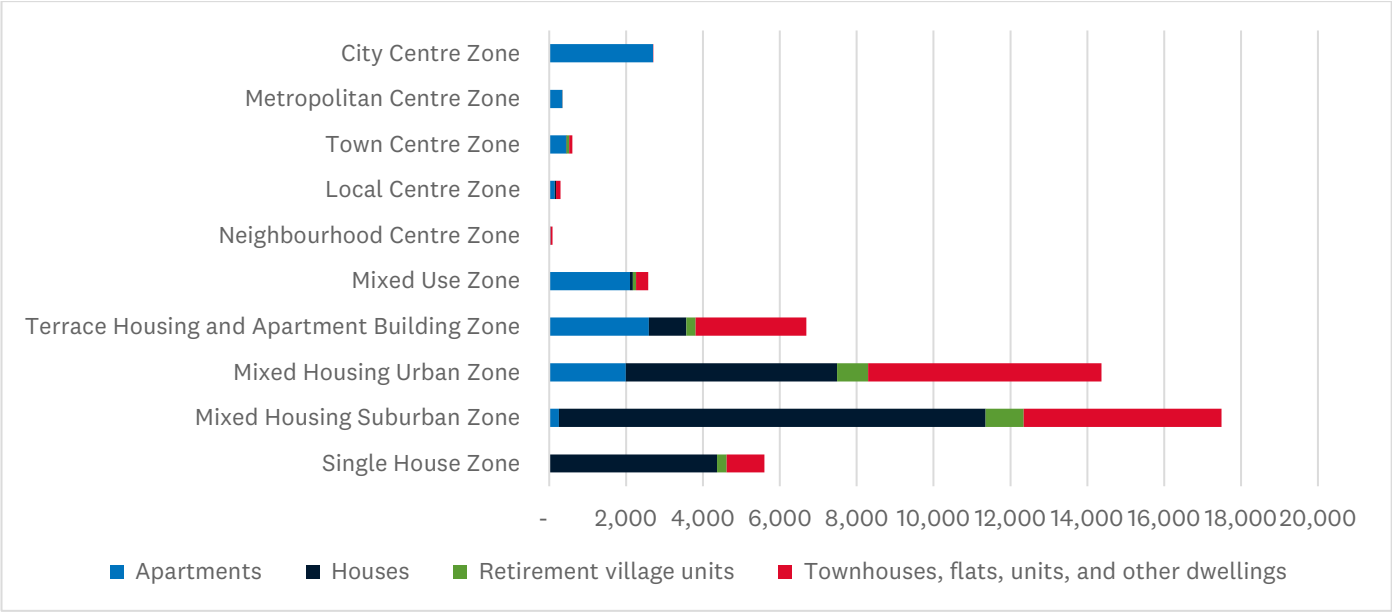



*Figure 23: Bar chart showing housing types by zone 2017 – 2020 – dwellings granted building consent.*

Dwelling Types Consented – Location (Local Board areas)

Figure 24 shows the analysis of housing typologies across all the Local Board areas. Apartments are a dominant typology in the City Centre and in areas with close proximity to the City Centre. Most of the Local Board areas have at least one third of their new residential developments in townhouses, terraces and flats. Only those Local Board areas towards the urban outskirts and with rural areas have a predominance of building consents for standalone houses.

Retirement village units are found predominantly throughout the North Shore and the isthmus. Local board areas on the outskirts of the isthmus (Franklin and Rodney, as well as Howick, Hibiscus and Bays and Papakura) have lower numbers of apartments being consented. There is a clear trend with 14 out of 19 local board areas having more than 50 per cent of all dwellings consented as attached dwellings.

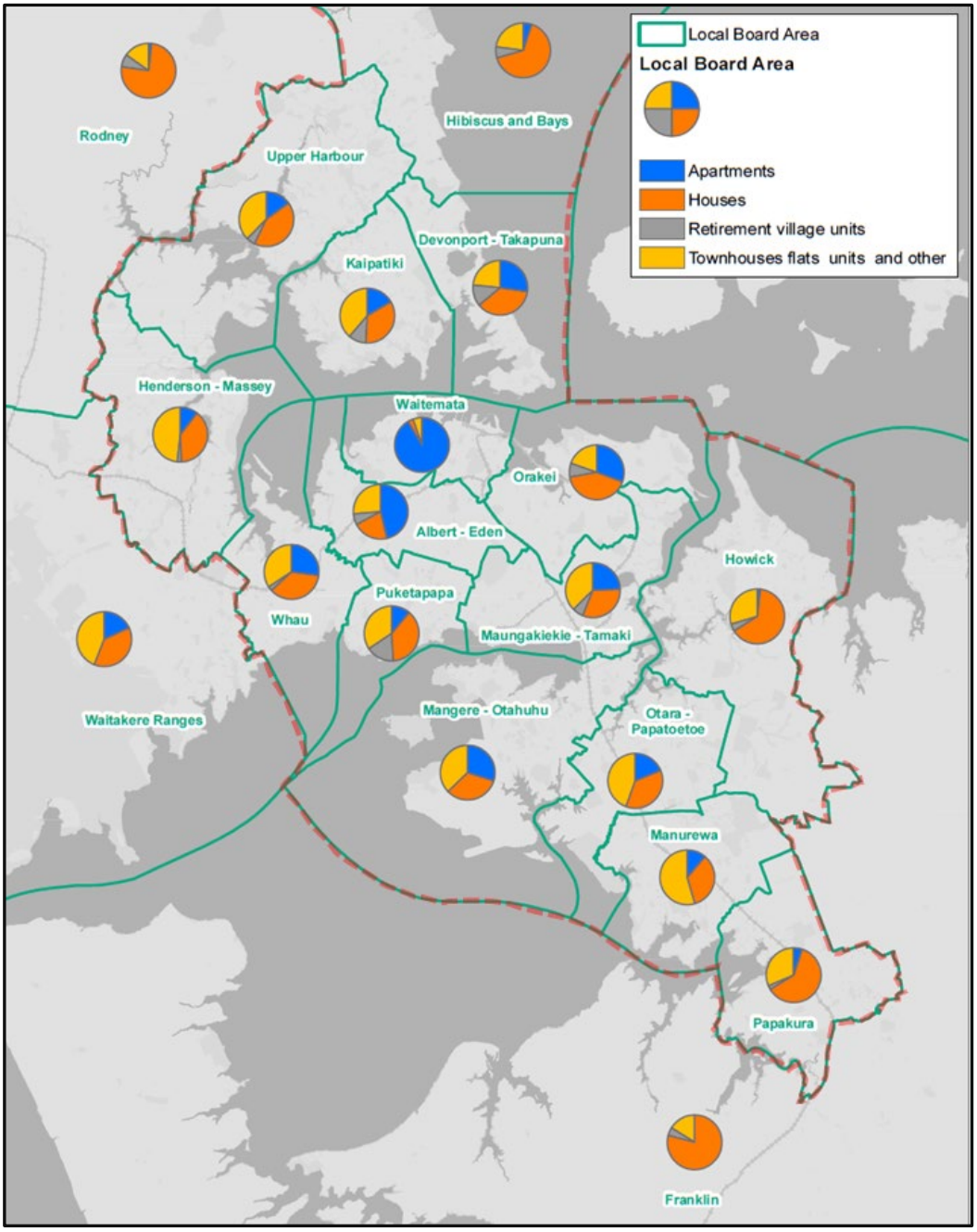



*Figure 24: Housing typology by local board (2017-2020) – dwellings granted building consent.*

## *Efficiency of measure*

Relying on the increase in development capacity has meant a range of opportunities for development across Auckland. A year-on-year increase in building consents has meant more dwellings have been delivered. While the indicators show a diverse range of dwelling types and sizes enabled across the local board areas, it is unclear whether the current pipeline of housing development is adequately meeting the needs of people and communities.

## *Conclusions*

The datasets indicate larger than average size dwellings are being consented in most zones when compared with the average size of the current stock. Exceptions to this are the THAB zone and the Mixed Housing Urban zone where the consented dwellings are the same or smaller than the total dwelling stock.

This reflects the level of redevelopment encouraged by the AUP, with existing dwellings on large single sites being redeveloped for multi-unit development, particularly in the THAB zone.

Similarly, the data indicates a trend of smaller dwellings in central locations and increasingly larger dwellings further from the city.

In terms of housing choice measured within the local board areas that make up Auckland's Urban Area, apartments, townhouses and terraces are the dominant dwelling typologies being granted building consent (refer to Figure 25). Conversely, standalone houses are the dominant dwelling typology towards the outskirts of the AUP Urban Area. Retirement village units are predominantly found throughout the North Shore and the isthmus.

Over the monitoring period, 56 per cent of all dwellings consented were for attached dwellings and 44 per cent for detached dwellings.

## Indicators 14 and 16

| # | *Indicator* | *Measures for both* |
|---|---|---|
| *14* | AUP housing capacity provides a wide range in choice of housing size, type and location. | • The plan-enabled capacity for dwellings.<br>• The commercially feasible development capacity for dwellings. |
| *16* | RIMU modelled feasible development capacity meets the required dwelling numbers set out in new NPS-UD requirements. | |

### *Background*

The housing capacity component of Indicator 14 crosses over with Indicator 16, which looks at the Housing Assessment for the Auckland region. For this reason, these indicators were considered together, and the key findings reported below. Moreover, while there is a relationship between Indicators 13 and 14, indicator 13 analysed the type, size and location of housing stock.

### *Summary of key findings*

The evidence shows that, under the capacity already enabled by the AUP, housing is being delivered at very high levels in Auckland.

The commercially feasible capacity under the AUP exceeds the demand for housing over the long, medium and short-term. The expected growth in demand is between 331,000 and 384,000 households. The estimated capacity is between 838,000 and 1.4 million dwelling units.

With respect to Indicator 14 (AUP housing capacity in terms of size, type and location), capacity can be evaluated by residential zone, and indicates a wide geographic distribution across zones with options for location, lifestyle and house size.

Commercially feasible capacity was evaluated by house typology in residential zones using a maximum profit scenario. Under a maximum profit scenario, houses are available in a range of house types, but apartments would be less common and would be the most expensive. Terrace housing typologies are the most feasible under this scenario.

Commercially feasible capacity was also evaluated by house typology in residential zones using a minimum dwelling price scenario. Under a minimum dwelling price scenario, terrace house typologies are the most feasible, with apartments also feasible in numbers, and houses are less feasible.

The findings overall demonstrate that the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years. This is true even if the Future Urban Zone capacity is not included.

There are several notes/disclaimers important to take into consideration as part of the assessment of Indicators 14 and 16:

1) *The Housing Assessment for the Auckland Region 2021 only assessed housing capacity in residential zones and did not include an assessment of residential capacity in business zones that allow residential growth. That will be addressed in future assessments.*
2) *The housing assessment provides a snapshot of capacity at a point in time.*
3) *The housing assessment also indicates that notwithstanding the large plan-enabled capacity that is commercially feasible as of 2021, the market may reach an efficient price equilibrium in the future that is well above deemed affordability. This results from a mismatch between the average ability to pay (particularly the deposit cost) and the commercially feasible average cost of a house.*
4) *Further capacity will be added to the AUP from 2022 onwards as the council initiates plan changes to respond to the requirements of NPS-UD.*

### *Efficiency of measure*

At the macro level, the AUP is effective and efficient in the sense that it is not constraining housing capacity or the choice of house typology, size or location.

### *Conclusions*

Findings show that housing capacity enabled by the AUP is being delivered at record levels in Auckland. Moreover, the commercially feasible capacity under the AUP significantly exceeds the demand for housing over the long, medium and short-term. Even without the capacity enabled by the Future Urban Zone, the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years.

## Indicator 15

*Housing affordability is maintained or improved over time.*

### *Measures*

Housing affordability is measured by:

- the average cost to purchase a dwelling since the AUP became operative
- the average cost to rent a dwelling since the AUP became operative.

### *Background*

Housing affordability for low and moderate-income New Zealanders is an issue subject to many factors. The AUP has streamlined land supply and reduced unnecessary regulations that hinder the construction of new houses but has no influence on actual affordability. Despite interventions, house prices have continued to rise. Data to assess affordability as part of this assessment relied on a variety of sources, including CoreLogic NZ's bi-annual Affordability Report, the Real Estate Institute of New Zealand (REINZ) median residential sale prices, and Barfoot and Thompson average weekly rent reports.

Housing affordability (overall) is determined by looking at the price to purchase a dwelling and the cost of renting a dwelling in the Auckland region.

Indicator 13 (*Housing stock provides a wide range in choice of housing type, size and location)* is also relevant to the context of this assessment and ideally should be read in conjunction with it.

### *Summary of key findings*

The AUP does not contain mechanisms which can directly influence housing affordability. Both median house prices and mean weekly rents for Auckland show a steady increase over the monitoring period. Median residential sales prices increased to a greater degree between December 2019 and December 2020. With this steady increase in the cost of both renting and buying homes, even with low interest rates at the time of this assessment, households with low to moderate incomes find it challenging to access secure housing to meet their needs.

### *Efficiency of measure*

While a diverse range of dwelling types and sizes have been enabled across the region, it is unknown whether the current pipeline of housing development will adequately meet the needs of people and communities. As part of a council-wide affordable housing programme, research into planning responses to enable more affordable housing concluded that changes to the AUP to enable an inclusionary zoning approach had a high risk of legal challenge in the current legislative and policy context.

Auckland Council has prepared an advocacy plan to seek additional tools to enable methods such as inclusionary zoning to secure more affordable homes. Elected members and staff are in ongoing dialogue with central government on issues relating to housing affordability.

### *Conclusions*

While the AUP does not contain mechanisms which can directly influence housing affordability, continued monitoring and analysis of data held by Auckland Council and Kāinga Ora to understand housing need and demand for different housing types and sizes at different locations would be valuable.

Moreover, further investigation and analysis of alternative tenure types that support meeting the needs of the intermediate housing market is required. Examples include co-housing, build-to-rent, shared ownership and leasehold housing. There is potential for non-regulatory methods to encourage alternative tenure developments.

Improved understanding of housing submarkets across the region and more detailed analysis of housing needs to support the Housing and Business Assessment required by the NPSUD, would be helpful to inform a planning response to housing affordability challenges.

Improved monitoring of affordable housing is required to better understand how the intermediate housing market is being supported. Collaborative working with other councils and the Ministry of Housing and Urban Development would enable an agreed definition, and consistent data collection and reporting. Where affordable housing is delivered, either relative or retained, this could be tagged on the District Valuation Roll with appropriate information.

Housing capacity enabled by the AUP is being delivered at record levels in Auckland. Moreover, the commercially feasible capacity under the AUP significantly exceeds the demand for housing over the long, medium and short-term. Even without the capacity enabled by the Future Urban Zone, the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years.

# Theme outcomes

The six RPS B2.4 residential growth objectives were organised into four themes supported by sixteen indicators. These provided an assessment framework for analysing data primarily from the District Valuation Roll (DVR) and Stats NZ building consents. The outcomes are presented under the four themes.

## Theme 1 - Indicators of housing growth in zones enabling residential intensification, and near high frequency public transport

Theme 1 analyses whether residential growth and intensification is occurring in appropriate zones and close to public transport. It responds to Objective B2.4.1(1) Residential intensification which supports a quality compact urban form. The most relevant indicators used for this theme and objectives are 1 and 2.

The first indicator looked at how dwelling density has changed each year since the AUP became operative, in zones that enable residential intensification within Auckland's Urban Area 2016. The other indicator for this theme explored dwelling density within a walkable catchment of public transport.

### Business ZERI residential growth

The largest business ZERI by area are the Business Mixed Use and Town Centre zones. The City Centre zone is a smaller area but with its generous and in some cases unlimited height limits, enables the highest densities.  Figure 26 shows the spatial distribution of these zones.

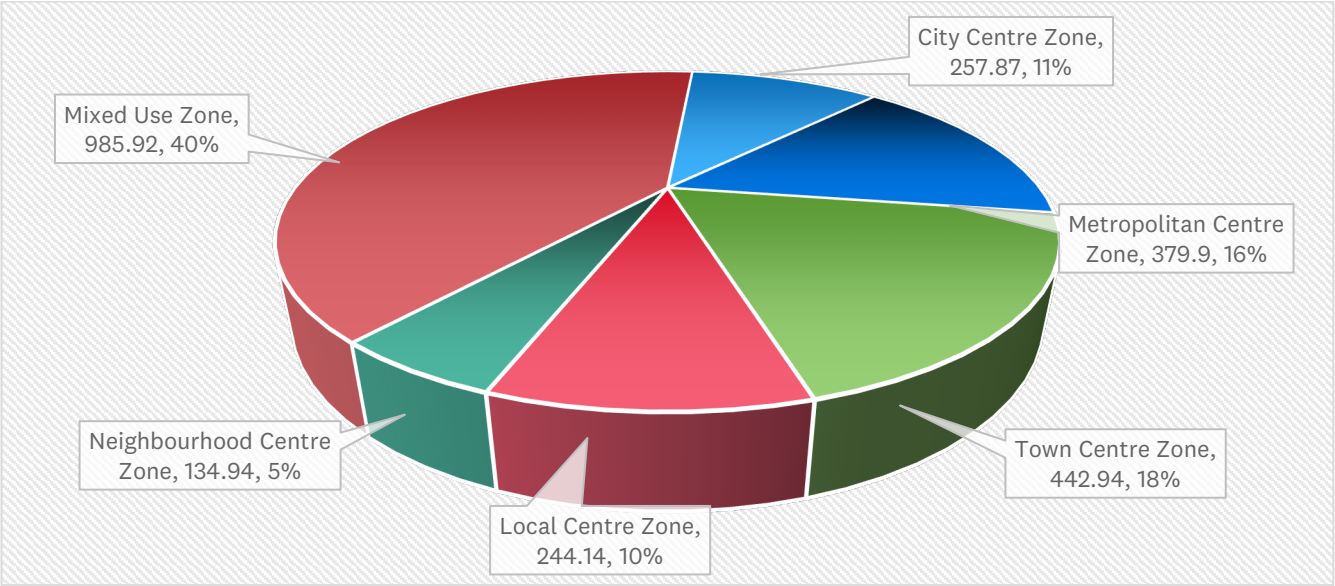



*Figure 25: Pie chart showing the percentage share of business ZERI applied as a breakdown of the regional total (0.5 per cent) of business ZERI zoned land.*

The Business - City Centre and Business Mixed Use zones had the most residential development compared to the other business ZERI. The City Centre zone consistently maintained a higher number of dwellings per hectare and has planning provisions that enable greater height limits compared to the Business Mixed Use zone. Furthermore, the Business Mixed Use zoned land makes up 40 per cent of the share of business ZERI, whereas the City Centre zoned land has a smaller 11 per cent share. This causes the ratio of dwellings to land and therefore density in the City Centre to be much higher.

The number of building consents issued has seen peaks and troughs for the business ZERI between 2017 and 2020. There were larger increases of multi-dwelling developments in most of the business ZERI and particularly in the Business Mixed Use and the Town Centre zones in 2019 although numbers declined again in 2020. Contrasting this trend in 2020, the Metropolitan zone experienced an increase of 36 per cent in the number of dwellings within walkable catchments on the previous year. Figure 28 shows the spatial extent of residential development in the business ZERI during the monitoring period.

The findings showed that majority of new multi-dwelling residential development in business ZERI were within a walkable catchment of a public transport node such as an RTN or FTN bus stop or train station. Intensive housing in these zones supports the RPS objective for a quality compact urban form. Figure 29 illustrates the spatial location of building consents around public transport nodes in the Mt Albert – Kingsland area.

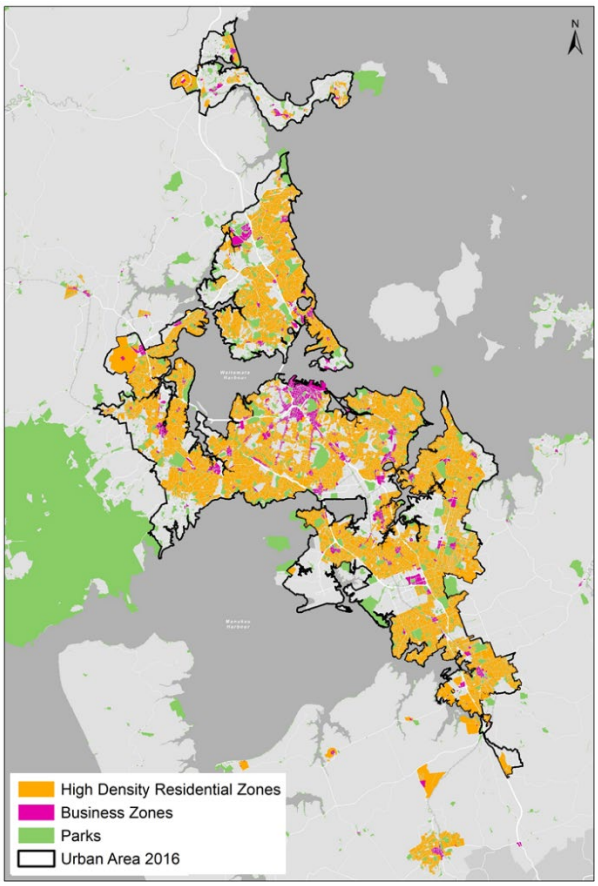



*Figure 26: 2016-2020 extent of ZERI coverage in Auckland*

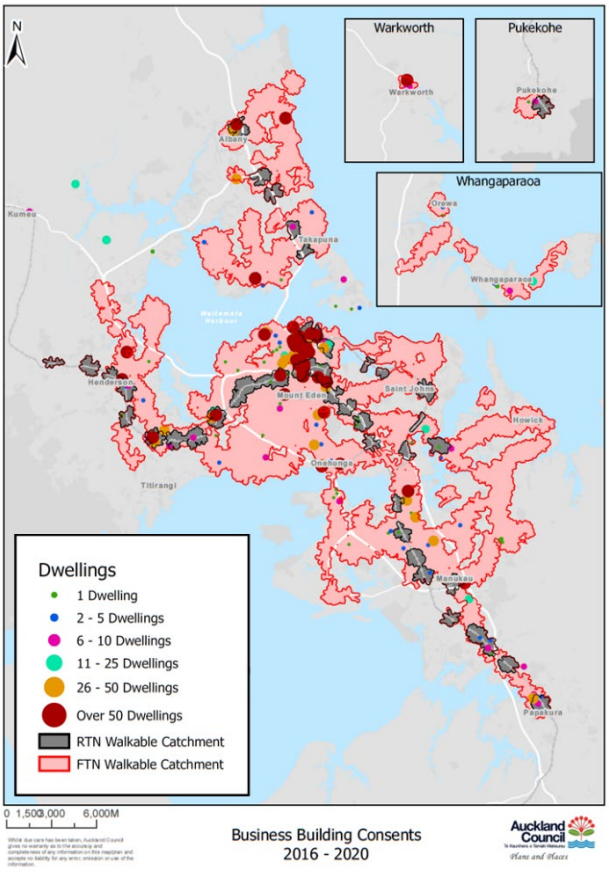



*Figure 27: locations of building consents for dwellings in the business ZERI*

With regards to business-zoned land within a walkable catchment of an FTN, there is a trend showing a fluctuations in the numbers of building consents issued since the AUP became operative. For instance, the Metropolitan Centre and Local Centre zones experienced a substantial increase in 2020 following a period of varied growth.

The upward trend of large-scale residential intensification components being incorporated into the designs of developments in business ZERI lands in proximity to public transport, is especially evident within the City Centre zone and the Business Mixed Use zone. However, in 2020 the Metropolitan Centre zone underwent a 36 per cent increase in the number of dwellings within walkable catchments on the previous

year. This indicates that there is ample capacity for business ZERI land to accommodate more residentially focused activities than it currently provides for.

Figure 28 illustrates an example of how much ZERI land is generally found within a walkable catchment of an RTN, and where building consents for dwellings in the business ZERI have been issued since the AUP became operative.

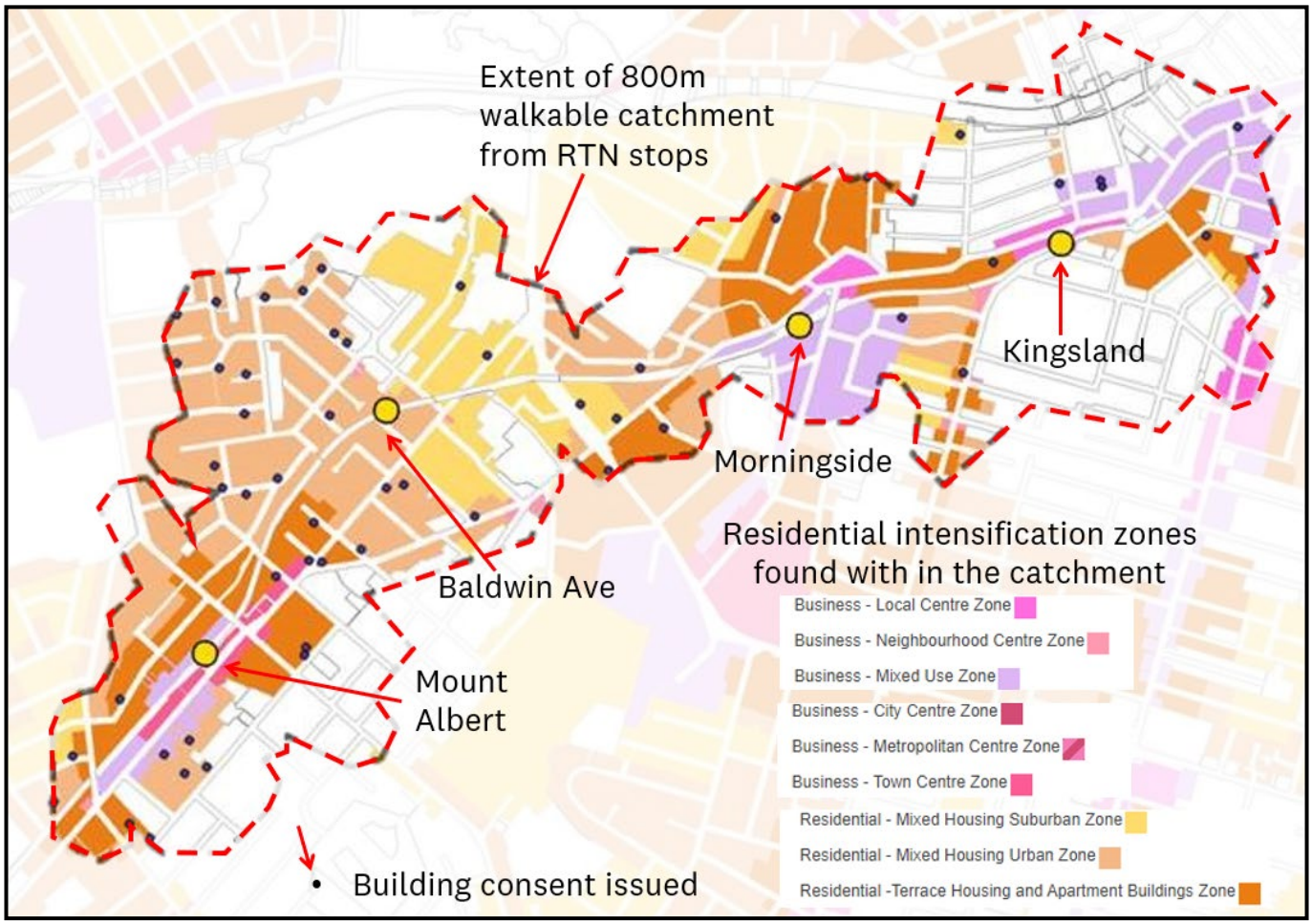



*Figure 28: 2017-2020 building consents issued within walkable catchments of an RTN*

## Residential ZERI growth

The three high density residential Terrace Housing and Apartment Building (THAB), Mixed Housing Urban and Mixed Housing Suburban zones have 60 per cent of their area within walkable catchments of a public transport node. This is where dwelling density has been increasing annually since the AUP became operative.

The number of building consents issued for each of the residential ZERI maintain an upward trend year on year. In 2018 the THAB and Mixed Housing Suburban zones saw the highest increase in the numbers of building consents issued for dwellings, after which their respective numbers started to maintain a steady annual growth. The Mixed Housing Urban zone had the highest number of building consents issued in 2019. From 2018 to 2020, the Mixed Housing Suburban zone consistently had the highest number of building consents issued for dwellings.

The THAB zone has consistently delivered on density outcomes with an average of 18.6 dwellings per hectare per year since the AUP was made operative. This is what was anticipated as it provides for higher

density (including apartments). The THAB zone occupies 10 per cent of the three high density zones and their respective relative area coverage. Both the Mixed Housing Urban and the Mixed Housing Suburban zones had a similar average density: 14.5 and 14.0 respectively, despite the unequal share of their respective relative land area coverage (Mixed Housing Urban – 30 per cent; Mixed Housing Suburban – 60 per cent).

From 2019 through to 2021, there has been an increase in the number of building consents approved for multi-dwelling residential developments throughout Auckland's Urban Area. This is illustrated in Figure 29 which shows all of the building consents for various scales of development approved in the residential ZERI from the end of 2016 to June 2020.

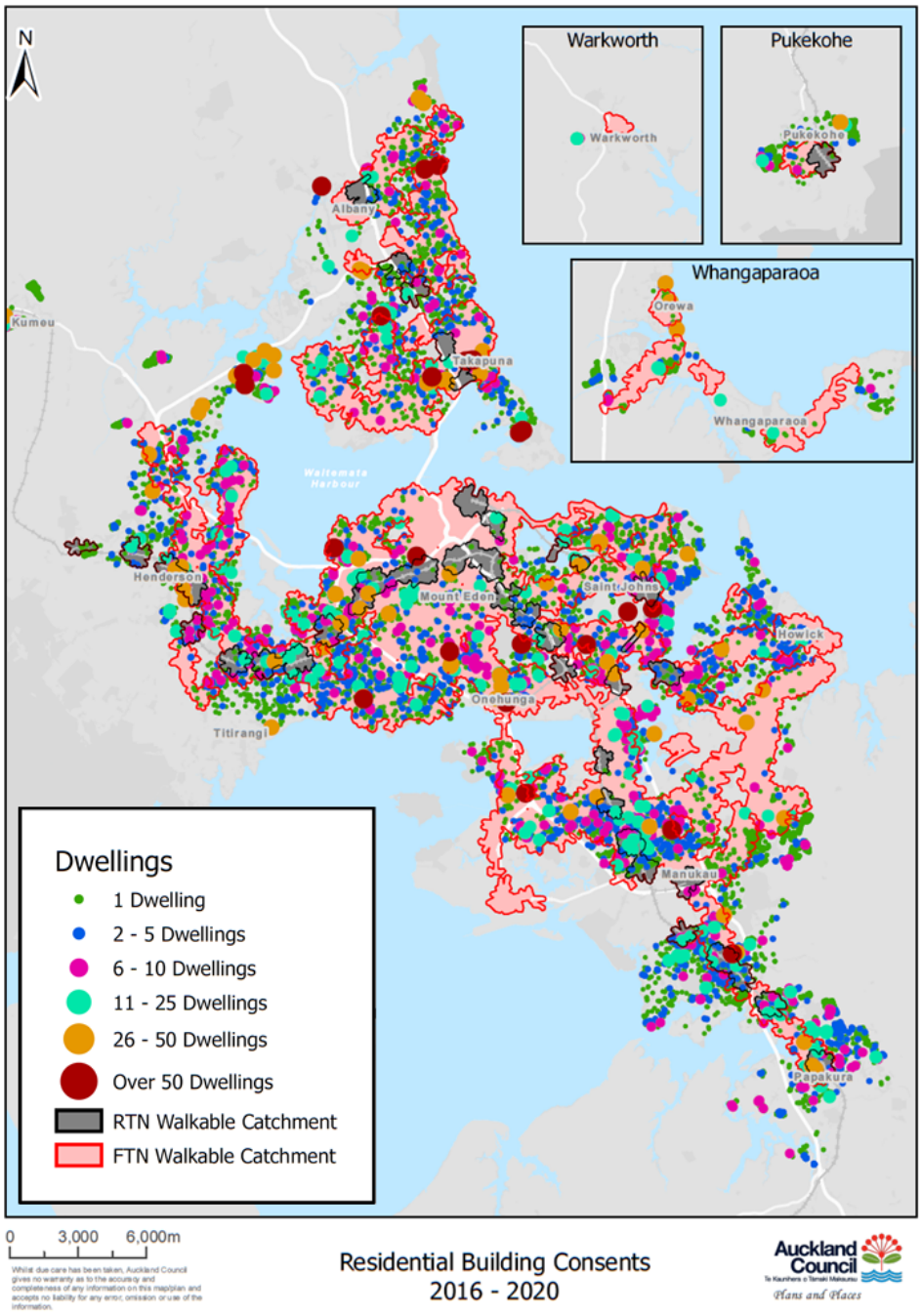



*Figure 4: Locations of building consents for dwellings in the residential ZERI*

Overall, in both the business and residential ZERI, the outcomes sought by the RPS (being land within, and adjacent to, centres and corridors, or in close proximity to public transport as the primary focus for residential intensification), are being achieved. This supports the quality compact urban form model.

### Locations of residential growth

Most neighbourhoods in Auckland's Urban Area have experienced some form of residential growth such as Avondale, New Lynn, Manurewa and Papakura. However, there are exceptions. This includes some areas zoned Single House-or subject to other plan requirements such as character overlays. Examples of locations where there has been less growth are Herne Bay, Ponsonby, Parnell, the Whangaparaoa Peninsula, East Tāmaki Heights and Dannemora. Consistently, each year there have been large scale (50+ dwellings) residential development building consents approved in the City Centre area.

In 2018, 2019 and 2020 the southwestern part of the Isthmus (Avondale, New Lynn and Blockhouse Bay) and the south-eastern part of Auckland's urban area (Manurewa and Papakura) have had multiple building consents approved for all scales of residential development.

In general, from 2019 through to 2021, there has been an increase in the number of building consents approved for multi-dwelling residential developments throughout Auckland's Urban Area.

### Theme 1 Conclusions

The conclusion for this theme and RPS objectives is that the AUP is effective in achieving residential growth and density in the business and residential zones that enable residential intensification. The number of new dwellings is on an upward trend and intensification is occurring particularly in those areas close to high frequency public transport. The AUP is delivering residential intensification primarily through brownfield and infill development. This achieves Objective B2.4(1) Residential intensification seeking a quality compact urban form.

## Theme 2 - Indicators of residential growth in AUP Zones Enabling Residential Intensification

This set of indicators assesses whether residential growth is occurring in locations and in a manner that enables walkable access to destinations that are important to the wellbeing of residential communities. It is part of the quality compact aspiration of the AUP objectives. Objectives B2.4.1(2), B2.4.1(3) and B2.41(5) are concerned with residential development with safe, efficient access to public transport, public open space, centres and other services to support the needs of residents and communities.

### Walkable catchments

Business ZERI is a small proportion of the region's land area so for the walkable catchments analysis, this is combined with the residential ZERI. These indicators determined the total amount of ZERI zoned land with walkable access to a range of destinations.

Analysis looked at the proportion of business and residential ZERI land in the Auckland region within a walkable catchment. The outcomes are:

- 55 percent of business and residential ZERI land was within 800m of a FTN
- 90 percent of business and residential ZERI land was within 800m of a public open space
- 69 percent of business and residential ZERI land was within 800m of a public school

- 77 percent of business and residential ZERI land was within 800m of a centre.

**Business ZERI residential growth in walkable catchments**

Business ZERI land located within walkable catchments of FTN's and public open space zones have had annual increases in dwelling growth and density. The amenity values and accessibility derived from living in proximity to parks and open spaces, schools and centres mean the surrounding residential zoned land are also attractive for developers to intensify.

Business ZERI land located around FTN's and open space zones have been undergoing an annual increase in dwelling growth and density. The amenity values and accessibility that are derived from living in proximity to parks and open spaces, schools and centres mean the surrounding residential zoned land are also attractive for developers to residentially intensify.

Each of the business centre zones list dwellings as a permitted activity, thus incentivising developers to incorporate residential components where dwelling density is less restricted. Of all the business ZERI land, the City Centre zone is most permissive.

Trends within a walkable catchment of a centre where employment opportunities and healthcare facilities can be found show dwelling density has been increasing annually. This is both within business zoned centres and the business Business Mixed Use zoned sites. The monitoring has revealed that the catchment associated with this indicator covers a large part of the AUP Urban Area. There is the natural assumption that residential dwellings within business zones are generally dependent on the type of work that residents are engaged in, within a walkable catchment of employment locations and services.

Building consents for dwellings issued within these various catchments have fluctuated from year to year across the zones. There is a trend evident that the number of building consents issued each year is on a recent decline in the City Centre and Town Centres. This has not been the case with the Metropolitan Centre and Local Centres where the numbers of building consents issued for dwellings has most recently been increasing. The Business Mixed Use zone has also fluctuated with the only rise in 2019. Notwithstanding, there is evidence of ongoing residential growth within all of these walkable catchments covered by the indicators.

**Residential ZERI growth in walkable catchments**

Dwelling density has been increasing annually in these residential zoned areas within all of the walkable catchment areas of each indicator, since the AUP became operative.

The AUP enables residential intensification on residential-zoned land located around FTNs through the spatial application of zones that do not apply density restrictions.

Since 2018, the number of dwellings that are added to the DVR, in the three residential zones enabling residential intensification within a walkable catchment of a Rapid Transport Network, have almost doubled annually.

This trend is repeated within those areas within a walkable catchment of an open space. This can be largely attributed to the amount of land within the respective ZERI that is in proximity to an open space, as shown in Figures 30 and 31.

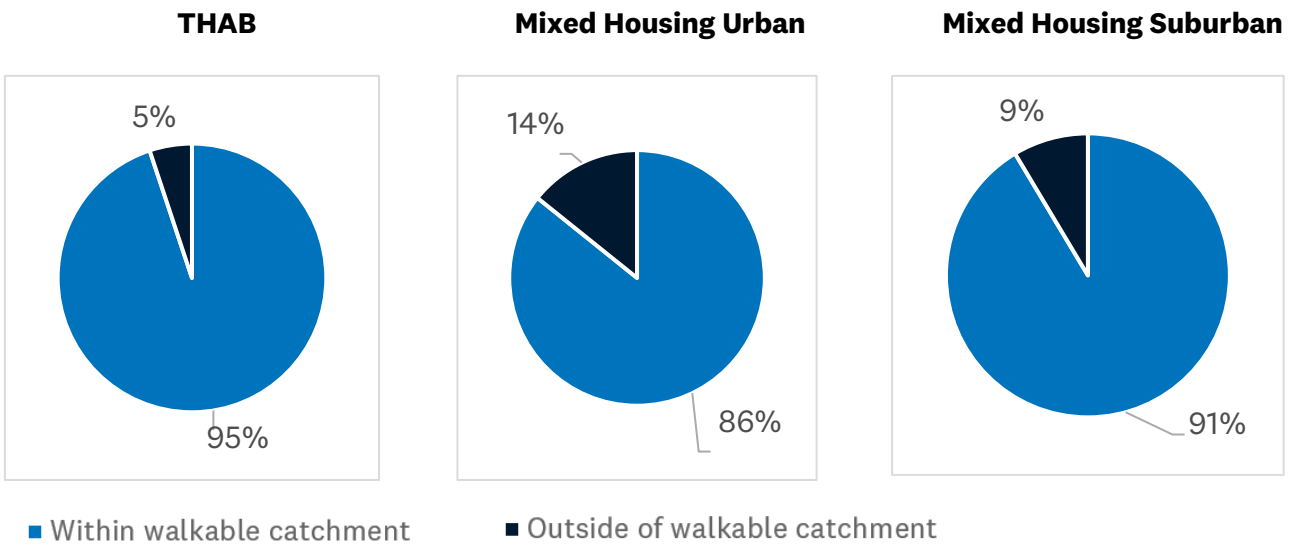



*Figure 30: Percentage of the residential ZERI extents within an 800m walkable catchment of an open space*

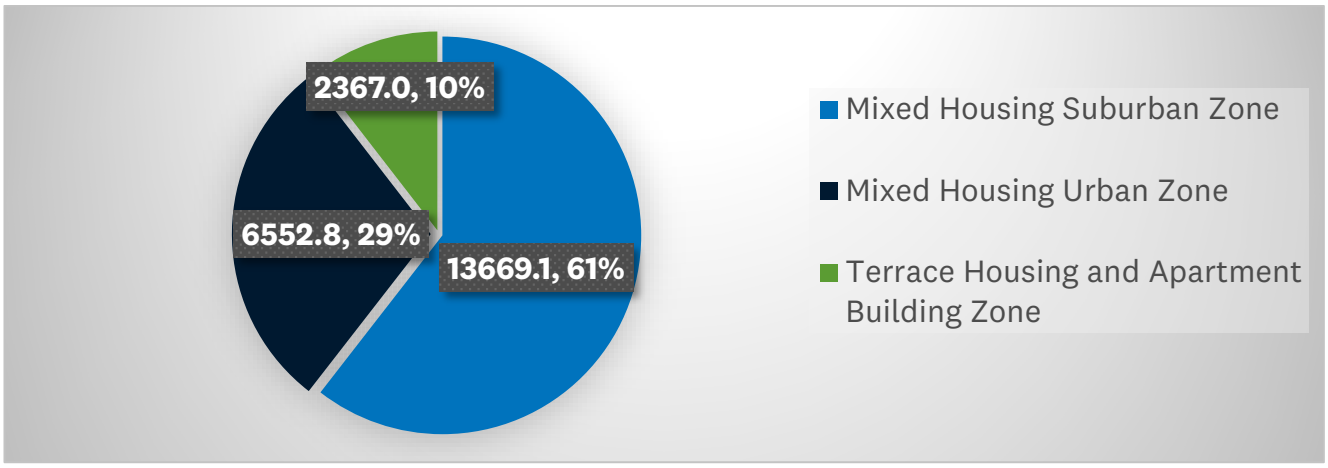



*Figure 31: Percentage breakdowns of the amount of land in proximity to an open space, in the residential ZERI and their respective relative area coverage (hectares)*

With regards to ZERI land within a catchment of a public school, the amount of land in each of the three high density residential zones within these catchments is not as high as the amount of land within a catchment of an open space. Notwithstanding, the percentages are still high at 81 per cent of THAB, 72 per cent of Mixed Housing Urban and 67 per cent of Mixed Housing Suburban zoned land within a walkable catchment of a school. Figure 32 illustrates how much of the AUP Urban Area that is within a walkable catchment of a public school.

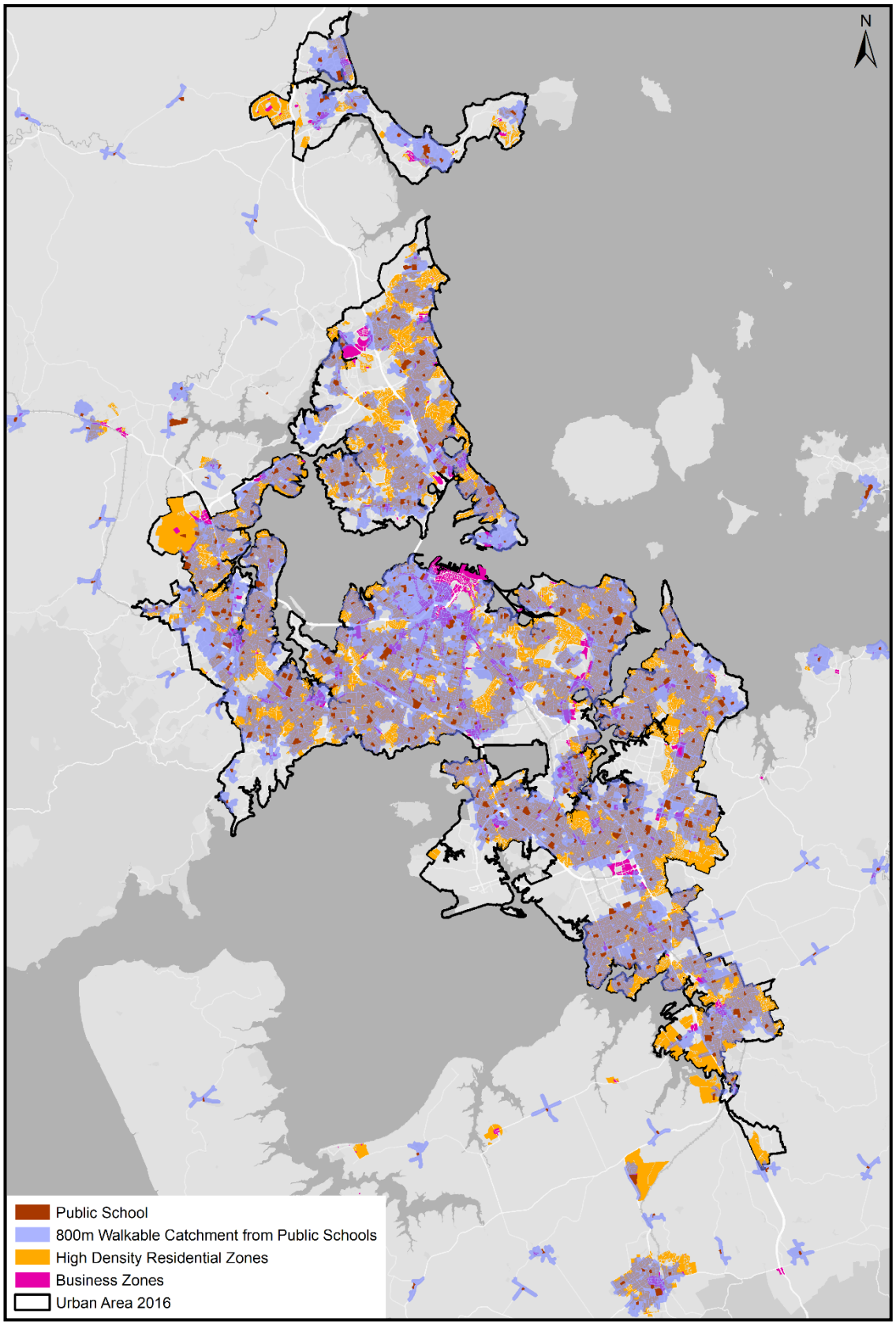



*Figure 32: 2016-2020 locations of the public schools, relative to the ZERI, within the AUP Urban Area*

The largest percentage change of housing stock, within a walkable catchment of public schools, occurred in the THAB zone, where there was a 4.3 per cent increase in 2020. Notwithstanding, the Mixed Housing

Suburban zone has consistently had the largest number of dwellings within a walkable catchment of a school added to the DVR each year.

In terms of building consents, each of the three high density residential zones within a walkable catchment of a Rapid Transport Network, open space, public school and a centre maintain an upward growth trend year on year. Over the course of the monitoring, there have been occasional decreases in both the Mixed Housing zones in some of the walkable catchments. However, in 2020 all the walkable catchments found in the three zones saw higher numbers of building consents issued for dwellings than in previous years.

Overall, the Mixed Housing Suburban zone has generally been the best performing zone in terms of its housing provision, with respect to all the walkable catchments found within the three high density residential zones. The exception is for the RTN walkable catchment indicator. The best performing zone in terms of building consents issued for dwellings within a walkable catchment of an RTN was the Mixed Housing Urban zone, which saw the highest number of building consents issued from 2019-2021..

Much of the existing housing stock within the Mixed Housing zones is low density single standalone housing or semi-detached dwellings. This means that there is significant potential development capacity available. Although the THAB zone does not occupy as much land area as the Mixed Housing zones, a lot of its existing housing stock is similar to lower density housing found in the two Mixed Housing zones so there is scope for redevelopment. In comparison to business ZERI land, there is more opportunity for residential growth to occur in these areas.

### Walkable street network

Indicators 8, 9, 10, 11 and 12 assessed whether the residential neighbourhoods developed under the AUP provisions have been designed with a walkable street network. There were not many large-scale greenfield or brownfield residential developments consented under the AUP provisions during the monitoring period. Furthermore, most of those that were consented under the AUP have not progressed to a finalised stage where they could be assessed against how the indicators are meeting the intent of the RPS objectives.

These indicators have been trialled on two specific case studies that were available:
- Wainui Precinct near Silverdale in North Auckland, (greenfield) and
- the Fenchurch neighbourhood in Glenn Innes; part of the Tāmaki Regeneration project (brownfield).

Both case studies were assessed against specific indicators to determine if the street networks of these residential neighbourhoods demonstrated the following:
- orthogonal or organic connected grid street patterns (Indicator 8)
- walkable street blocks (Indicator 9)
- residential developments have enough intersection density to support walking (Indicator 10)
- residential developments that have an adequate provision of street trees (Indicator 11)
- residential developments are designed to be safe for pedestrians (Indicator 12).

The data sources for each of these case studies was from publicly available mapping from Auckland Council's Geomaps, along with Google maps and Google Street View. A site visit was not undertaken.

Both the completed part of the Wainui precinct and the regenerated Fenchurch neighbourhood demonstrated that Indicator 8 assessment was met. It showed that the residential developments have either an orthogonal or organic grid type road network. This provides good connectivity to a wide range of destinations within a walkable distance. It was particularly evident with the Fenchurch redevelopment.

The outcome for Indicator 9 was also met. Both the Wainui Precinct and the Fenchurch neighbourhood redevelopment have street blocks that are on average no longer than 200 metres in length. This is a contributing factor to street walkability.

**Wainui Precinct** = 4.95 square kilometre area


**Fenchurch neighbourhood** = 0.15 square kilometre area

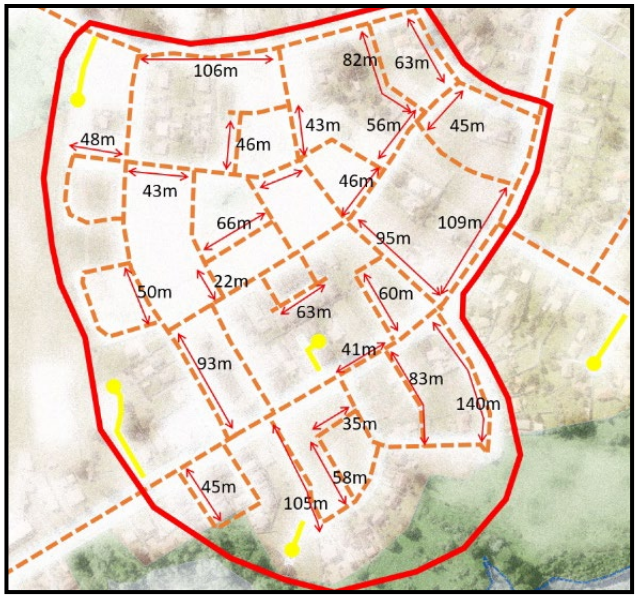



*Figure 33: Street block length of two case study areas – Wainui (left) and Fenchurch (right)*

With regards to Indicator 10, intersection density is the number of intersections that would be found within a specified area to provide choice and convenient access for pedestrians. Both developments were consistent with best practice in the number of intersections to support connectivity and efficiency in the fine-grained street networks.

Limitations to the Wainui Precinct findings are due to many of the intersections in the wider residential development having not yet been completed. Therefore, the intersection density is anticipated to increase as each subdivision stage of the precinct is developed.

Each of the study areas provided for street trees (Indicator 11). However, it was noted that within the Wainui Precinct, the street trees were not planted in accordance with Auckland Transport's recommended road berm tree spacing. This was due to how the provisioning of raingardens in the road berm which was occupying a lot of the areas where trees were to be planted. Nevertheless, the number of street trees provided on average was equal to one every 20 metres, therefore achieving the outcomes sought in Auckland Transport's Urban Street and Road Design Guide.

The two case studies were analysed against a series of measures set out in Indicator 12. The findings showed that street connectivity, walkability and safety, along with street trees that provide amenity and shade, can be achieved in the urban design and planning of large-scale residential neighbourhoods. Both developments generally achieved all measures, indicating that the development has been designed to be convenient, safe and attractive for pedestrians.

## Theme 2 Conclusions

The AUP is enabling residential intensification on land close to public open spaces, centres, social facilities, areas of employment and public transport. The findings show these are the primary areas where residential intensification is occurring.

Business ZERI land located around public open spaces have been experiencing an annual increase in dwelling density with the largest experienced in the City Centre zone (97 dwellings per hectare) and the

Business Mixed Use zone (13.5 dwellings per hectare). In the business zones, residential intensification is also occurring within and in close proximity to centres.

Dwelling density in the residential ZERI areas within all walkable catchments has also been increasing annually. Since 2018, the number of dwellings added to the DVR in the three high-density residential zones within a walkable catchment of an RTN have almost doubled annually. This shows land within walkable catchments of public open spaces, centres, social facilities, areas of employment and public transport are the primary areas where residential intensification is occurring. The AUP is enabling residential intensification, while adhering to the principles of the quality compact urban form model which underpins the plan.

The two case studies are examples of how the AUP is enabling new quality residential areas that are efficient, attractive and safe. Both developments achieved the good practice outcomes for street tree planting and street network design sought by Auckland Transport's Urban Street and Road Design Guide.

The two case studies are not a large enough sample to state that street connectivity, walkability and safety is consistently a key consideration in large scale residential development enabled under the AUP provisions. However, they illustrate that the AUP is enabling quality outcomes. This achieves the RPS B2.4 objectives seeking residential development with safe, efficient and attractive walkable access to public transport, public open space, centres and other services to support the needs of residents and communities.

## Theme 3 - Indicators of residential growth in AUP zones enabling residential intensification with acceptable travel times to important destinations

This theme sought to determine if residential growth is occurring in areas that are located within 30 minutes travel time of:

- a metro centre (City Centre and Metropolitan Centre zones) where employment opportunities are found (Indicator 6)
- a major public hospital and/or healthcare facility (Indicator 7).

This theme responds to Objective B2.4.1(1) which seeks a quality compact urban form through residential intensification. One method for achieving this is through Objective B2.4.1(3) which proposes that land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities. This is the primary focus for residential intensification.

These indicators have crossover with each other in that hospitals and/or healthcare facilities are also where employment opportunities are found are found in both residential and business zones. For Indicators 6 and 7, the 30-minute travel time by vehicle (including public transport) establishes the scale of the catchment. The findings from Indicators 2 and 5 (residential growth in walkable catchments) also informed the analysis for this theme.

The findings showed 99 per cent of the land in the residential and business ZERI land is within 30 minutes travel time to a metro centre or healthcare facility. It also showed that 97 per cent is within reach of 30 minutes travel time to a major public hospital and/or healthcare facility.

### Business ZERI catchments

The findings showed that 98 per cent of business ZERI land in the Auckland region is within 30 minutes travel time of a centre, a major public hospital and/or healthcare facility. More specifically, the City Centre and the Business Mixed Use zones have the highest number of dwellings within 30 minutes travel time of a centre or public hospital and/or healthcare facility. It is a different outcome when the amount of change in the business zone growth is examined. This is where the other business centre zones experienced the highest percentage change for each indicator.

*Table 11: Business ZERI which experienced the highest percentage change of dwelling counts each year within 30 minutes travel time to centre, healthcare facilities and a major hospital and/or healthcare facility (DVR)*

| | 2017 % change | | 2018 % change | | 2019 % change | | 2020 % change | |
|---|---|---|---|---|---|---|---|---|
| Indicator 6 | Neighbour-hood Centre Zone | 4.9 % | Local Centre Zone | 17.8 % | Town Centre zone | 9.6 % | Metro-politan Centre Zone | 36.4 % |
| Indicator 7 | | 5.7 % | | 11.4 % | | 9.2 % | | 43.0 % |

Notwithstanding, the City Centre zone consistently maintained the highest number of dwellings within 30 minutes travel time of a centre, at an average of 255.95 (Indicator 6) 168.83 (Indicator 7) dwellings per hectare over the past four years. This density of the City Centre zone is significantly higher than the combined densities of the other zones that provide for residential intensification.

In terms of building consents, the number of consents approved has seen peaks and troughs since the AUP became operative. In 2017, all business zones had high numbers of building consents for dwellings issued, while in 2018 those numbers dropped in most of these zones. This contrasts with 2019 where were large increases in most of the business zones within 30 minutes travel time of a centre, major public hospital and/or healthcare facility. This was primarily in the Town Centre, Local Centre and the Business Mixed Use zones. However, in 2020 most of the business zones saw a decline in the numbers of building consents issued for dwellings except for the Metro Centre and Neighbourhood Centre zones.

### Residential ZERI catchments

The findings showed that 99 per cent of residential ZERI land in the Auckland region is within 30 minutes travel time of a centre, a major public hospital and/or healthcare facility. The land area for this zone accounts for approximately 5 per cent of the region.

The annual percentage change in housing stock in the residential zones has been small compared to the business zones. However, the percentage change has been steadily increasing year on year for each of the three residential zones. The largest percentage change of housing stock within 30 minutes travel time of a centre shown by the DVR data, occurred in the THAB zone. This had a four per cent increase in 2020 on the previous year's housing stock numbers for both indicators.

The Mixed Housing Suburban zone has consistently had the largest number of dwellings within 30 minutes travel time of a centre, a major public hospital and/or healthcare facility, added to the DVR each year. This can be attributed to the fact that this zone has the largest extent of ZERI land and 99 per cent of the zone extent is within 30 minutes travel time of a centre.

In terms of building consents, each of the three high density residential zones within 30 minutes travel time of a centre, a major public hospital and/or healthcare facility, maintain an upward trend year on year. The THAB zone made a significant increase in the number of building consents between 2017 and 2018 after which numbers started to flatten out. The Mixed Housing Urban zone experienced a year-on-year steady

increase of building consents issued in 2019. However, the large increases did not carry through into 2020. In contrast, the Mixed Housing Suburban zone achieved the most growth in 2020. This zone saw the highest numbers of dwellings granted building consent within 30 minutes travel time of a centre, a major public hospital and/or healthcare facility.

The THAB zone has consistently been the leading residential zone in terms of housing density within 30 minutes travel time of a centre, a major public hospital and/or healthcare facility. This is unsurprising considering virtually all of the THAB zone is located within 30 minutes travel time of these locations.

### Theme 3 Conclusions

The conclusion for this theme and RPS objectives is that almost all land zoned to enable residential intensification, whether its business or residential is within 30 minutes travel time to a centre, public hospital and/or healthcare facility. It is also evident that this is where residential intensification is occurring. This delivers on the RPS B2.4(1) and B2.4(3) objectives for residential intensification to occur in locations that have good accessibility to key destinations while also achieving a quality compact urban form.

## Theme 4 - Indicators that assess the range of housing choice, affordability and capacity in AUP enabled housing

The first part of this theme looked at the more detailed aspects of residential provision in terms of housing choice and affordability. It responds to RPS objective B2.4.1 (4) which seeks an increase in housing capacity and the range of housing choice to meet the varied needs and lifestyles of Auckland's diverse and growing population. Affordability is also considered as this was considered an important aspect of choice. The analysis is primarily addressed through indicators 13, 14 and 15.

The second part of this theme is concerned with RPS objective B2.4.1(6) which stipulates that there should be sufficient, feasible development capacity for housing to meet the RPS targets.

### Housing choice

Apartments, townhouses, flats and terraces are the dominant dwelling typology being granted building consent in the local board areas that make up Auckland's Urban Area. Apartment developments are the dominant building typology within and close to the City Centre. Townhouses, flats and terraces are prevalent throughout the residential and business ZERI – particularly with the AUP Urban Area 2016. Standalone houses are the dominant dwelling typology closer to the outskirts of the AUP Urban Area and rural areas. Retirement village units are largely found throughout the North Shore and the isthmus.

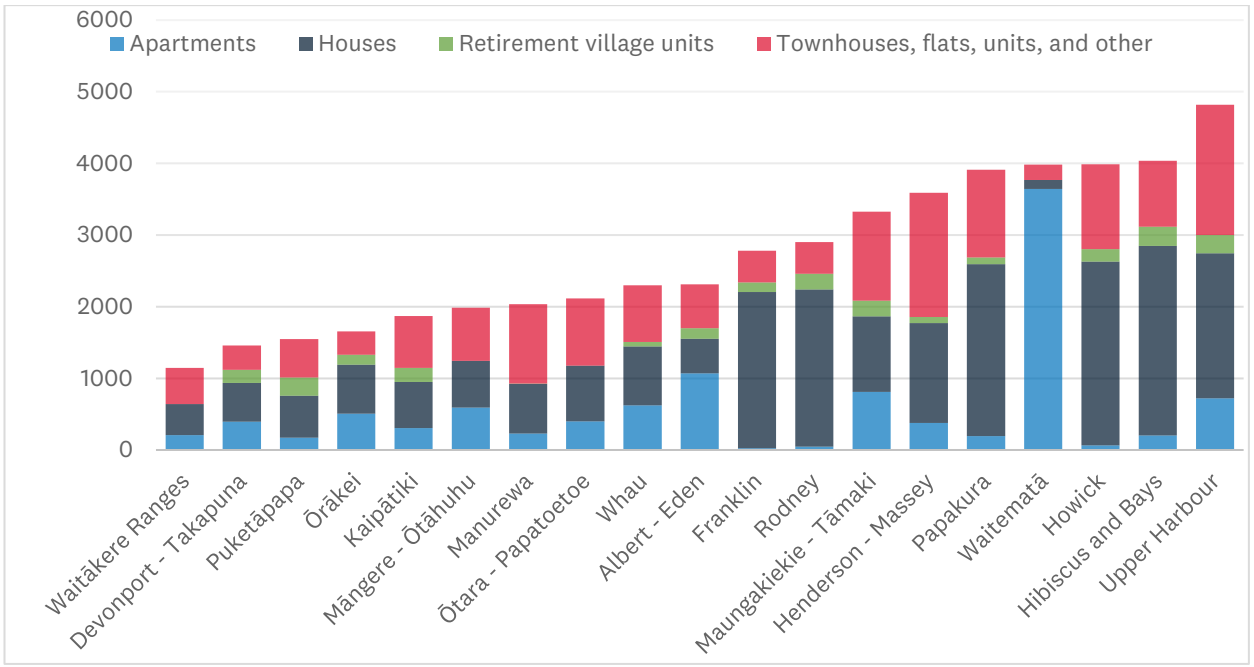



*Figure 34: Bar chart showing Housing typology trends by local board (dwellings granted building consent)*

Figure 34 shows both the distribution and relative share of housing types across each local board area. Apartments dominate the consents granted for the Waitematā Local Board largely because this area includes the City Centre zone. Standalone houses represent the majority of consents granted in the predominantly rural local boards of Rodney and Franklin; however, this typology is also the predominant typology in the Howick, Hibiscus and Bays and Papakura local board areas. These local board areas also have lower numbers of apartments being consented. The remaining local board areas indicate more of a consistent distribution of consented typologies.

Overall, the building consent data is showing that the apartment housing typology is most prevalent in the Waitematā Local Board, followed by Albert Eden and Ōrākei. However, Devonport, Takapuna and Whau local boards are seeing this typology to a lesser degree. The 'townhouses flats and other units' dataset has various typologies within it, and these are being issued consent in local board areas surrounding the Waitematā Local Board area and begin to dominate on the fringes of the Isthmus, primarily the North Shore (Kaipātiki), Henderson-Massey, Waitākere Ranges, and Ōtara-Papatoetoe to the south.

The standalone house typology is popular in Ōrākei, Howick, Henderson-Massey, Devonport, Takapuna and Whau local board areas. Expectedly, outside of the urban local board areas, the standalone house typology is the dominant typology.

## Housing affordability

With regards to Indicator 15: *housing affordability is maintained or improved over time*, the AUP doesn't contain mechanisms which can influence housing affordability. While the ZERI provides greater capacity for more houses to be built, there are other influences on affordability from central government and the market. Both median house prices and mean weekly rents for Auckland are showing a steady increase over the monitoring period. Median residential sales prices increased to a greater degree between December 2019 and December 2020. With this steady increase in the cost of both renting and buying homes, (even with historically low interest rates) households with low to moderate incomes found it challenging to access secure housing to meet their needs.

As part of a council-wide affordable housing programme, research into planning responses to enable more affordable housing concluded that changes to the AUP to enable an inclusionary zoning approach had a high risk of legal challenge in the current legislative and policy context.[31]

Auckland Council has prepared an advocacy plan to seek additional tools to enable methods, such as inclusionary zoning, to secure more affordable homes. Elected members and staff are in ongoing dialogue with central government on issues relating to housing affordability.

### Development capacity

Auckland Council's Research and Evaluation Unit (RIMU) modelled feasible development capacity for the Auckland region. They have produced a Housing Capacity Assessment which looks at the feasible development capacity of sites within the zones that enable residential intensification.

The Housing Capacity Assessment 2021 results have calculated 'plan-enabled capacity' excluding capacity for apartments in the City Centre, Town Centre zones and other business areas. These areas will be included in the next assessment.

Even without these business areas, the current AUP provides the following capacity for housing in the residential ZERI:

*Table 12: Net housing capacity in the residential ZERI*

| Zone | Net capacity for infill (dwellings) | Net capacity assuming redevelopment (dwellings) |
|---|---|---|
| Terrace Housing and Apartment Building | 20,002 | 196,915 |
| Mixed Housing Urban | 25,281 | 351,726 |
| Mixed Housing Suburban | 26,359 | 327,125 |
| Totals | 71,642 | 875,766 |

The housing assessment also indicates that, notwithstanding the large plan-enabled capacity that is commercially feasible as of 2021, the market may reach an efficient price equilibrium in the future that is well above deemed affordability. This results from a mismatch between the average ability to pay and the commercially feasible average cost of a house.

The AUP was required to enable capacity for the 30 years growth. This equates to over 900,000 dwellings able to be built in residential areas alone, with an estimated market feasible capacity of around 650,000.[32]

The findings show:

- nearly 20,000 building consents issued in 2021 – this is a higher rate than previous years;
- 62 per cent of all new building consents are for multi-unit complexes such as apartments and terraced housing;
- growth is following the quality compact approach and most growth is taking place in the existing AUP Urban Area (82 per cent of consented dwellings).[33]

[31] Planning Committee resolution PLA/2020/94, accessed at http://infocouncil.aucklandcouncil.govt.nz/Open/2020/11/PLA_20201105_MIN_9800.HTM#PDF2_ReportName_77298
[32] Housing assessment for the Auckland region. National Policy Statement on Urban Development 2020 - Knowledge Auckland
[33] Para 2.8, Auckland Council, Submission to the Environment Select Committee Resource Management (Enabling Housing Supply and Other Matters Amendment) Bill, 16 November 2021

Under the capacity already enabled by the AUP, this shows that housing is being delivered at record levels, at higher densities in Auckland, and in the areas that follow the quality compact approach. To counteract reduced housing affordability, the council and the government have acted to streamline land supply and to remove unnecessary land use regulations that hinder new houses being built.

### Theme 4 Conclusions

The AUP has enabled a range of housing choices which meets the varied needs and lifestyles of Auckland's diverse and growing population.

The conclusion for this theme and RPS objectives is the AUP is enabling residential intensification and growth at record levels, while adhering to the principles of the quality compact urban form model. Land within and adjacent to centres, social facilities, areas of employment and in close proximity to public transport are the primary areas where residential intensification is occurring. Notwithstanding this, RIMU's housing capacity assessment has indicated that developments consented under the AUP are not taking full advantage of the plan-enabled residential capacity of the zones enabling residential intensification.

# Conclusion

The RPS objectives are directed towards achieving residential growth and intensification within a quality compact urban form. They also seek residential development with good access to public transport and important destinations, efficient and safe walking environments and housing choice. Ensuring future capacity for residential growth is also an important RPS objective. The findings from the four themes show residential growth is occurring in accordance with the RPS Residential Growth objectives.

The summary of main findings are:

- The greatest amount of housing growth is occurring in the AUP residential and business zones that enable residential intensification.
- Residential intensification is being delivered at record levels and at high densities with nearly 60 per cent of all new building consents for multi-dwelling developments.
- The primary locations for residential growth are in those areas that are within walkable catchments of centres, social facilities, areas of employment and near high frequency public transport.
- Residential growth is occurring in areas that are located within 30 minutes travel time of centres, a major public hospital and/or healthcare facility.
- The AUP zoning framework which spatially distributed zones enabling residential intensification around public transport networks have been effective in concentrating growth in these areas.
- Auckland's residential growth supports the quality compact urban form model that underpins the AUP.
- The design of new residential neighbourhoods shows the AUP is enabling new quality residential areas that are walkable, healthy, attractive and safe.
- The AUP has enabled a wide range of residential typologies to provide housing choice to Auckland's diverse and growing population.
- Residential growth and housing choice has increased housing supply which are factors that can help enable affordability.
- The commercially feasible capacity under the AUP significantly exceeds the demand for housing over the long, medium and short-term. Even without the capacity enabled by the Future Urban Zone, the AUP has adequate plan-enabled capacity to meet housing demand over the next 30 years.

*Table 13: Effectiveness of the AUP in meeting the theme indicators*

| Themes | | Is the AUP effective in meeting the B2.4 objectives? |
|---|---|---|
| **1** | Indicators of housing growth in zones enabling residential intensification and near high frequency public transport | Yes |
| **2** | Indicators of walkable residential growth in AUP zones enabling residential intensification | Yes |
| **3** | Indicators of residential growth in AUP zones enabling residential intensification, with acceptable travel times to important destinations | Yes |
| **4** | Indicators that assess the range of housing choice and affordability and capacity through zone provisions and extent in the AUP | Yes<br>Affordability = no (out of scope) |

In conclusion, the residential growth monitoring shows the AUP is enabling residential growth, intensification and housing choice to occur in appropriate locations within a quality compact urban form. The AUP is successfully achieving the RPS B2.4 residential growth objectives.

# Recommendations

There are no recommended changes to the AUP plan text. This is because the plan is delivering residential growth and capacity as anticipated by the RPS objectives and policies. However, there were limitations to the data that was analysed. The following recommendations are focussed on how to improve the future monitoring of this topic - primarily around data collection.

The next monitoring exercise will evaluate the performance of the AUP changes to the Regional Policy Statement and District level rules required by Government in response to the National Policy Statement – Urban Development 2020. This S.35 monitoring report will provide the baseline from which to evaluate future change and the AUP's performance against the NPS-UD.

## National Policy Statement – Urban Development and future monitoring

The NPS-UD 2020 requires Tier One territorial authorities to amend the existing provisions in their district plans to enable more development capacity. This requires that this version of the AUP be updated through the plan change process. This work requires that those areas within a walkable catchment of a Rapid Transport Network and/or a Centre (City Centre and Metropolitan Centre zones) and/or 'other areas' to be up-zoned for more intensive residential development. This means that the spatial extents of the AUPs current zoning framework will change.

In addition to this, the development standards of the zones are required to be amended to be more enabling. This will enable more residential capacity than the current zone provisions.

Part of the NPS-UD work involves refining the walkable catchments that were used for this monitoring analysis. Therefore, the 2021 walkable catchment assessment will be more accurate in its extent and be able to accurately capture the trends of residential growth.

A recommendation would be to undertake a second round of monitoring using the same indicators, at least two years after the NPSUD plan change is made operative to allow for development lag.

This will enable a greater period for data to be collected and analysed. It will also provide an opportunity for a residential capacity comparative analysis between the current version of the AUP and the post NPS-UD version of the AUP. The monitoring undertaken as part of this monitoring exercise will provide a baseline for comparing results from any future monitoring work. This will provide a strong evidential base and clear direction as to how the second generation of the AUP should be designed and focused.

### Case studies

Indicators 8, 9, 10, 11 and 12 sought to determine whether the residential neighbourhoods developed under the AUP provisions have been designed with a walkable street network. Only two case studies were analysed for this monitoring exercise.

A recommendation would be to undertake a more comprehensive analysis over a much larger sample of developments consented under the AUP. It is anticipated that by the time monitoring will be undertaken again, there will be more developments constructed to a stage which will enable more comprehensive and comparative assessments. Furthermore, additional measures could be developed and considered which would enable a more comprehensive analysis.

### Auckland Council building consent data

Auckland Council's building consent application form could be updated to include a section asking the applicant to identify the dwelling typology and the number of dwellings the consent seeks to establish. The

building consent guidance could be updated to explain housing typologies including the differences between townhouses, flats and units. Also identifying the number of dwellings proposed in the application forms will ensure we are working with accurate dwelling counts.

### Auckland Council data comparative to Stats NZ building consent data

Auckland Council should investigate the possibility of utilising the building consent data it collects for its own monitoring and analysis work, rather than the Stats NZ building consent data. The data collected internally can be divided and categorised into a form that would be useful for monitoring to be undertaken by Auckland Council and its Council Controlled Organisations.

An example of this would be how the building consent dwelling typology's data set is captured. It would be useful to divided into the different dwelling typologies that make up the 'Townhouses Flats Units and Other' category recorded by Stats NZ into their own respective typologies. Since the AUP became operative, the Townhouse or Terraced House is a typology popular with the development sector and it would be beneficial to determine exactly how prevalent this typology is compared to other typologies.

### Housing affordability

A recommendation is to keep monitoring and using data held by Auckland Council and Kāinga Ora to understand housing need and demand for different housing types and sizes at different locations. This can provide more insight into how housing unaffordability can be addressed.

Further investigation and analysis of alternative tenure types that support access to more affordable housing is also recommended. Examples include co-housing, build-to-rent, shared ownership and leasehold housing. There is potential for non-regulatory methods to encourage alternative tenure developments.

Improved understanding of housing submarkets across the region, and more detailed analysis of housing needs to support the Housing and Business Assessment required by the NPSUD would be helpful to inform a planning response to housing affordability challenges.

Improved monitoring of affordable housing is required to better understand how the housing market is being supported. Collaborative working with other councils and the Ministry of Housing and Urban Development would enable an agreed definition and consistent data collection and reporting. Where affordable housing is delivered, either relative or retained, this could be noted on the District Valuation Roll with appropriate information.

# References

These references are ordered from first to last as they appear in the report.

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Link to an explanation of a walkable catchment taken from Walkable catchments analysis at Auckland train and Northern Busway stations – 2013 Greg Holland December 2013.

# Appendices

# Appendix A
## B2.4 Residential growth policy cascade

| *RPS Objective B2.4(1)* |
|---|
| B2.4.1(1) Residential intensification supports a quality compact urban form.<br>(*also relevant to B2.4.1. Residential growth Objective (3)*) |
| *RPS Policies* |
| B2.4.2 Residential growth: Residential intensification<br>1) Provide a range of residential zones that enable different housing types and **intensity** that are **appropriate to the residential character** of the area.<br>2) Enable **higher residential intensities** in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.<br>3) Provide for medium residential intensities in area that are **within moderate walking distance to centres, public transport, social facilities and open space**. |
| *Additional relevant RPS objectives* |
| Relevant RPS Objectives:<br>**B2.2.1. Urban growth and form Objective**<br>(1) A **quality compact urban form** that enables all of the following:<br>(a) a higher-quality urban environment;<br>(b) greater productivity and economic growth;<br>(c) better use of existing infrastructure and efficient provision of new infrastructure;<br>(d) improved and more effective public transport;<br>(e) greater social and cultural vitality;<br>(f) better maintenance of rural character and rural productivity; and<br>(g) reduced adverse environmental effects.<br>**B2.3.1 A quality built environment Objective**<br>(1) A **quality built environment** where subdivision, use and development do all of the following:<br>(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;<br>(b) reinforce the hierarchy of centres and corridors;<br>(c) contribute to a diverse mix of choice and opportunity for people and communities;<br>(d) maximise resource and infrastructure efficiency;<br>(e) are capable of adapting to changing needs; and<br>(f) respond and adapt to the effects of climate change. |
| *Additional relevant RPS policies* |
| Relevant RPS Policies:<br>**B2.2.2. Urban growth and form: Quality compact urban form Policies** |

(4) Promote urban growth and **intensification** within the urban area 2016, enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.

(5) Enable higher residential **intensification**:

(a) in and around centres;

(b) along identified corridors; and

(c) close to public transport, social facilities (including open space) and employment opportunities.

(6) Identify a hierarchy of centres that supports a **quality compact urban form**:

(a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and

(b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.

(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to **accommodate urban growth** in ways that do all of the following:

(a) support a **quality compact urban form**;

(b) provide for a range of housing types and employment choices for the area;

(c) integrate with the provision of infrastructure; and

(d) follow the structure plan guidelines as set out in Appendix 1.

(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.

(9) Apply a Rural Urban Boundary for Waiheke Island (identified in Appendix 1B) as a regional policy statement method.

B2.3.2 A quality built environment Policies

(1) Manage the form and design of subdivision, use and development so that it does all of the following:

a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage
b) contributes to the safety of the site, street and neighbourhood;
c) develops street networks and block patterns that provide good access and enable a range of travel options
d) achieves a high level of amenity and safety for pedestrians and cyclists
e) meets the functional, and operational needs of the intended use; and
f) allows for change and enables innovative design and adaptive re-use.

(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by:

a) providing access for people of all ages and abilities;
b) enabling walking, cycling and public transport and minimising vehicle movements; and
c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.

(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.

*Relevant District Plan Residential zone objectives*

H4.2. Residential – Mixed Housing Suburban Zone

(1) Housing capacity, *intensity and choice in the zone is increased*.

H5.2. Residential – Mixed Housing Urban Zone

(1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for **higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport**.

H6.2 Residential – Terrace Housing and Apartment Buildings Zone

(1) Land adjacent to centres and near the public transport network is **efficiently used t**o provide **high-density urban living that increases housing capacity and choice and access to centres and public transport.**

H8.2 Business – City Centre Zone

(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, **housing** and goods and services, all at a variety of scales.

(2) Development is of a form, scale and design quality so that **centres are reinforced as focal points for the community**.

(8) Development in the city centre is managed to accommodate **growth and the greatest intensity of development in Auckland** and New Zealand while respecting its valley and ridgeline form and waterfront setting.

(11) The **city centre is accessible by a range of transport modes** with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.

H13.2 Business – Mixed Use Zone

(6) **Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to**, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.

*Relevant District Plan Residential zone policies*

H4.3. Residential – Mixed Housing Suburban Zone

(1) Enable a variety of housing types including integrated residential development such as retirement villages.

(8) Enable more **efficient use of larger sites** by providing for integrated residential development.

H5.3 Residential – Mixed Housing Urban Zone

(1) Enable a variety of housing types at **higher densities**, including low-rise apartments and integrated residential development such as retirement villages.

H6.3. Residential – Terrace Housing and Apartment Buildings Zone

(1) Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.

H8.3 Business – General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

(3) Require development to be of a quality and design that positively contributes to:

(a) **planning and design outcomes identified in this Plan for the relevant zone**;

(b) the visual quality and interest of streets and other public open spaces; and

(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

(29) Enable the tallest buildings and the greatest density of development to occur in the core central business district.

H13.3 Business – Mixed Use Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

(5) Require large-scale development to be of a **design quality** that is commensurate with the prominence and visual effects of the development.

| *RPS Objective B2.4(2)* |
|---|
| 2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.<br>Amenity focus |
| *RPS Policies* |
| B2.4.2 Residential growth: Residential neighbourhood and character<br><br>8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.<br>9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.<br>10) Require non-residential activities to be of a scale and form that are in keeping with the existing and planned built character of the area. |
| *Additional relevant RPS objectives* |
| Relevant RPS Objectives:<br>**B2.3.1 A quality built environment Objective**<br>(1) A **quality built environment** where subdivision, use and development do all of the following:<br>(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;<br>(b) reinforce the hierarchy of centres and corridors;<br>(c) contribute to a diverse mix of choice and opportunity for people and communities;<br>(d) maximise resource and infrastructure efficiency;<br>(e) are capable of adapting to changing needs; and<br>(f) respond and adapt to the effects of climate change. |
| *Additional relevant RPS policies* |
| Relevant RPS Policies:<br>**B2.3.2 A quality built environment Policies**<br>(1) Manage the form and design of subdivision, use and development so that it does all of the following: |

g) supports the planned future environment, including its shape, landform, outlook, location and **relationship to its surroundings, including landscape and heritage**
h) contributes to the **safety of the site, street and neighbourhood**;
i) develops street networks and block patterns that provide good access and enable a range of travel options
j) achieves **a high level of amenity and safety** for pedestrians and cyclists
k) meets the functional, and operational needs of the intended use; and
l) allows for change and enables innovative design and adaptive re-use.

(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by:

d) providing access for people of all ages and abilities;
e) **enabling walking, cycling and public transport and minimising vehicle movement**s; and
f) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.

(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.

*Relevant District Plan zone objectives*

H3.2 Residential – Single House Zone

(1) Development maintains and is in keeping with the a**menity values of established residential neighbourhoods** including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.

H4.2. Residential – Mixed Housing Suburban Zone

(3) Development provides quality on-site **residential amenity** for residents and **adjoining sites and the street**.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so **as to contribute to the amenity of the neighbourhood**.

H5.2. Residential – Mixed Housing Urban Zone

(3) Development provides quality on-site **residential amenity for residents and the street**.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the **scale and intensity of development anticipated by the zone** so as to contribute to **the amenity of the neighbourhood.**

H6.2 Residential – Terrace Housing and Apartment Buildings Zone

(3) Development provides quality on-site **residential amenity for residents and the street**.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the **scale and intensity of development anticipated by the zone** so as to contribute to **the amenity of the neighbourhood.**

H8.2 Business – City Centre Zone

*General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone*

(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, **housing** and goods and services, all at a variety of scales.

(2) Development is of a form, scale and design quality so that **centres are reinforced as focal points for the community**.

(3) Development positively contributes towards planned future form and quality, creating a sense of place.

(7) The city centre is an attractive place to live, learn, work and visit with 24-hour vibrant and vital business, education, entertainment and retail areas.

H13.2 Business – Mixed Use Zone

(6) **Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to**, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.

*Relevant District Plan Residential zone policies*

H3.3 Residential – Single House Zone

(1) Require an intensity of development that is **compatible with either the existing suburban built character** where this is to be maintained or the **planned suburban built character** of predominantly one to two storey dwellings.

(2) Require development to:

a) be of a height, bulk and form that maintains and is in **keeping with the character and amenity values of the established residential neighbourhood**; or

b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

(3) Encourage development to **achieve attractive and safe streets and public open spaces** including by: (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors.

H4.3. Residential – Mixed Housing Suburban Zone

(2) Achieve the **planned suburban built character** of predominantly two storey buildings, in a variety of forms by:

(a) limiting the height, bulk and form of development;

(b) managing the design and appearance of multiple-unit residential development; and

(c) requiring sufficient setbacks and landscaped areas.

(3) Encourage development to achieve **attractive and safe streets and public open spaces** including by:

(a) providing for passive surveillance

(b) optimising front yard landscaping

(c) minimising visual dominance of garage doors.

(4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites. (amenity)

(5) Require accommodation to be designed to meet the day to day needs of residents by: (amenity)

(a) providing privacy and outlook; and

(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

(6) Encourage accommodation to have useable and accessible outdoor living space. (amenity)

H5.3 Residential – Mixed Housing Urban Zone

(2) Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an **urban built character** of predominantly three storeys, in a variety of forms.

(3) Encourage development to achieve a**ttractive and safe streets and public open spaces i**ncluding by:

(a) providing for passive surveillance

(b) optimising front yard landscaping

(c) minimising visual dominance of garage doors.

(4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

(5) Require accommodation to be designed to meet day to day needs of residents by:

(a) providing privacy and outlook; and

(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

(10) Recognise the functional and operational requirements of activities and development. (6) Encourage accommodation to have useable and accessible outdoor living space.

H6.3. Residential – Terrace Housing and Apartment Buildings Zone

(2) Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

(a) providing for passive surveillance

(b) optimising front yard landscaping

(c) minimising visual dominance of garage doors.

(5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.

(6) Require accommodation to be designed to meet the day to day needs of residents by:

(a) providing privacy and outlook; and

(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

(7) Encourage accommodation to have useable and accessible outdoor living space.

H8.3 Business – General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

(3) Require development to be of a quality and design that positively contributes to:

(a) **planning and design outcomes identified in this Plan for the relevant zone**;

(b) the visual quality and interest of streets and other public open spaces; and

(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

(19) Provide for a wide range of activities along the waterfront, while continuing to provide for those activities requiring a harbour location.

(20) Enhance the waterfront as a major gateway to the city centre and Auckland.

(29) Enable the tallest buildings and the greatest density of development to occur in the core central business district.

H13.3 Business – Mixed Use Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

(5) Require large-scale development to be of a **design quality** that is commensurate with the prominence and visual effects of the development.

*RPS Objective B2.4(3)*

(3) **Land within** and **adjacent to centres** and corridors or in **close proximity** to **public transport** and **social facilities** (including open space) or **employment opportunities** is the **primary focus for residential intensification**.

*RPS Policies*

B2.4.2 Residential growth: Residential intensification

4) Enable **higher residential intensities** in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.
5) Provide for medium residential intensities in area that are **within moderate walking distance to centres, public transport, social facilities and open space**.
6) Provide for lower residential intensity in areas:
    a. that are not close to centres and public transport;

*Additional relevant RPS objectives*

Relevant RPS Objectives:

**B2.2.1. Urban growth and form Objective**

(1) A **quality compact urban form** that enables all of the following:

(a) a higher-quality urban environment;

(b) greater productivity and economic growth;

(c) better use of existing infrastructure and efficient provision of new infrastructure;

(d) improved and more effective public transport;

(e) greater social and cultural vitality;

(f) better maintenance of rural character and rural productivity; and

(g) reduced adverse environmental effects.

(2) Urban growth is primarily accommodated within the urban area 2016

(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.

**B2.3.1 A quality built environment Objective**

(1) A **quality built environment** where subdivision, use and development do all of the following:

(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;

(b) reinforce the hierarchy of centres and corridors;

(c) contribute to a diverse mix of choice and opportunity for people and communities;

(d) maximise resource and infrastructure efficiency;

(e) are capable of adapting to changing needs; and

(f) respond and adapt to the effects of climate change.

*Additional relevant RPS policies*

Relevant RPS Policies:

B2.2.2. Urban growth and form: Quality compact urban form Policies

(4) Promote urban growth and **intensification** within the urban area 2016, enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.

(5) Enable higher residential **intensification**:

(a) in and around centres;

(b) along identified corridors; and

(c) close to public transport, social facilities (including open space) and employment opportunities.

(6) Identify a hierarchy of centres that supports a **quality compact urban form**:

(a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and

(b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.

(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to **accommodate urban growth** in ways that do all of the following:

(a) support a **quality compact urban form**;

(b) provide for a range of housing types and employment choices for the area;

(c) integrate with the provision of infrastructure; and

(d) follow the structure plan guidelines as set out in Appendix 1.

B2.3.2 A quality built environment Policies

(1) Manage the form and design of subdivision, use and development so that it does all of the following:

m) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage
n) contributes to the safety of the site, street and neighbourhood;
o) develops street networks and block patterns that provide good access and enable a range of travel options
p) achieves a high level of amenity and safety for pedestrians and cyclists
q) meets the functional, and operational needs of the intended use; and
r) allows for change and enables innovative design and adaptive re-use.

(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by:

g) providing access for people of all ages and abilities;
h) enabling walking, cycling and public transport and minimising vehicle movements; and
i) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.

*Relevant District Plan Residential zone objectives*

H4.2. Residential – Mixed Housing Suburban Zone

(1) Housing capacity, *intensity and choice in the zone is increased*.

H5.2. Residential – Mixed Housing Urban Zone

(1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for **higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport**.

H6.2 Residential – Terrace Housing and Apartment Buildings Zone

(1) Land adjacent to centres and near the public transport network is **efficiently used t**o provide **high-density urban living that increases housing capacity and choice and access to centres and public transport.**

H8.2 Business – City Centre Zone

(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, **housing** and goods and services, all at a variety of scales.

(2) Development is of a form, scale and design quality so that **centres are reinforced as focal points for the community**.

(8) Development in the city centre is managed to accommodate **growth and the greatest intensity of development in Auckland** and New Zealand while respecting its valley and ridgeline form and waterfront setting.

(11) The **city centre is accessible by a range of transport modes** with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.

H13.2 Business – Mixed Use Zone

(6) **Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to**, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.

*Relevant District Plan Residential zone policies*

H4.3. Residential – Mixed Housing Suburban Zone

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H5.3 Residential – Mixed Housing Urban Zone

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H6.3. Residential – Terrace Housing and Apartment Buildings Zone

(4) In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:

(a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;

(b) supports public transport, social infrastructure and the vitality of the adjoining centre.

H8.3 Business – General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

(29) Enable the tallest buildings and the greatest density of development to occur in the core central business district.

H13.3 Business – Mixed Use Zone

(16) Locate the Business – Mixed Use Zone in suitable locations within a close walk of the City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone or the public transport network.

(2) Enable an **increase in the density, diversity and quality of housing** in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

(5) Require large-scale development to be of a **design quality** that is commensurate with the prominence and visual effects of the development.

## *RPS Objective B2.4(4)*

(4) An **increase in housing capacity** and the **range of housing choice** which meets the varied needs and lifestyles of Auckland's diverse and growing population.

### *RPS Policies*

B2.4.2 Residential growth: Residential intensification

7) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.

11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including:
    a) households on low to moderate incomes; and
    b) people with special housing requirements

### *Additional relevant RPS objectives*

Relevant RPS Objectives:

**B2.3.1 A quality built environment Objective**

(1) A **quality built environment** where subdivision, use and development do all of the following:

(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;

(b) reinforce the hierarchy of centres and corridors;

(c) **contribute to a diverse mix of choice and opportunity for people and communities;**

(d) maximise resource and infrastructure efficiency;

(e) are capable of adapting to changing needs; and

(f) respond and adapt to the effects of climate change.

### *Additional relevant RPS policies*

Relevant RPS Policies:

**B2.3.2 A quality built environment Policies**

(1) Manage the form and design of subdivision, use and development so that it does all of the following:

s) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage

t) contributes to the safety of the site, street and neighbourhood;

u) develops street networks and block patterns that provide good access and enable a range of travel options

v) achieves a high level of amenity and safety for pedestrians and cyclists
w) meets the functional, and operational needs of the intended use; and
**x) allows for change and enables innovative design and adaptive re-use.**

(3) **Enable a range of built forms to support choice and meet the needs of Auckland's diverse population**.

*Relevant District Plan Residential zone objectives*

H4.2. Residential – Mixed Housing Suburban Zone

(1) **Housing capacity, intensity and choice in the zone** is increased.

H5.2. Residential – Mixed Housing Urban Zone

(1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for **higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport**.

H6.2 Residential – Terrace Housing and Apartment Buildings Zone

(1) Land adjacent to centres and near the public transport network is **efficiently used t**o provide **high-density urban living that increases housing capacity and choice and access to centres and public transport.**

H8.2 Business – City Centre Zone

(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, **housing** and goods and services, all at a variety of scales.

(2) Development is of a form, scale and design quality so that **centres are reinforced as focal points for the community**.

(8) Development in the city centre is managed to accommodate **growth and the greatest intensity of development in Auckland** and New Zealand while respecting its valley and ridgeline form and waterfront setting.

(11) The **city centre is accessible by a range of transport modes** with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.

H13.2 Business – Mixed Use Zone

(6) **Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to**, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.

*Relevant District Plan Residential zone policies*

H4.3. Residential – Mixed Housing Suburban Zone

(1) **Enable a variety of housing types** including integrated residential development such as retirement villages.

H5.3 Residential – Mixed Housing Urban Zone

(1) **Enable a variety of housing types** at higher densities, including low-rise apartments and integrated residential development such as retirement villages

H6.3. Residential – Terrace Housing and Apartment Buildings Zone

(1) **Enable a variety of housing types** at high densities including terrace housing and apartments and integrated residential development such as retirement villages.

H8.3 Business – General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

H13.3 Business – Mixed Use Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

| *RPS Objective B2.4(5)* |
|---|
| (5) **Non-residential activities** are **provided in residential areas** to **support** the needs of people and communities. |
| *RPS Policies* |
| B2.4.2 Residential growth: Residential intensification<br>8) **Enable** higher **residential intensities in areas closest** to centres, the public transport network, **large social facilities**, **education facilities**, **tertiary education facilities**, **healthcare facilities and** existing or proposed **open space**.<br>B2.4.2 Residential growth: Residential neighbourhood and character<br>10) Require **non-residential activities** to be of a scale and form that are in keeping with the existing and planned built character of the area. |
| *Additional relevant RPS objectives* |
| Relevant RPS Objectives:<br>**B2.2.1. Urban growth and form Objective**<br>(3) **Sufficient development capacity** and land supply **is provided to accommodate residential**, **commercial**, **industrial** growth and **social facilities** to **support growth**.<br>**B2.3.1 A quality built environment Objective**<br>(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population. |
| *Relevant District Plan Residential zone objectives* |
| H1.2 Residential – Large Lot Zone<br>(4) **Non-residential activities provide for the community's social, economic and cultural well-being**, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.<br>H2.2 Residential – Rural and Coastal Settlement Zone<br>(4) **Non-residential activities provide for the community's social, economic and cultural well-being,** while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.<br>H3.2 Residential – Single House Zone |

(4) **Non-residential activities provide for the community's social, economic and cultural well-being**, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H4.2. Residential – Mixed Housing Suburban Zone

(4) **Non-residential activities provide for the community's social, economic and cultural well-being**, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H5.2. Residential – Mixed Housing Urban Zone

(4) **Non-residential activities provide for the community's social, economic and cultural well-being**, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H6.2 Residential – Terrace Housing and Apartment Buildings Zone

(4) **Non-residential activities provide for the community's social, economic and cultural well-being,** while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

*Relevant District Plan Residential zone policies*

H1.3 Residential – Large Lot Zone

(6) Enable non-residential activities that:

(a) support the social and economic well-being of the community; and

(b) are compatible with the scale and intensity of development anticipated within the zone; and

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

H2.3 Residential – Rural and Coastal Settlement Zone

(7) Enable non-residential activities that:

(a) support the social and economic well-being of the community; and

(b) are in keeping with the scale and intensity of development anticipated within the zone; and

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone

H3.3 Residential – Single House Zone

(7) Provide for non-residential activities that:

(a) support the social and economic well-being of the community;

(b) are in keeping with the scale and intensity of development anticipated within the zone;

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.

H4.3. Residential – Mixed Housing Suburban Zone

(9) Provide for non-residential activities that:

(a) support the social and economic well-being of the community;

(b) are in keeping with the scale and intensity of development anticipated within the zone;

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

H5.3 Residential – Mixed Housing Urban Zone

(8) Provide for non-residential activities that:

(a) support the social and economic well-being of the community;

(b) are in keeping with the with the scale and intensity of development anticipated within the zone;

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

H6.3. Residential – Terrace Housing and Apartment Buildings Zone

(9) Provide for non-residential activities that:

(a) support the social and economic well-being of the community;

(b) are in keeping with the with the scale and intensity of development anticipated within the zone;

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

| *RPS Objective B2.4(6)* |
|---|
| (6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 |
| *RPS Policies* |
| B2.4.2 Residential growth: Residential intensification<br>9) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.<br>10) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.<br>11) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.<br>12) Provide for lower residential intensity in areas:<br>a) that are not close to centres and public transport;<br>b) that are subject to high environmental constraints;<br>c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and<br>d) where there is a suburban area with an existing neighbourhood character<br>6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification. |
| *Additional relevant RPS objectives* |
| Relevant RPS Objectives: |

**B2.2.1. Urban growth and form Objective**

(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.

*Additional relevant RPS policies*

Relevant RPS Policies:

**B2.2.2 Urban growth and form Policies**

*Development capacity and supply of land for urban development*

(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.

(2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that:

(a) promote the achievement of a quality compact urban form

(b) enable the efficient supply of land for residential, commercial and industrial activities and social facilities;

(c) integrate land use and transport supporting a range of transport modes;

(d) support the efficient provision of infrastructure;

(e) provide choices that meet the needs of people and communities for a range of housing types and working environments; and

(f) follow the structure plan guidelines as set out in Appendix 1.

*Quality compact urban form*

(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.

(5) Enable higher residential intensification:

(a) in and around centres;

(b) along identified corridors; and

(c) close to public transport, social facilities (including open space) and employment opportunities

*Relevant District Plan Residential zone objectives*

H4.2. Residential – Mixed Housing Suburban Zone

(1) **Housing capacity, intensity and choice in the zone** is increased.

H5.2. Residential – Mixed Housing Urban Zone

(1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for **higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport**.

H6.2 Residential – Terrace Housing and Apartment Buildings Zone

(1) Land adjacent to centres and near the public transport network is **efficiently used t**o provide **high-density urban living that increases housing capacity and choice and access to centres and public transport.**

H8.2 Business – City Centre Zone

(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, **housing** and goods and services, all at a variety of scales.

(2) Development is of a form, scale and design quality so that **centres are reinforced as focal points for the community**.

(8) Development in the city centre is managed to accommodate **growth and the greatest intensity of development in Auckland** and New Zealand while respecting its valley and ridgeline form and waterfront setting.

(11) The **city centre is accessible by a range of transport modes** with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.

H13.2 Business – Mixed Use Zone

(6) **Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to**, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.

*Relevant District Plan Residential zone policies*

H4.3. Residential – Mixed Housing Suburban Zone

(1) **Enable a variety of housing types** including integrated residential development such as retirement villages.

H5.3 Residential – Mixed Housing Urban Zone

(1) **Enable a variety of housing types** at higher densities, including low-rise apartments and integrated residential development such as retirement villages

(9) Enable more efficient use of larger sites by providing for integrated residential development.

H6.3. Residential – Terrace Housing and Apartment Buildings Zone

(1) **Enable a variety of housing types** at high densities including terrace housing and apartments and integrated residential development such as retirement villages.

(4) In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:

(a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;

(b) supports public transport, social infrastructure and the vitality of the adjoining centre.

H8.3 Business – General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

H13.3 Business – Mixed Use Zone

(2) Enable an **increase in the density, diversity and quality of housing** in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.

# Appendix B

## Distribution of land zoned for residential intensification

6.28 per cent of the Auckland region is covered with zones enabling residential intensification (ZERI) which in total, equates to 27,556 Ha. The following table breaks down how much of the Auckland region is zoned for business and residential activities in hectares and a percentage coverage of the Auckland region.

*Business and Residential ZERI in Auckland (as of Feb 2022)*

| Zone | Extent within Auckland region | | |
|---|---|---|---|
| | Area (ha) | % Coverage of Auckland | % share of ZERI |
| City Centre Zone | 257.87 | 0.06% | 0.94% |
| Metropolitan Centre Zone | 379.92 | 0.09% | 1.38% |
| Town Centre Zone | 446.10 | 0.10% | 1.62% |
| Local Centre Zone | 244.14 | 0.06% | 0.89% |
| Neighbourhood Centre Zone | 135.03 | 0.03% | 0.49% |
| Business Mixed Use Zone | 1,000.64 | 0.23% | 3.63% |
| Terrace Housing and Apartment Building Zone | 2,483.18 | 0.57% | 9.01% |
| Mixed Housing Urban Zone | 7,633.24 | 1.74% | 27.70% |
| Mixed Housing Suburban Zone | 14,976.60 | 3.41% | 54.35% |
| **Total area of RIZ** | **27,556.71** | **6.28%** | **100.00%** |

*Table 6: Table 5: groupings of Business and Residential zoned land in Auckland (as of Feb 2022)*

| Business Zoned Land | Area (Ha) | % Coverage |
|---|---|---|
| All business zoned land in Auckland | 9,202.14 | 2.10% |
| Business ZERI land | 2,463.69 | 0.56% |
| **Residential Zoned Land** | **Area (Ha)** | **% Coverage** |
| All Residential Zoned land in Auckland | 38,302.13 | 8.72% |
| Residential ZERI land | 25,093.02 | 5.71% |

# Appendix C:

## Standards to be complied with in the ZERI

*Table 7:Dwelling activity in residential RIZ zones*

| Residential Zone | Activity Status | Standards To Be Complied With |
|---|---|---|
| Mixed Housing Suburban: H4.4.1 Activity table | Up to 3 dwellings = **Permitted** | • H4.6.4 Building height<br>• H4.6.5 Height in relation to boundary<br>• H4.6.7 Yards<br>• H4.6.8 Maximum impervious areas<br>• H4.6.9 Building coverage<br>• H4.6.10 Landscaped area<br>• H4.6.11 Outlook space<br>• H4.6.12 Daylight<br>• H4.6.13 Outdoor living space<br>• H4.6.14 Front, side and rear fences and walls |
| | 4 or more dwellings = **Restricted discretionary** | • H4.6.4 Building height<br>• H4.6.5 Height in relation to boundary<br>• H4.6.6 Alternative height in relation to boundary<br>• H4.6.7 Yards |
| Mixed Housing Urban: H5.4.1 Activity table | Up to 3 dwellings = **Permitted** | • H5.6.4 Building height<br>• H5.6.5 Height in relation to boundary<br>• H5.6.7 Height in relation to boundary adjoining lower intensity zones<br>• H5.6.8 Yards<br>• H5.6.9 Maximum impervious areas<br>• H5.6.10 Building coverage<br>• H5.6.11 Landscaped area<br>• H5.6.12 Outlook space<br>• H5.6.13 Daylight<br>• H5.6.14 Outdoor living space<br>• H5.6.15 Front, side and rear fences and walls |
| | 4 or more dwellings = **Restricted discretionary** | • H5.6.4 Building height<br>• H5.6.5 Height in relation to boundary<br>• H5.6.6 Alternative height in relation to boundary<br>• H5.6.7 Height in relation to boundary adjoining lower intensity zones<br>• H5.6.8 Yards |
| Terrace Housing and Apartment Buildings Zone: H6.4.1 Activity table | (All) Dwellings = **Restricted discretionary** | • H6.6.5 Building height<br>• H6.6.6 Height in relation to boundary<br>• H6.6.7 Alternative height in relation to boundary<br>• H6.6.8 Height in relation to boundary adjoining lower density zones<br>• H6.6.9 Yards |

*Table 8: Dwelling activity in business RIZ zones*

| Zone | Activity Status | Standards To Be Complied With |
|---|---|---|
| Business – City Centre Zone: H8.4.1 Activity table | A3 Dwellings = **Permitted**<br>A2 Boarding Houses = **Permitted**<br>A4 Retirement villages = **Permitted** | • Dwelling activities must comply with H8.6. Standards. These include:<br>• H8.6.2. General building height.<br>• H8.6.3. Admission of sunlight to public places<br>• H8.6.9. Rooftops<br>• H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 floor area ratios<br>• H8.6.22. Building in relation to boundary<br>• H8.6.23. Streetscape improvement and landscaping<br>• H8.6.27. Minimum floor to floor height<br>• H8.6.30. Special amenity yards<br>• H8.6.32. Outlook space<br>• H8.6.33. Minimum dwelling size<br>• New buildings require a restricted discretionary resource consent, which has a set of standards to manage the building bulk |
| Business – Metropolitan Centre Zone: H9.4.1 Activity table | A2 Dwellings = **Permitted**<br>A3 Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses = **Restricted Discretionary**<br>A4 Integrated residential development = **Permitted**<br>A6 Visitor accommodation and Boarding Houses = **Permitted** | Dwelling activities must comply with H9.6. Standards. These include:<br>• H9.6.5. Residential at ground floor<br>• H9.6.10 Outlook space<br>• H9.6.11 Minimum dwelling size<br>New buildings require a restricted discretionary resource consent, which has a set of standards to manage the building bulk. |
| Business – Town Centre Zone: H10.4.1 Activity table | A2 Dwellings = **Permitted**<br>A3 Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses = **Restricted Discretionary** | Dwelling activities must comply with H10.6. Standards. These include:<br>• H10.6.1. Building height<br>• H10.6.2. Height in relation to boundary<br>• H10.6.3. Building setback at upper floors<br>• H10.6.4. Maximum tower dimension and tower separation<br>• H10.6.5. Residential at ground floor<br>• H10.6.6. Yards<br>• H10.6.7. Landscaping |

| | | |
|---|---|---|
| | A4 Integrated residential development = **Permitted**<br>A6 Visitor accommodation and Boarding Houses = **Permitted** | • H10.6.8. Maximum impervious area in the riparian yard<br>• H10.6.9. Wind<br>• H10.6.10. Outlook space<br>• H10.6.11 Minimum dwelling size<br>New buildings require a restricted discretionary resource consent, which has a set of standards to manage the building bulk. |
| Business – Local Centre Zone: H11.4.1 Activity table | A2 Dwellings = **Permitted**<br>A3 Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses = **Restricted Discretionary**<br>A4 Integrated residential development = **Discretionary**<br>A6 Visitor accommodation and Boarding Houses = **Permitted** | Dwelling activities must comply with H11.6. Standards. These include:<br>• H11.6.1. Building height<br>• H11.6.2. Height in relation to boundary<br>• H11.6.3. Residential at ground floor<br>• H11.6.4. Yards<br>• H11.6.5. Landscaping<br>• H11.6.6. Maximum impervious area in the riparian yard<br>• H11.6.7. Wind<br>• H11.6.8. Outlook space<br>• H11.6.9 Minimum dwelling size<br>New buildings require a restricted discretionary resource consent, which has a set of standards to manage the building bulk. |
| Business – Neighbourhood Centre Zone: H12.4.1 Activity table | A2 Dwellings = **Permitted**<br>A3 Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses = **Restricted Discretionary**<br>A4 Integrated residential development = **Discretionary**<br>A6 Visitor accommodation and Boarding Houses = **Permitted** | Dwelling activities must comply with H12.6. Standards. These include:<br>• H12.6.1. Building height<br>• H12.6.2. Height in relation to boundary<br>• H12.6.3. Residential at ground floor<br>• H12.6.4. Yards<br>• H12.6.5. Landscaping<br>• H12.6.6. Maximum impervious area in the riparian yard<br>• H12.6.7. Wind<br>• H12.6.8. Outlook space<br>• H12.6.9 Minimum dwelling size<br>New buildings require a restricted discretionary resource consent, which has a set of standards to manage the building bulk. |

| | | |
|---|---|---|
| Business – Business Mixed Use Zone: H13.4.1 Activity table | A2 Dwellings = **Permitted**<br>A3 Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses = **Restricted Discretionary**<br>A4 Integrated residential development = **Permitted**<br>A6 Visitor accommodation and Boarding Houses = **Permitted** | Dwelling activities must comply with H13.6. Standards. These include:<br>• H13.6.1. Building height<br>• H13.6.2. Height in relation to boundary<br>• H13.6.3. Building setback at upper floors<br>• H13.6.4. Maximum tower dimension and tower separation<br>• H13.6.5. Yards<br>• H13.6.6. Landscaping<br>• H13.6.7. Maximum impervious area in the riparian yard<br>• H13.6.8. Wind<br>• H13.6.9. Outlook space<br>• H13.6.10. Minimum dwelling size<br>New buildings require a restricted discretionary resource consent, which has a set of standards to manage the building bulk. |

*Table 9: Dwelling Activity in other residential zones*

| Residential Zone | Activity Status | Standards To Be Complied With |
|---|---|---|
| Single House: H3.4.1 Activity table | Up to 1 dwelling = **Permitted**<br>More than 1 dwelling – **Non complying** unless it is a Minor Dwelling meeting same standards as Principal Dwelling | • H3.6.6 Building height<br>• H3.6.7 Height in relation to boundary<br>• H3.6.8 Yards<br>• H3.6.9 Maximum impervious areas<br>• H3.6.10 Building coverage<br>• H3.6.11 Landscaped area<br>• H3.6.12 Front, side and rear fences and walls |
| Large Lot: H1.4.1 Activity table | Up to 1 dwelling = **Permitted**<br>Minor Dwelling = **Restricted discretionary** provided it meets the same standards as Principal Dwelling.<br>More than 1 dwelling: **Discretionary Activity** | • H1.6.4 Building height;<br>• H1.6.5 Yards;<br>• H1.6.6 Maximum impervious areas;<br>• H1.6.7 Building coverage |
| Rural & Coastal Settlement: H2.4.1 Activity table | Up to 1 dwelling= **Permitted**<br>Minor Dwelling = **Restricted Discretionary** provided it meets same standards as Principal Dwelling.<br>More than 1 dwelling = **Non-complying** | • H2.6.5 Building height;<br>• H2.6.6 Height in relation to boundary;<br>• H2.6.7 Yards;<br>• H2.6.8 Maximum impervious areas;<br>• H2.6.9 Building coverage;<br>• H2.6.10 Side and rear fences and walls |
| Zone | Activity Status | Standards To Be Complied With |

| | | |
|---|---|---|
| Future Urban Zone: H18.4.1 Activity table | 1 dwelling = **Permitted**<br>Minor Dwelling = **Restricted discretionary** provided the site is not < 1ha.<br>Worker's Accommodation = **Restricted Discretionary** | • H18.6.2 Maximum Building height<br>• H18.6.3 Yards<br>• H18.6.8 Dwellings<br>• H18.6.15 Minor Dwellings<br>• H18.6.16 Worker's Accommodation |
| | More than 1 dwelling = **not permitted (H18.6.8(2))** | |

*Table 10: dwelling activity in rural zones that anticipate dwellings*

| Rural Zone | Activity Status | Standards To Be Complied With |
|---|---|---|
| Countryside Living: H19.8.2 Activity table | Up to 1 dwelling= **Permitted.**<br>Minor Dwelling and Worker's Accommodation = **Permitted** provided they meet specific standards including those for Principal Dwelling.<br>Two dwellings on a site ≥ 40ha and < 100ha = **Discretionary**<br>Two dwellings on a site < 40ha = **Non complying**<br>Three dwellings on a site ≥ 100ha = **Discretionary**<br>More than three dwellings on a site ≥ 100ha = **Discretionary**<br>Three dwellings on a site ≥ 100ha = **Discretionary**<br>Three or more dwellings on a site < 100ha = **Non complying** | All dwelling activities (including minor dwellings and workers accommodation) are required to comply with the suite of standards listed in tables H19.8.1 and H19.8.2. In addition, all activities in tables H19.8.1 and H19.8.2 are required to comply with the relevant applicable standards in H19.10.2. to H19.10 |

Please refer to Table H19.8.2 Activity table – number of dwellings and activity status in other rural zones.

*Table 11: dwelling activity in the Future Urban zone*

| Zone | Activity Status | Standards To Be Complied With |
|---|---|---|
| Future Urban Zone: H18.4.1 Activity table | 1 dwelling = **Permitted**<br>Minor Dwelling = **Restricted discretionary** provided the site is not < 1ha.<br>Worker's Accommodation = **Restricted Discretionary** | • H18.6.2 Maximum Building height<br>• H18.6.3 Yards<br>• H18.6.8 Dwellings<br>• H18.6.15 Minor Dwellings<br>• H18.6.16 Worker's Accommodation |
| | More than 1 dwelling = **not permitted (H18.6.8(2))** | |

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