Auckland Unitary Plan

Practice and Guidance note

Intensification Planning
Instrument (IPI) Proposed Plan
Change to the Auckland Unitary
Plan

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1 Introduction

The Intensification Planning Instrument (IPI) Proposed Plan Change – Plan Change 78 (**Plan Change**) to the Auckland Unitary Plan (Operative in Part) (**AUP (OP)**) was notified on 18 August 2022. This plan change delivers on the requirements to give effect to Policies 3 and 4 of the government's National Policy Statement on Urban Development 2020 (**NPS-UD**) and the amendments to the Resource Management Act 1991 (**RMA**) that require the Council to incorporate the Medium Density Residential Standards (defined in s2, RMA) into relevant residential zones.

This Practice and Guidance Note (**PGN**) addresses some of the key practice considerations in relevant residential zones over the first six to nine months following the notification of the plan change. This time period includes public notification of the plan change and the period of submissions.

The Plan Change introduces many practice considerations, some of which are complex – a result of several aspects of the legislation. This PGN does not address practice considerations that will evolve as the legal effect of provisions change later in the plan change process e.g., following the notification of decisions on submissions. A supplementary PGN may be issued later in the plan change process, to address changes to resource consent assessment considerations that will occur once decisions on submissions are notified.

For a quick, high-level summary of the implications of the plan change in terms of legal effect and weighting, please refer to the summary table in Attachment 1.

2 The Plan Change – In Brief

Proposed changes giving effect to the NPS-UD

The NPS-UD requires the council, through the AUP (OP), to enable buildings of at least six storeys within 'walkable catchments'. While these walkable catchments vary in their extent, depending on a range of place-specific characteristics, the extent of the catchments are generally based on walkable distances of around 800m from rapid transit network stops, around 1,200m from the edge of the city centre zone, and around 800m from the edge of our 10 large metropolitan centre zones

(Newmarket, Manukau, New Lynn, Sylvia Park, Botany, Papakura, Takapuna, Henderson, Albany and Westgate).

The Plan Change will do this through proposed rezoning of existing residential zoned land to the Terrace Housing and Apartment Buildings (THAB) zone. Along with this, the plan change proposes to add to or amend a number of objectives, policies and standards.

The NPS-UD also requires the council to enable building heights and densities within and adjacent to our neighbourhood, local and town centres commensurate with the level of commercial activity and community services.

It also sets intensification requirements within centres themselves – within the City Centre and Metropolitan Centre zones.

Proposed changes giving effect to the MDRS

The council must also change the AUP (OP) to enable intensification in most other residential areas ('relevant residential zones') across the city, through applying the government's Medium Density Residential Standards (MDRS). For Auckland, 'relevant residential zones' are all residential zones with the exception of the Large Lot Zone and the Rural and Coastal Settlement Zone. Residential zones (Single House zone and Residential – Mixed Housing Suburban zone) in rural towns and villages are also excluded where the 2018 census recorded the population as less than 5,000, and the council does not intend the area to become part of an urban environment.

The MDRS comprise more than standards. They include rules, standards, objectives and policies relating to activity status, notification, subdivision and land use activity set out in Schedule 3A of the RMA.

Through the use of MDRS, council is required to enable medium-density housing across most of Auckland's suburbs. Three dwellings of up to three-storeys per site, including terrace housing and low-rise apartments, must be classified as permitted activities on most residential properties, subject to compliance with a number of new 'Density Standards' in the AUP (OP) – these are outlined in Attachment 2 and only relate to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space (per unit), outlook space (per unit), windows to streets, and landscaped area for the construction of a building.

Sites and areas potentially exempt from changes under the NPS-UD and MDRS – 'Qualifying Matters'

Council may exempt some areas and properties from the full level of intensification anticipated by Policy 3 of the NPS-UD, including six-storey buildings in walkable catchments and up to 3 three-storey dwellings per site as a permitted activity in

accordance with the MDRS, subject to them meeting certain criteria or displaying particular characteristics. Called 'Qualifying Matters', they are characteristics where intensification requirements may be modified to protect or recognise a particular feature or quality, such as protecting sites of heritage, cultural, special character or ecological significance or to avoid development in areas with significant natural hazards or where there are certain infrastructure constraints. Most of these qualifying matters will be shown on the plan change maps as overlays and controls. However, not all qualifying matters can be depicted spatially – some qualifying matters are identified in the plan change text.

Parts of the AUP (OP) affected by the plan change, and plan change process

The plan change affects district planning provisions only. It affects many of the chapters of the AUP (OP), particularly residential and precinct chapters.

Following the submission and further submissions period, hearings will be held by an independent hearings panel (**IHP**) in 2023. The IHP will make recommendations to the council in the second half of 2023 or early 2024. Where the council accepts the IHP recommendations, the provisions will become operative within the AUP (OP) on notification of the Council's decision. Where the council disagrees with and rejects the recommendations, the council will need to make an alternative recommendation, and provide the IHP recommendation, the council's reasons for rejection, and the alternative recommendation to the Minister for the Environment to make the final decision. The provisions will become operative within the AUP (OP) on notification of the Minister's decision.

More detailed information on the plan change's content and the plan change process can be found at www.aucklandcouncil.govt.nz/planchanges under PC 78: lntensification.

3 Immediate Legal Effect of the MDRS Density Standards, and Infringements to them – 3 or less dwellings

The permitted activity Density Standards within the MDRS (refer Attachment 2) has immediate legal effect from the date that the plan change was notified – 18 August 2022, unless a proposed activity is for:

- 4 or more dwellings per site, and/or
- 3 or less dwellings per site and one or more of the proposed dwellings do not comply with one or more of the Density Standards, and/or

- a site that is subject to a qualifying matter (including Special Character Area Residential (SCAR) overlay), and/or
- a site that is in a 'new residential zone' i.e., a site in a greenfield area that is proposed to be rezoned to a relevant residential zone.

This means that for any proposal of three or less dwellings on a site not subject to a Qualifying Matter (refer to the Plan Change 78 maps and read the plan change text to identify qualifying matters), in a relevant residential zone, and complying with the MDRS, the MDRS Density Standards attain immediate legal effect while equivalent standards under the AUP (OP) that are inconsistent with the MDRS cease to have legal effect. The new MDRS Density Standards are treated as operative.

Any standards or rules in the AUP (OP) that are not superseded by the Density Standards of the MDRS continue to apply. This includes zone standards that are not a Density Standard (for example daylight or minimum dwelling size), and rules and standards in Auckland-Wide chapters such as E12 Land Disturbance – District and E27 – Transportation. In addition, all regional standards apply. This means that many proposed developments that comply with the MDRS Density Standards may still require resource consent approval for other reasons.

It is important to note what process needs to be followed if any of the MDRS Density Standards are infringed where three or less dwellings are proposed. When three or less dwellings do not comply with all of the density standards, <u>all</u> of the density standards cease to have immediate legal effect.

Any infringement of a MDRS Density Standard must be assessed against the equivalent AUP (OP) standard and associated AUP (OP) matters of discretion. This is because Section 86BA(1)(b) of the RMA outlines, as a pre-requisite for immediate legal effect of the MDRS Density Standards, that a "permitted" activity must comply with these standards.

For example, if a three-dwelling proposal on a site with an operative Residential - Mixed Housing Suburban (MHS) zoning infringed the MDRS building coverage Density Standard of 50%, with 52% proposed, then this standard would not attain immediate legal effect. The relevant standard would then be the AUP (OP) building coverage standard of 40% in the MHS zone, and the proposal would need to be assessed against the relevant objectives, policies and matters of discretion in the AUP (OP) MHS Zone Chapter. However, the permitted baseline of 50% building coverage under the MDRS Density Standards could, depending on the circumstances, be a relevant consideration in any notification decision and final determination.

4 The Permitted Baseline, the Receiving Environment and the Plan Change

Permitted Baseline

Sections 95 and 104 of the RMA provide the council with the discretion to consider the adverse effects of a proposal against those of a permitted activity and to disregard an adverse effect of the activity on the environment if the AUP (OP) (or a National Environmental Standard) permits an activity with that effect. This comparative baseline is known as the 'Permitted Baseline'.

The MDRS provide for up to three dwellings per site as a permitted activity, provided the full suite of MDRS Density Standards are complied with, including a maximum building height of 11m (3 storeys).

This permitted baseline will be a consideration for the activity of four or more dwellings and will be considered on a case-by-case basis. However, this permitted baseline is likely to be a useful assessment tool for some applications.

While the permitted baseline may be a relevant and useful assessment tool for some applications, it needs to be kept in mind that a number of more nuanced design and amenity considerations apply beyond the 'building envelope' type of considerations provided by the permitted baseline. This demands that a case-by-case assessment is always undertaken.

Another application of the permitted baseline will be where one or more of the MDRS density standards are breached for proposals involving three or less dwellings. While reasons for consent will revert to the operative rules in this scenario, and the application will need to be assessed against the operative provisions, the permitted baseline formed by a three dwelling proposal complying with all MDRS density standards may be a relevant consideration.

Receiving Environment

Unlike the Permitted Baseline, the characteristics of the receiving environment that a proposed activity is considered within is a mandatory requirement in resource consent assessments.

For the purposes of assessing resource consent applications, the receiving environment comprises:

a. The environment as it physically exists in reality at the time the resource consent application is being assessed. This is best determined by visiting the subject site, and observing the surrounds;

- b. That physical reality as amended by future development that has been authorised by an approved resource consent where it is likely that the consent will be implemented;
- c. That physical reality as amended by potential development that can occur as of right (i.e., as a permitted activity not requiring resource consent approval).

Points b and c may change the Receiving Environment context significantly. Point c in particular could create a Receiving Environment 'picture' that is different to the existing physical reality in many locations, given the enabling nature of the MDRS Density Standards. However, this will depend on the circumstances. For example, where recent (i.e., within 5 years) development of neighbouring sites has been to a scale of two storeys, it is generally unlikely that redevelopment of those sites will occur, in at least the short to medium term, to the scale and intensity anticipated as a permitted activity under the MDRS standards.

5 Assessing applications for four or more dwellings— Section 104 considerations under the Plan Change incorporating the MDRS

The MDRS Density Standards incorporated in the plan change for the activity of four or more dwellings per site <u>do not</u> attain immediate legal effect. However, where the AUP (OP) objectives and policies are inconsistent with the MDRS mandatory objectives and policies, the latter have legal effect, and the former are treated as inoperative for the purposes of such an application.

This has most impact where a zone change in the plan change is proposed under the MDRS requirements, from either Residential - Single House Zone (SHZ) or MHS, to MHU (or Terraced Housing and Apartment Buildings Zone (THAB)). This is due to the fact that the MDRS objectives and policies (which are incorporated in to the MHU and THAB zones through the plan change) talk to a planned built character that includes three storey buildings, which is significantly different to the planned built character contemplated by the operative objectives and policies for the SHZ and MHS zones.

This means that the following objectives and policies in operative SHZ and MHS zones will be treated as inoperative, where sites in these zones have a proposed zoning of MHU or THAB through the plan change and no qualifying matters apply:

SHZ:

Objective H.3.2(2):

Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.

• Policy H.3.3(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.

MHS:

• Objective H.4.2(2):

Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached)

Policy H.4.3(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.

Consideration of applications will instead be against the following MDRS objective and policy which the equivalent AUP (OP) objective and policy are inconsistent with:

Objective 2

- (b) a relevant residential zone provides for a variety of housing types and sizes that respond to—
- (i) housing needs and demand; and
- (ii) the neighbourhood's planned urban built character, including 3-storey buildings.

Policy 1

(a) enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments:

However, a number of operative objectives and policies, that are not inconsistent with the MDRS mandatory objectives and policies, will still need to be considered in the assessment of applications for four or more dwellings. Furthermore, in addition to operative objectives and policies, relevant restricted discretionary activity matters in the AUP (OP) will also need to be considered.

Scenario

An application is lodged for a proposed development comprising 8 three-storey townhouses. The operative zone is MHS, and the proposed zoning under the plan change is MHU. No qualifying matters apply to the site in the plan change.

In this scenario, the application will need to be assessed against Objective 2 and Policy 1 of the MDRS, while Objective H.4.2(2) and Policy H.4.3(2) of the MHS zone will not be considered as they will be treated as inoperative. This provides a somewhat different policy framework for the assessment of planned built character, however it is important to note that building height is only one element of that character.

However, the balance of objectives and policies in the MHS zone – which are not inconsistent with any of the MDRS mandatory objectives and policies – will need to be considered in the assessment of the application.

In addition, the assessment will also need to consider proposed objectives and policies in the plan change applying to the MHU zone, which are additional to the mandatory MDRS objectives and policies.

Note – in this scenario, only the operative rules and standards are applicable to the application, as the MDRS density standards do not have immediate legal effect for the activity of four or more dwellings per site.

6 Assessing applications – Section 104(1)(b) considerations and weighting under the plan change giving effect to the NPS-UD and incorporating MDRS

The context for assessing applications on sites that are proposed to be rezoned to give effect to the NPS-UD - for example new THAB sites within walkable catchments to give effect to Policy 3(c) of the NPS-UD - is different to the scenarios involving the MDRS changes.

An important difference is that unlike the MDRS mandatory objectives and policies, proposed objectives and policies in the Plan Change that give effect to the NPS-UD do not have the effect of overriding inconsistent AUP (OP) objectives and policies. However, these proposed objectives and policies have legal effect and need to be considered in the assessment of an application, pursuant to Section 104(1)(b)(vi) of the RMA.

For applications that are consistent with relevant AUP (OP) objectives and policies, there will be no need to undertake a weighting exercise. By being consistent with relevant AUP (OP) objectives and policies, it can generally be assumed that the

relevant *proposed* objectives and policies will be satisfied, as the Plan Change is liberalising provisions.

However, practice challenges will arise where a proposed development is significantly more intensive than what the AUP (OP) provisions contemplate. An example of this might be where a six-storey apartment building is proposed on a site with an operative MHS zoning and a proposed THAB zoning (to give effect to NPS-UD requirements). In such scenarios, the proposal may be consistent with the policy shift in the relevant proposed provisions, but inconsistent with the relevant AUP (OP) provisions. In these scenarios, a weighting exercise will need to be undertaken to inform the final recommendation and decision as the outcomes of the assessment under the AUP (OP) and IPI is likely to end in different conclusions.

Such weighting assessments will need to be taken on a case-by-case basis.

It is important to remember that the NPS-UD is a relevant s104(1)(b) matter and the relevant provisions of a national policy statement must be had regard to. Hence whilst new objective and policies introduced via the IPI may have little weight, relevant NPS-UD objectives and policies themselves are operative and hence must be considered in the overall s104 assessment. The Environment Court has confirmed that the objectives and policies of the NPS-UD that refer to 'planning decisions' may be relevant in the assessment of applications. These are Objectives 2, 5, and 7, and Policies 1 and 6 (for Policy 6 only sub-clauses (c) and (e) would apply).

Note that as relevant provisions of the NPS-UD must be considered in the s104 assessment, and, the NPS-UD gives effect to Part 2 of the RMA, there is unlikely to be anything in Part 2 that would assist the planner's assessment, and a Part 2 assessment is not needed.

7 Assessing Applications – Section 95 considerations

As per assessments under Section 104, the assessment of applications under Section 95 may present challenges with regard to significant divergence between AUP (OP) and proposed objectives and policies.

While the key considerations under section 95 relate to the adverse effects generated by a proposal, the High Court decision in *Tasti Products Ltd v Auckland Council* [2017] NZRMA 22 and subsequent case law, including *Ennor v Auckland Council* [2019] NZRMA 150 and *Kawau Island Action Incorporated Society v Auckland Council* [2018] NZHC 3306 established that the objectives and policies of a plan, and a proposed plan, have a key role in informing the context for the assessment of adverse effects.

Unlike assessments under Section 104, a weighting exercise between AUP (OP) and proposed provisions cannot be undertaken as part of an assessment under Section 95.

As per Section 104 assessment considerations, a MDRS-derived permitted baseline is formed by three dwellings complying with all MDRS Density Standards and may be applied, in the Council's discretion. Furthermore, the full suite of MDRS density standards and objectives and policies provide a framework within which to consider adverse effects on persons and the environment, along with the remaining relevant operative AUP (OP) provisions.

Note that the notification preclusions under the MDRS do not attain immediate legal effect from 18 August 2002 (when the plan change was publicly notified).

8 Applications lodged before 18 August 2022

Resource Consent processing

Some applications which have been lodged prior to 18 August 2022 and infringing the following AUP (OP) standards may no longer incur infringements and not require resource consent approval for those infringements on or after 18 August 2022:

- a. Building Height
- b. Height in Relation to Boundary
- c. Setbacks (yards)
- d. Building Coverage
- e. Outdoor Living Space
- f. Outlook space
- g. Landscaped Area

With any applications still being processed as at 18 August 2022, where relevant the applicant / agent should provide an updated assessment of the proposal against the Plan Change. This can be requested via s92 (either a stop the clock one or non-stop the clock if required) however in many cases additional information from the applicant may not be required. As far as possible, reporting planners should be conscious of these changes and either return applications that no longer have infringements or ensure that in the final reasons for consent, reasons for consent originally applied for and no longer valid are not reflected in the final decision.

The one exception to this is the 'Windows to Street' MDRS Density Standard, which has no equivalent AUP (OP) standard. For this standard, from 18 August 2022, reporting planners assessing existing lodged applications for three or less dwellings will need to check for compliance with this standard.

Building Consent Planning Checks

Similar considerations also apply where planning checks on building consent applications are undertaken on or after 18 August 2022. Plans submitted in building consent applications may have annotations of AUP (OP) standards which are superseded by the MDRS density standards, assuming no qualifying matters apply on a site and three or less dwellings are proposed.

Usually this will not be an issue with any material impact given the MDRS density standards are more liberal than the standards in the AUP (OP). Sometimes staff undertaking planning checks may establish that a building proposal that would otherwise have required resource consent approval prior to 18 August 2022 (and therefore required the application of a Section 37 certificate notice on the building consent application) will not require resource consent approval when a planning check against the MDRS density standards is undertaken.

Attachment 1: Legal effect, operative status and weighting upon notification of the IPI

The plan change has two key components to it – those giving effect to the NPS-UD, and those giving effect to the MDRS. The table below summarises the provisions that apply to a development for dwellings on a site in relevant residential zones under various scenarios.

Scenario	IPI changes incorporating the MDRS	IPI changes not related to the MDRS that give effect to the NPS-UD New IPI rules, standards and matters of control/discretion have no legal effect (ss 86B and 86BA). IPI objectives and policies have legal effect. Dominant weight likely to AUP.			
Relevant residential zone (MHU or THAB Zone), no qualifying matter and complies with MDRS (3 dwellings or less)	MDRS objectives, policies, rules and standards have legal effect, are treated as operative and replace the equivalent AUP provisions in the existing AUP SHZ, MHS, MHU and THAB zones (see ss 77M and 86BA).				
Relevant residential zone (MHU or THAB Zone), has a qualifying matter, and complies with MDRS (3 or less dwellings)	MDRS standards have no legal effect (s 86BA(1)(c))). MDRS objectives, policies have no legal effect (s77M(4)).	All AUP (OP) provisions remain operative. New IPI rules, standards and matters of control/discretion have no legal effect (ss 86B and 86BA). IPI objectives and policies have legal effect but likely to be given less weight than the operative objectives and policies (including those amended by the MDRS).			
Relevant residential zone (MHU or THAB Zone), no qualifying matter and does not	MDRS standards do not have legal effect (s86BA(1)).	All AUP (OP) provisions remain operative.			

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e.g., 4 or more
dwellings or noncompliance with one
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MDRS objectives and
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New IPI rules, standards and matters of control/discretion have no legal effect (ss 86B and 86BA).

IPI objectives and policies have legal effect but likely to be given less weight than the operative objectives and policies (including those amended by the MDRS).

Attachment 2: Comparison of AUP (OP) and IPI Plan Change Standards

Residential Zones Summary of Changes

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BEDROOM IN A

DWELLING OR

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AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY MIXED HOUSING RESIDENTIAL - MIXED HOUSING URBAN** RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS SINGLE HOUSE RESIDENTIAL (UNMODIFIED) **SUBURBAN** OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED** MEDIUM DENSITY **PROPOSED WC** PROPOSED MEDIUM DENSITY PROPOSED 4+ PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** UNITS (RDA) UNITS (RDA) (ONLY APPLIES TO **(ONLY APPLIES TO** RESIDENTIAL RESIDENTIAL 4+ UNITS (RDA) STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** THE CENTRE RESIDENTIAL RESIDENTIAL POINT OF THE CARE CARE LARGEST WINDOW ON **MEASURED MEASURED** THE BUILDING FROM THE FROM THE FACE. FACADE OF FACADE OF LARGEST LARGEST WINDOW OR WINDOW OR BALCONY EDGE **BALCONY EDGE ALIGN** - WHICHEVER - WHICHEVER **OUTLOOK WITH** IS CLOSER TO IS CLOSER TO OUTDOOR THE THE LIVING SPACE. **BOUNDARY OR BOUNDARY OR OPPOSING** OPPOSING **BUILDING AND BUILDING AND** WHERE WHERE **OUTLOOK MAY OUTLOOK MAY** BE REDUCED BE REDUCED TO 5M FROM TO 5M FROM THE CENTRE THE CENTRE POINT OF THE POINT OF THE LARGEST LARGEST WINDOW ON WINDOW ON THE BUILDING THE BUILDING FACE. FACE. ALIGN **ALIGN OUTLOOK WITH OUTLOOK WITH** OUTDOOR OUTDOOR LIVING SPACE. LIVING SPACE. 1.5M 1.5M 1.5M 3M 3M 2.5M 1.5M 1.5M 1.5M 1M 3M 1M 1M **FRONT YARD** 1M 1M 1M 1M 1M (EXCLUDED 1M 1M 1M 1M (EXCLUDED CORNER SITES) SIDE YARD 1M 1M 1M (EXCLUDED 1M (EXCLUDED 1M (EXCLUDED 1M (EXCLUDED CORNER SITES) CORNER SITES) CORNER SITES) CORNER SITES) **REAR YARD** ON CORNER SITES) CORE STANDARD CORE STANDARD CORE STANDARD DENSITY STANDARD CORE STANDARD DENSITY STANDARD 10M 10M 10M 10M **RIPARIAN YARD** 30M 30M 10M 10M 10M 10M 10M 10M 30M 30M LAKESIDE YARD 30M 30M 30M 30M 30M 30M 10M 10M 10M 10M **COASTAL YARD** 10M 10M 10M 10M 10M 10M CORE STANDARD CORE STANDARD CORE STANDARD CORE STANDARD 50 PERCENT NET 50 PERCENT 50 PERCENT 40 PERCENT NET 35 PERCENT NET BUILDING 35 PERCENT NET 45 PERCENT NET 50 PERCENT NET 50 PERCENT 50 PERCENT NET SITE AREA **NET SITE AREA NET SITE AREA COVERAGE** SITE AREA SITE AREA SITE AREA SITE AREA SITE AREA **NET SITE AREA** SITE AREA

AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY MIXED HOUSING RESIDENTIAL - MIXED HOUSING URBAN** SINGLE HOUSE **RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS** RESIDENTIAL (UNMODIFIED) SUBURBAN OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED PROPOSED PROPOSED WC** MEDIUM DENSITY PROPOSED 4+ MEDIUM DENSITY PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** RESIDENTIAL UNITS (RDA) RESIDENTIAL **UNITS (RDA) (ONLY APPLIES TO** (ONLY APPLIES TO 4+ UNITS (RDA) STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** DENSITY STANDARD IN A IN A **SIGNIFICANT SIGNIFICANT** DENSITY STANDARD IN A SIGNIFICANT IN A **ECOLOGICAL ECOLOGICAL** IN A SIGNIFICANT **ECOLOGICAL** SIGNIFICANT AREA OVERLAY AREA OVERLAY **ECOLOGICAL** AREA OVERLAY **ECOLOGICAL** IN A SIGNIFICANT THE PART OF THE PART OF THE PART OF AREA OVERLAY AREA OVERLAY **ECOLOGICAL AREA** THE SITE THE SITE THE PART OF THE SITE THE PART OF OVERLAY THE **COVERED BY COVERED BY COVERED BY** THE SITE THE SITE PART OF THE SITE **BUILDINGS** BUILDINGS **COVERED BY** BUILDINGS **COVERED BY** COVERED BY MUST NOT BE MUST NOT BE BUILDINGS MUST NOT BE BUILDINGS **BUILDINGS MUST** LOCATED LOCATED MUST NOT BE LOCATED WITHIN MUST NOT BE NOT BE LOCATED WITHIN 3M WITHIN 3M 3M FOLLOWING LOCATED LOCATED WITHIN WITHIN 3M **FOLLOWING FOLLOWING** 3M FOLLOWING ALTERATION OR WITHIN 3M **FOLLOWING ALTERATION ALTERATION** REMOVAL OF **FOLLOWING** ALTERATION OR ALTERATION OR OR REMOVAL OR REMOVAL REMOVAL OF THE 300M² **ALTERATION** REMOVAL OF THE OF THE 300M² OF THE 300M² PROVIDED FOR OR REMOVAL THE 300M² 300M² PROVIDED PROVIDED FOR PROVIDED FOR PROVIDED FOR OF THE 300M² **UNDER** FOR UNDER UNDER **UNDER** E15.3.2(A29) & PROVIDED FOR **UNDER** E15.3.2(A29) & E15.3.2(A29) & E15.3.2(A29) & E15.6.5; UNDER E15.3.2(A29) & E15.6.5; E15.6.5; E15.6.5; E15.3.2(A29) & E15.6.5; E15.6.5; 20 PERCENT NET SITE AREA 20 PERCENT 20 PERCENT 20 PERCENT **NET SITE AREA NET SITE AREA NET SITE AREA** 40 PERCENT NET 40 PERCENT NET 40 PERCENT IN MINIMUM 50% MINIMUM 50% SITE AREA MINIMUM 50% SITE AREA THE HIGH 35 PERCENT NET OF FRONT OF FRONT OF FRONT NATURAL SITE AREA YARD MUST BE YARD MUST BE YARD MUST BE CHARACTER OR LANDSCAPED MINIMUM 50 MINIMUM 50 MINIMUM 50 20 PERCENT NET 20 PERCENT NET WAITĀKERE LANDSCAPED LANDSCAPED AREA LANDSCAPED 30 PERCENT NET PERCENT OF PERCENT OF PERCENT OF SITE AREA SITE AREA **AREA** AREA **RANGES AREAS** SITE AREA LANDSCAPED FRONT YARD FRONT YARD FRONT YARD OVERLAY, AND LANDSCAPED LANDSCAPED MUST BE MUST BE AREA MUST MUST BE MINIMUM 50 AREA MUST AREA MUST DENSITY STANDARD DENSITY STANDARD LANDSCAPED LANDSCAPED LANDSCAPED HAVE A PERCENT OF HAVE A HAVE A **AREA** AREA **AREA** MINIMUM FRONT YARD MINIMUM MINIMUM DIMENSION OF MUST BE DIMENSION OF DIMENSION OF 1M AND 4M² LANDSCAPED 1M AND 4M² 1M AND 4M² AREA AT GROUND **FLOOR FLOOR FLOOR FLOOR FLOOR FLOOR** FLOOR FLOOR FLOOR AT LEAST 20M² NO DIMENSION **OUTDOOR LIVING** LESS THAN 3M LESS THAN 3M LESS THAN 3M LESS THAN 4M LESS THAN 4M LESS THAN 4M NA LESS THAN 4M LESS THAN 4M LESS THAN 4M **SPACE** AND A GRADIENT AND A GRADIENT AND A GRADIENT A BALCONY, PATIO A BALCONY. A BALCONY. AND A AND A AND A LESS THAN 1 IN 20; LESS THAN 1 IN 20; LESS THAN 1 IN PATIO OR ROOF OR ROOF PATIO OR ROOF **GRADIENT GRADIENT GRADIENT** 20: TERRACE TERRACE TERRACE IN THE FORM OF IN THE FORM OF LESS THAN 1 IN LESS THAN 1 IN LESS THAN 1 IN BALCONY, PATIO IN THE FORM OF BALCONY, PATIO 20; 20: 20: AT LEAST 8M² AT LEAST 8M2 AND AT LEAST 8M²

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AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY MIXED HOUSING RESIDENTIAL - MIXED HOUSING URBAN** SINGLE HOUSE **RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS** RESIDENTIAL (UNMODIFIED) SUBURBAN OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED PROPOSED PROPOSED WC** MEDIUM DENSITY PROPOSED 4+ MEDIUM DENSITY PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** RESIDENTIAL UNITS (RDA) RESIDENTIAL **UNITS (RDA) (ONLY APPLIES TO** (ONLY APPLIES TO 4+ UNITS (RDA) STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** DIMENSION OF TERRACE IS AT DIMENSION OF DIMENSION OF TERRACE IS AT IN THE FORM OR ROOF IN THE FORM IN THE FORM LEAST 5M² AND I FAST 5M² AND 1.8M: 1.8M; OF BALCONY, TERRACE IS AT 1.8M: OF BALCONY, OF BALCONY, HAS A MINIMUM HAS A MINIMUM PATIO OR LEAST 5M² AND PATIO OR PATIO OR ABOVE GROUND **ABOVE GROUND** ABOVE GROUND **DIMENSION OF** DIMENSION OF HAS A MINIMUM ROOF ROOF ROOF FLOOR LEVEL: FLOOR LEVEL: FLOOR LEVEL: 1.8M: TERRACE IS AT DIMENSION OF TERRACE IS AT TERRACE IS AT 1.8M; AT LEAST 8M² AT LEAST 8M² AT LEAST 8M² LEAST 5M2 AND 1.8M: LEAST 5M² AND LEAST 5M² AND A MINIMUM A MINIMUM A MINIMUM HAS A MINIMUM HAS A MINIMUM HAS A MINIMUM **ABOVE GROUND ABOVE GROUND ABOVE GROUND** DIMENSION OF DIMENSION OF DIMENSION OF DIMENSION OF **DIMENSION OF DIMENSION OF** FLOOR LEVEL FLOOR LEVEL FLOOR LEVEL 1.8M; 1.8M; 1.8M; 1.8M; 1.8M; 1.8M; 5M2 FOR STUDIO 5M2 FOR STUDIO 5M2 FOR STUDIO CAN BE **CAN BE GROUPED** CAN BE **ABOVE ABOVE** AND ONE-AND ONE-AND ONE-**GROUPED CUMULATIVELY IN GROUPED GROUND GROUND ABOVE BEDROOM BEDROOM** BEDROOM **CUMULATIVELY** A COMMUNALLY **CUMULATIVELY FLOOR LEVEL FLOOR LEVEL DWELLINGS AND** GROUND **DWELLINGS AND DWELLINGS AND** ACCESSIBLE AREA IN A **FLOOR LEVEL** HAS A MINIMUM 5M2 FOR 5M2 FOR HAS A MINIMUM HAS A MINIMUM COMMUNALLY AT GROUND COMMUNALLY STUDIO AND STUDIO AND DIMENSION OF DIMENSION OF 5M² FOR DIMENSION OF **ACCESSIBLE** LEVEL, OR **ACCESSIBLE** 1.8M; **ONE-BEDROOM ONE-BEDROOM** STUDIO AND 1.8M; 1.8M; ADJACENT TO THE AREA AT AREA AT **DWELLINGS DWELLINGS** ONE-BEDROOM 8M² FOR TWO OR GROUND LEVEL, **GROUND LEVEL** 8M² FOR TWO OR UNIT. 8M² FOR TWO OR AND HAS A AND HAS A **DWELLINGS** MORE BEDROOM OR ADJACENT TO OR ADJACENT TO MORE BEDROOM MORE BEDROOM MINIMUM MINIMUM AND HAS A **DWELLINGS AND** THE UNIT. THE UNIT. **DWELLINGS AND DWELLINGS AND** DIMENSION OF **DIMENSION OF** MINIMUM HAS A MINIMUM HAS A MINIMUM HAS A MINIMUM 1.8M; 1.8M; DIMENSION OF DIMENSION OF DIMENSION OF DIMENSION OF 1.8M; 8M² FOR TWO 8M² FOR TWO 1.8M; 1.8M; 1.8M; OR MORE OR MORE 8M² FOR TWO **EXCEPT THAT. A** SOUTH FACING SOUTH FACING DENSITY STANDARD **BEDROOM BEDROOM** OR MORE **BALCONY OR OUTDOOR LIVING OUTDOOR LIVING DWELLINGS DWELLINGS BEDROOM** ROOF TERRACE DENSITY STANDARD SPACE STANDARD SPACE STANDARD AND HAS A AND HAS A **DWELLINGS** IS NOT MINIMUM MINIMUM **REQUIRED** AND HAS A DIMENSION OF DIMENSION OF MINIMUM WHERE THE NET 1.8M; 1.8M; DIMENSION OF INTERNAL FLOOR **EXCEPT THAT, EXCEPT THAT,** 1.8M; AREA OF A **DWELLING IS AT** A BALCONY OR A BALCONY OR SOUTH FACING LEAST 35M² FOR ROOF ROOF OUTDOOR A STUDIO AND **TERRACE IS TERRACE IS** LIVING SPACE NOT REQUIRED 50M² FOR A NOT REQUIRED STANDARD **DWELLING WITH** WHERE THE WHERE THE FOR ONE OR MORE **NET INTERNAL NET INTERNAL DEVELOPMENT** BEDROOMS. FLOOR AREA FLOOR AREA **S GREATER** OF A DWELLING OF A DWELLING **THAN 20** IS AT LEAST IS AT LEAST **DWELLINGS A** SOUTH FACING 35M² FOR A 35M² FOR A **OUTDOOR LIVING** COMMUNAL STUDIO AND STUDIO AND LIVING SPACE **SPACE** 50M² FOR A 50M² FOR A IS REQUIRED STANDARD **DWELLING** DWELLING THAT IS: WITH ONE OR WITH ONE OR AT LEAST 10M² MORE MORE FOR EVERY BEDROOMS. BEDROOMS. FIVE SOUTH FACING SOUTH FACING RESIDENTIAL OUTDOOR OUTDOOR **UNITS IT** LIVING SPACE LIVING SPACE **SERVES** STANDARD STANDARD

AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY MIXED HOUSING RESIDENTIAL - MIXED HOUSING URBAN** RESIDENTIAL – TERRACE HOUSING AND APARTMENT BUILDINGS SINGLE HOUSE RESIDENTIAL (UNMODIFIED) **SUBURBAN** OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED PROPOSED WC** PROPOSED MEDIUM DENSITY MEDIUM DENSITY PROPOSED 4+ PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** (ONLY APPLIES TO **(ONLY APPLIES TO** RESIDENTIAL UNITS (RDA) RESIDENTIAL UNITS (RDA) 4+ UNITS (RDA) STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** MINIMUM FOR FOR **DEVELOPMENT** DIMENSION OF **DEVELOPMENT** 8M S GREATER S GREATER **THAN 20 THAN 20** MINIMUM 3HRS **DWELLINGS A DWELLINGS A** SUNLIGHT COMMUNAL COMMUNAL EVERY 20M2 LIVING SPACE LIVING SPACE 9AM-4PM 21 IS REQUIRED IS REQUIRED JUNE THAT IS: THAT IS: AT LEAST 10M² AT LEAST 10M² FOR EVERY FOR EVERY FIVE FIVE RESIDENTIAL RESIDENTIAL UNITS IT UNITS IT **SERVES SERVES** MINIMUM MINIMUM DIMENSION OF DIMENSION OF 8M 8M MINIMUM 3HRS MINIMUM 3HRS SUNLIGHT SUNLIGHT EVERY 20M2 EVERY 20M2 9AM-4PM 21 9AM-4PM 21 JUNE JUNE MINIMUM OF MINIMUM OF MINIMUM OF 20% OF 20% OF 20% OF MINIMUM OF 20% MINIMUM OF 20% STREET, STREET, STREET, OF STREET -**WINDOWS TO** OF STREET -**PRIVATE** PRIVATE PRIVATE **FACING** MINIMUM OF 20% STREET AND FACING FAÇADES **PEDESTRIAN** FAÇADES IN **PEDESTRIAN PEDESTRIAN** OF STREET-PRIVATE IN GLAZING. NA NA ACCESSWAY **ACCESSWAY ACCESSWAY** NA NA GLAZING. **PEDESTRIAN** FACING FAÇADE AND VEHICLE AND VEHICLE AND VEHICLE AND VEHICLE IN GLAZING. ACCESSWAY-ACCESSWAY-ACCESSWAY-**ACCESSWAYS FACING FACING FACING** DENSITY STANDARD DENSITY STANDARD FAÇADES IN FAÇADES IN FAÇADES IN GLAZING. GLAZING. GLAZING. 1M SETBACK **SAFETY AND** 1M SETBACK 1M SETBACK 1M SETBACK **BETWEEN A UNIT** 1M SETBACK BETWEEN A BETWEEN A PRIVACY BETWEEN A AND A PRIVATE **BETWEEN A UNIT BUFFER TO** UNIT AND A UNIT AND A UNIT AND A PEDESTRIAN OR AND A PRIVATE PRIVATE PRIVATE NA NA NA NA PRIVATE NA PRIVATE VEHICLE PEDESTRIAN OR **PEDESTRIAN PEDESTRIAN PEDESTRIAN PEDESTRIAN ACCESSWAY** VEHICLE AND VEHICLE OR VEHICLE OR VEHICLE OR VEHICLE **ACCESSWAY ACCESSWAYS ACCESSWAY ACCESSWAY ACCESSWAY** CORE STANDARD SITES SITES SITES **DEEP SOIL** SITES GREATER **SITES GREATER GREATER GREATER GREATER AREAS** THAN 200M² MUST NA NA NA NA NA THAN 200M² THAN 200M² THAN 200M² THAN 200M² **PROVIDE MUST PROVIDE** MUST PROVIDE **MUST PROVIDE** MUST PROVIDE

AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY MIXED HOUSING RESIDENTIAL - MIXED HOUSING URBAN** SINGLE HOUSE **RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS** RESIDENTIAL (UNMODIFIED) **SUBURBAN** OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED WC** PROPOSED **PROPOSED** MEDIUM DENSITY MEDIUM DENSITY PROPOSED 4+ PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** (ONLY APPLIES TO **(ONLY APPLIES TO** RESIDENTIAL UNITS (RDA) RESIDENTIAL UNITS (RDA) 4+ UNITS (RDA) STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** MINIMUM 10 MINIMUM 10 MINIMUM 10 MINIMUM 10 MINIMUM 10 PERCENT SITE PERCENT SITE PERCENT SITE PERCENT SITE PERCENT SITE AREA AREA AREA AREA AREA CONTIGUOUS CONTIGUOUS CONTIGUOUS **CONTIGUOUS** CONTIGUOUS DEEP SOIL AREA **DEEP SOIL** DEEP SOIL AREA **DEEP SOIL** DEEP SOIL AREA WITH AREA WITH WITH MINIMUM 3M AREA WITH WITH MINIMUM **DIMENSIONS** MINIMUM 3M 3M DIMENSIONS MINIMUM 3M MINIMUM 3M **DIMENSIONS DIMENSIONS DIMENSIONS** AND AND AND AND AND SITES 1,200M² SITES 1,200M² SITES 1,200M² SITES 1,200M² **GREATER MAY** SITES 1,200M² **GREATER MAY GREATER MAY GREATER MAY GREATER MAY** PROVIDE MORE PROVIDE MORE PROVIDE MORE THAN 1 DEEP SOIL PROVIDE MORE THAN 1 DEEP PROVIDE MORE AREA BUT MUST THAN 1 DEEP THAN 1 DEEP THAN 1 DEEP SOIL AREA BUT BE: A MINIMUM SOIL AREA BUT MUST BE: A SOIL AREA BUT SOIL AREA BUT 60M2 IN AREA MUST BE: A MINIMUM 60M² IN MUST BE: A MUST BE: A EACH WITH 3M MINIMUM 60M² MINIMUM 60M² AREA EACH WITH MINIMUM 60M² DIMENSION IN AREA EACH 3M DIMENSION IN AREA EACH IN AREA EACH WITH 3M WITH 3M WITH 3M **CANOPY TREES CANOPY TREES DIMENSION DIMENSION** DIMENSION MUST BE MUST BE **CANOPY TREES** CANOPY TREES **CANOPY TREES PROVIDED AS PROVIDED AS** FOLLOWS: **MUST BE** FOLLOWS: MUST BE MUST BE **PROVIDED AS PROVIDED AS PROVIDED AS** SITES 200M² -SITES 200M² FOLLOWS: FOLLOWS: FOLLOWS: 600M². 1 - 600M², 1 SMALL SITES **SMALL** SITES SITES CANOPY TREE 200M² -200M² -**CANOPY** 200M² -600M², 1 600M², 1 PER 200M² TREE PER 600M², 1 SMALL 200M² SMALL SMALL SITES 601M2 -CANOPY 1,500M², 1 CANOPY SITES 601M² **CANOPY** MEDIUM TREE PER - 1,500M², 1 TREE PER TREE PER CANOPY TREE 200M² MEDIUM 200M² 200M² PER 300M² SITES SITES SITES CANOPY SITES 1,501M² $601M^2 -$ TREE PER $601M^2 601M^2 -$ OR MORE, 1 1.500M². 1 300M² 1,500M², 1 1.500M². 1 LARGE MEDIUM SITES **MEDIUM MEDIUM CANOPY TREE** CANOPY 1,501M² OR CANOPY **CANOPY** OR 2 MEDIUM TREE PER MORE, 1 TREE PER TREE PER **CANOPY TREE** 300M² LARGE 300M² $300M^{2}$ PER 500M² SITES **CANOPY** SITES SITES 1,501M2 OR TREE OR 2 1,501M2 OR 1,500M2 OR MORE, 1 MEDIUM MORE, 1 MORE, 1 LARGE LARGE **CANOPY** LARGE **CANOPY** TREE PER CANOPY CANOPY TREE OR 2 500M² TREE OR 2 TREE OR 2 MEDIUM **MEDIUM** MEDIUM CANOPY CANOPY CANOPY TREE PER TREE PER TREE PER 500M² 500M² 500M²

AUCKLAND UNITARY PLAN - COMPARISON OF OPERATIVE AND PROPOSED RESIDENTIAL ZONES

OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY MIXED HOUSING** SINGLE HOUSE **RESIDENTIAL - MIXED HOUSING URBAN RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS** RESIDENTIAL (UNMODIFIED) SUBURBAN OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED PROPOSED PROPOSED WC** MEDIUM DENSITY PROPOSED 4+ MEDIUM DENSITY PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** RESIDENTIAL UNITS (RDA) RESIDENTIAL **UNITS (RDA) (ONLY APPLIES TO** (ONLY APPLIES TO 4+ UNITS (RDA) STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** WITHIN FRONT YARD: YARD: YARD: YARD: YARD: WITHIN FRONT YARD: YARD: YARD: YARD: 1.4M IN HEIGHT. 1.4M IN HEIGHT, 1.4M IN HEIGHT, 1.4M IN HEIGHT. YARD: 1.4M IN HEIGHT. 1.4M IN HEIGHT, 1.4M IN HEIGHT, 1.4M IN HEIGHT, 1.4M IN HEIGHT, OR OR OR 1.4M IN HEIGHT, ΟR $\cap R$ OR OR 1.8M 50 PER 1.8M 50 PER 1.8M 50 PER CENT 1.8M 50 PER CENT OR 1.8M 50 PER 1.8M 50 PER 1.8M 50 PER 1.8M 50 PER CENT 1.8M 50 PER CENT CENT OF THE CENT OF THE OF THE SITE OF THE SITE CENT OF THE CENT OF THE CENT OF THE 1.8M 50 PER OF THE SITE OF THE SITE SITE SITE FRONTAGE FRONTAGE AND FRONTAGE AND SITE FRONTAGE CENT OF THE SITE SITE FRONTAGE AND FRONTAGE AND FRONTAGE AND 1.4M FOR 1.4M FOR AND 1.4M FOR 1.4M FOR SITE FRONTAGE **FRONTAGE FRONTAGE** 1.4M FOR 1 4M FOR AND 1.4M FOR REMAINDER, REMAINDER, REMAINDER, REMAINDER, AND 1.4M FOR AND 1.4M FOR AND 1.4M FOR REMAINDER. REMAINDER, **RETAINING** REMAINDER, OR OR REMAINDER. REMAINDER. REMAINDER. OR OR **WALLS AND** OR OR OR 1.8M IN HEIGHT IF 1.8M IN HEIGHT IF **FENCES** 1.8M IN HEIGHT IF 1.8M IN HEIGHT IF OR 1.8M IN HEIGHT IF 1.8M IN HEIGHT IF 1.8M IN HEIGHT THE FENCE IS AT THE FENCE IS AT THE FENCE IS AT THE FENCE IS AT 1.8M IN HEIGHT 1.8M IN HEIGHT 1.8M IN HEIGHT THE FENCE IS AT THE FENCE IS AT IF THE FENCE LEAST 50 PER LEAST 50 PER LEAST 50 PER LEAST 50 PER IF THE FENCE IS IF THE FENCE IF THE FENCE LEAST 50 PER LEAST 50 PER IS AT LEAST 50 CENT VISUALLY CENT VISUALLY CENT VISUALLY **CENT VISUALLY** AT LEAST 50 PER IS AT LEAST 50 IS AT LEAST 50 **CENT VISUALLY CENT VISUALLY** PER CENT OPEN OPEN OPEN OPEN CENT VISUALLY PER CENT PER CENT OPFN OPEN VISUALLY OPEN PERPENDICULAR **PERPENDICULAR PERPENDICULAR** PERPENDICULAR OPEN VISUALLY OPEN VISUALLY OPEN **PERPENDICULAR PERPENDICULAR** PERPENDICULA TO THE FRONT TO THE FRONT TO THE FRONT PERPENDICULAR TO THE FRONT PERPENDICULA PERPENDICULA TO THE FRONT TO THE FRONT R TO THE BOUNDARY. BOUNDARY. **BOUNDARY** BOUNDARY TO THE FRONT R TO THE R TO THE BOUNDARY. BOUNDARY. FRONT **BOUNDARY** FRONT FRONT BOUNDARY **BOUNDARY BOUNDARY** CORE STANDARD CORE STANDARD 60 PERCENT SITE AREA 40 PERCENT SITE **60 PERCENT SITE 60 PERCENT** 70 PERCENT SITE 70 PERCENT SITE 70 PERCENT 70 PERCENT 60 PERCENT SITE AREA IN THE **AREA** SITE AREA **AREA** AREA SITE AREA SITE AREA **AREA** OUTSTANDING NATURAL 10 PERCENT OF LANDSCAPES **IMPERVIOUS** 60 PERCENT SITE **60 PERCENT SITE** THE AREA IN A **OVERLAY** SURFACE **AREA** AREA RIPARIAN, RIPARIAN, RIPARIAN, RIPARIAN, RIPARIAN, RIPARIAN, RIPARIAN, LAKESIDE, OR 10 PERCENT OF COASTAL COASTAL COASTAL COASTAL COASTAL COASTAL COASTAL THE AREA IN A **PROTECTION PROTECTION PROTECTION PROTECTION PROTECTION** PROTECTION **PROTECTION** RIPARIAN. YARD YARD YARD YARD YARD YARD YARD LAKESIDE, OR COASTAL **PROTECTION** YARD ANY PART OF A BUILDING BUILDING BUILDING BUILDING **BUILDING HIGHER BUILDING HIGHER** HIGHER THAN HIGHER THAN 3M HIGHER THAN HIGHER THAN THAN 3M THAN 3M 3M OPPOSITE 3M OPPOSITE OPPOSITE 3M OPPOSITE OPPOSITE **OPPOSITE DAYLIGHT** NA NA NA BUILDINGS BUILDINGS **BUILDINGS** BUILDINGS **BUILDINGS WITHIN BUILDINGS WITHIN** WITHIN THE WITHIN THE WITHIN THE WITHIN THE NA THE SAME SITE IS THE SAME SITE IS LIMITED IN HEIGHT LIMITED IN HEIGHT LIMITED IN LIMITED IN LIMITED IN LIMITED IN TO TWICE THE TO TWICE THE

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HEIGHT TO

AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -RESIDENTIAL -**LOW DENSITY** MIXED HOUSING **RESIDENTIAL - MIXED HOUSING URBAN** SINGLE HOUSE RESIDENTIAL – TERRACE HOUSING AND APARTMENT BUILDINGS RESIDENTIAL (UNMODIFIED) SUBURBAN OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED** PROPOSED WC PROPOSED PROPOSED MEDIUM DENSITY PROPOSED 4+ MEDIUM DENSITY PROPOSED 4+ **PROPOSED OPERATIVE OPERATIVE** RESIDENTIAL UNITS (RDA) RESIDENTIAL UNITS (RDA) (ONLY APPLIES TO (ONLY APPLIES TO 4+ UNITS (RDA) 24 SETTLEMENTS) 24 SETTLEMENTS) STANDARDS (PA) STANDARDS (PA) **STANDARDS** HORIZONTAL HORIZONTAL TWICE THE TWICE THE TWICE THE TWICE THE HORIZONTAL HORIZONTAL HORIZONTAL HORIZONTAL DISTANCE DISTANCE DISTANCE DISTANCE DISTANCE DISTANCE MININIMUM NET MININIMUM NET MININIMUM NET MININIMUM NET MININIMUM NET MININIMUM NET INTERNAL INTERNAL INTERNAL INTERNAL FLOOR INTERNAL FLOOR INTERNAL FLOOR FLOOR AREA: FLOOR AREA: FLOOR AREA: AREA: AREA: AREA: 30M² FOR 30M² FOR 30M² FOR 30M² FOR STUDIO 30M² FOR STUDIO MINIMUM 30M² FOR STUDIO STUDIO STUDIO STUDIO NA NA NA DWELLINGS. NA DWELLINGS. **DWELLING SIZE** DWELLINGS. DWELLINGS. DWELLINGS. DWELLINGS. 45M² FOR ONE 45M2 FOR ONE OR 45M² FOR ONE OR 45M² FOR ONE 45M² FOR ONE 45M² FOR ONE OR MORE MORE BEDROOM MORE BEDROOM OR MORE OR MORE OR MORE **BEDROOM DWELLINGS DWELLINGS BEDROOM BEDROOM** BEDROOM **DWELLINGS DWELLINGS DWELLINGS DWELLINGS**

AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022 RESIDENTIAL -**RESIDENTIAL -LOW DENSITY MIXED HOUSING RESIDENTIAL - MIXED HOUSING URBAN** SINGLE HOUSE **RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS** RESIDENTIAL (UNMODIFIED) SUBURBAN OPERATIVE/ OPERATIVE / **PROPOSED PROPOSED PROPOSED WC** PROPOSED **PROPOSED** PROPOSED 4+ MEDIUM DENSITY PROPOSED 4+ MEDIUM DENSITY **PROPOSED OPERATIVE OPERATIVE** 4+ UNITS (RDA) (ONLY APPLIES TO RESIDENTIAL UNITS (RDA) RESIDENTIAL **UNITS (RDA) (ONLY APPLIES TO** STANDARDS (PA) STANDARDS (PA) 24 SETTLEMENTS) 24 SETTLEMENTS) **STANDARDS** ON-SITE ON-SITE ON-SITE STORAGE OF STORAGE OF ON-SITE STORAGE OF **INDIVIDUAL OR** INDIVIDUAL OR STORAGE OF INDIVIDUAL OR COMMUNAL COMMUNAL **ON-SITE STORAGE** INDIVIDUAL OR **COMMUNAL** OF INDIVIDUAL OR BINS: BINS: COMMUNAL BINS: **COMMUNAL BINS:** INDIVIDUAL = INDIVIDUAL = BINS: INDIVIDUAL = INDIVIDUAL = SPACE 1.4M2 SPACE 1.4M2 INDIVIDUAL = SPACE 1.4M2 SPACE 1.4M2 COMMUNAL = COMMUNAL = SPACE 1.4M2 COMMUNAL = COMMUNAL = SOLID WASTE SOLID WASTE COMMUNAL = SOLID WASTE SOLID WASTE CALCULATOR CALCULATOR SOLID WASTE **CALCULATOR** CALCULATOR COLLECTION COLLECTION CALCULATOR COLLECTION REQUIREMENT COLLECTION REQUIREMENT COLLECTION REQUIREMENT **REQUIREMENTS:** S: S: **REQUIREMENTS:** S: FOR KERBSIDE FOR KERBSIDE FOR KERBSIDE -FOR KERBSIDE -FOR KERBSIDE - 1M PER - 1M PER 1M PER DWELLING 1M PER - 1M PFR CLEAR/UNOBSTRU **DWELLING DWELLING DWELLING DWELLING** CLEAR/UNOBST CLEAR/UNOBST CTED CLEAR/UNOBSTR CLEAR/UNOBST RUCTED RUCTED FOR COLLECTION UCTED **RUCTED ON-SITE WASTE** FOR **FOR** OF INDIVIDUAL NA NA NA NA NA **FOR** FOR **MANAGEMENT** COLLECTION COLLECTION BINS FROM **COLLECTION OF** COLLECTION OF INDIVIDUAL OF INDIVIDUAL SHARED INDIVIDUAL BINS OF INDIVIDUAL **DRIVEWAYS** BINS FROM BINS FROM FROM SHARED BINS FROM SHARED SHARED WITHIN THE SITE -DRIVEWAYS SHARED SPACE OF AT **DRIVEWAYS** DRIVEWAYS WITHIN THE SITE **DRIVEWAYS** LEAST 1M²PER WITHIN THE WITHIN THE - SPACE OF AT WITHIN THE **DWELLING** SITE - SPACE SITE - SPACE LEAST 1M²PER SITE - SPACE OF AT LEAST OF AT LEAST /ACCESSIBLE DWELLING OF AT LEAST 1M²PER 1M²PER **LOCATION FOR** /ACCESSIBLE 1M²PER **DWELLING DWELLING** COLLECTION LOCATION FOR **DWELLING** /ACCESSIBLE /ACCESSIBLE **VEHICLE** COLLECTION /ACCESSIBLE LOCATION FOR LOCATION FOR FOR ONSITE VEHICLE LOCATION FOR COLLECTION COLLECTION COMMUNAL - -COLLECTION FOR ONSITE VEHICLE VEHICLE ACCESSIBLE FOR VEHICLE COMMUNAL - -FOR ONSITE FOR ONSITE COLLECTION ACCESSIBLE FOR FOR ONSITE COMMUNAL - -COMMUNAL - -COLLECTION COMMUNAL - -ACCESSIBLE ACCESSIBLE CORE STANDARD ACCESSIBLE FOR FOR FOR COLLECTION CORE STANDARD COLLECTION COLLECTION A NEW A NEW A NEW A NEW A NEW DWELLING **DWELLING DWELLING MUST DWELLING DWELLING** IN THE MUST BE ABLE TO MUST BE ABLE BE ABLE TO MUST BE ABLE MUST BE ABLE INFRASTRUCTUR CONNECT TO AN TO CONNECT CONNECT TO AN TO CONNECT TO CONNECT **E - COMBINED** MUST BE ABLE **EXISTING** TO AN **EXISTING** TO AN TO AN **WASTEWATER** TO CONNECT TO NA NA NA **SEPARATED EXISTING SEPARATED EXISTING EXISTING NETWORK PUBLIC** LOCAL PUBLIC SEPARATED LOCAL PUBLIC SEPARATED SEPARATED CONTROL STORMWATER LOCAL PUBLIC STORMWATER LOCAL PUBLIC LOCAL PUBLIC **OVERLAY AREA** PIPE STORMWATER PIPE STORMWATER **STORMWATER** PIPE PIPE PIPE

AUCKLAND UNITARY PLAN - COMPARISON OF

	OPERATIVE AND PROPOSED RESIDENTIAL ZONES AS AT 18 AUGUST 2022									
	RESIDENTIAL – SINGLE HOUSE (UNMODIFIED) RESIDENTIAL – MIXED HOUSING SUBURBAN LOW DENSI RESIDENTIAL					RESIDENTIAL – TERRACE HOUSING AND APARTMENT BUILDINGS				
	OPERATIVE/ PROPOSED (ONLY APPLIES TO 24 SETTLEMENTS)	OPERATIVE / PROPOSED (ONLY APPLIES TO 24 SETTLEMENTS)	PROPOSED	OPERATIVE	PROPOSED MEDIUM DENSITY RESIDENTIAL STANDARDS (PA)	PROPOSED 4+ UNITS (RDA)	OPERATIVE	PROPOSED MEDIUM DENSITY RESIDENTIAL STANDARDS (PA)	PROPOSED 4+ UNITS (RDA)	PROPOSED WC 4+ UNITS (RDA)
STANDARDS										
IN THE INFRASTRUCTUR E - STORMWATER DISPOSAL CONSTRAINTS CONTROL	NA	NA	MUST CONNECT TO PUBLIC OR PROVIDE ON- SITE	NA	A NEW DWELLING MUST BE ABLE TO CONNECT TO AN EXISTING SEPARATED PUBLIC STORMWATER NETWORK OR PROVIDE ON-SITE DISPOSAL	A NEW DWELLING MUST BE ABLE TO CONNECT TO AN EXISTING SEPARATED PUBLIC STORMWATER NETWORK OR PROVIDE ON- SITE DISPOSAL	NA	A NEW DWELLING MUST BE ABLE TO CONNECT TO AN EXISTING SEPARATED PUBLIC STORMWATER NETWORK OR PROVIDE ON- SITE DISPOSAL	A NEW DWELLING MUST BE ABLE TO CONNECT TO AN EXISTING SEPARATED PUBLIC STORMWATER NETWORK OR PROVIDE ON- SITE DISPOSAL	A NEW DWELLING MUST BE ABLE TO CONNECT TO AN EXISTING SEPARATED PUBLIC STORMWATER NETWORK OR PROVIDE ON- SITE DISPOSAL
MINOR DWELLING	MAX 65M2 GFA PLUS OUTDOOR LIVING REQUIREMENTS	NA	NA	NA	NA	NA	NA	NA	NA	NA
ADDITIONS TO EXISTING BUILDINGS AND STRUCTURES IN THE OUTSTANDING NATURAL CHARACTER OVERLAY, HIGH NATURAL CHARACTER OVERLAY OR OUTSTANDING NATURAL LANDSCAPES OVERLAY	NA	NA	ADDITIONS TO EXISTING BUILDING OR STRUCTURE MUST COMPLY WITH THE REQUIREMENTS OF STANDARD D11.6.2	NA	NA	NA	NA	NA	NA	NA
INFRASTRUCTUR E - BEACHLANDS TRANSPORT CONSTRAINT OVERLAY	NA	NA	MORE THAN ONE DWELLING PER SITE NCA	NA	MORE THAN ONE DWELLING PER SITE NCA	MORE THAN ONE DWELLING PER SITE NCA	NA	NA	NA	NA
IN THE INFRASTRUCTUR E – WATER AND WASTEWATER CONSTRAINTS CONTROL	NA	NA	MORE THAN ONE DWELLING PER SITE RDA		MORE THAN ONE DWELLING PER SITE RDA	MORE THAN ONE DWELLING PER SITE RDA		MORE THAN ONE DWELLING PER SITE RDA	MORE THAN ONE DWELLING PER SITE RDA	MORE THAN ONE DWELLING PER SITE RDA

Business Zones Summary of Changes

AUCKLAND UNITARY PLAN - COMPARISON OPERATIVE AND PROPOSED BUSINESS ZONES AS AT 18 AUGUST 2022 BUSINESS -**BUSINESS -BUSINESS -BUSINESS -BUSINESS -METROPOLITAN** MIXED **TOWN** LOCAL **NEIGHBOURHOOD CENTRE** USE CENTRE **CENTRE CENTRE OPERATIV OPERATIVE PROPOSED PROPOSED OPERATIVE PROPOSED OPERATIVE PROPOSED OPERATIVE PROPOSED STANDARDS** 72.5M 72.5M **VARIOUS AS** IDENTIFIED IN **VARIOUS VARIOUS AS HVC WITH VARIOUS AS** 18M TOTAL 18M TOTAL 13M TOTAL **TOTAL IDENTIFIED** AS **IDENTIFIED IN** 16M AND 16M AND AND 11M **IDENTIFIE HEIGHT** IN HVC **OCCUPIABL HVC WITH OCCUPIABLE OCCUPIABLE SPECIFIED** IN A D IN HVC WITH IN A IN A **OCCUPIABLE** F + 2M**HEIGHT** + 2M ROOF + 2M ROOF **OCCUPIABL WALKABLE** WALKABLE WALKABLE WITH HEIGHT AND **ROOF FORM** FORM = 13M FORM = 18MCATCHMENT **OCCUPIAB** CATCHMENT CATCHMENT E HEIGHT SPECIFIED + = 18M IN A TOTAL **TOTAL** 21M (6 LE HEIGHT SPECIFIED + 2M ROOF **TOTAL** 21M (6 21M (6 WALKABLE STOREYS) **SPECIFIED** 2M ROOF STOREYS) STOREYS) **FORM** CATCHMENT + 2M **FORM** 21M (6 **ROOF** STOREYS) **FORM ADJOINING ADJOININ ADJOINING ADJOINING** ZONE G ZONE: **ADJOINING** ZONE ZONE ZONE OUTSIDE SHZ/ **OUTSIDE WALKABLE OUTSIDE** MHSZ - 2.5 OUTSIDE **WALKABLE CATCHMENT**: **WALKABLE** + 45 WALKABLE **CATCHMENT**: CATCHMENT: **DEGREES CATCHMENT**: SHZ / MHSZ -**ADJOINING ADJOINING** SHZ / MHSZ -SHZ / MHSZ -MHUZ – 3M 2.5 + 45SHZ / MHSZ -ZONE: ZONE: 2.5 + 45**DEGREES** 2.5 + 45+ 45 **ADJOINING** 2.5 + 45**ADJOINING** SHZ / MHSZ -**DEGREES DEGREES** SHZ / MHSZ **DEGREES** LDRZ / MHUZ THAB - 8M ZONE: ZONE: 2.5 + 45LDRZ / MHUZ -2.5 + 45LDRZ / MHUZ -4M + 60LDRZ / MHUZ + 60 SHZ / MHSZ -**DEGREES DEGREES** SHZ / MHSZ --4M + 60**DEGREES DEGREES** -4M + 60-4M + 602.5 + 452.5 + 45MHUZ - 3M +**DEGREES DEGREES** MHUZ - 3M **DEGREESTHA** THAB, BMU, **DEGREES** SP7 **ADJOINING** 45 DEGREES **DEGREES** + 45 B - 8M + 60THAB - 8M +GBZ - 8M + 60THAB - 8M +MĀORI / MHUZ - 3M +ZONE: **DEGREES DEGREES** MHUZ - 3M +THAB - 8M + 60 DEGREES **60 DEGREES** SCHOOL -DEGREES **45 DEGREES** LDRZ, 45 DEGREES **60 DEGREES** 6M + 45 THAB - 8M +SPZ MĀORI / SPZ MĀORI / SPZ MĀORI / SPZ MĀORI / MHUZ, THAB - 8M +THAB - 8M +DEGREES SCHOOL - 6M SPZ MĀORI / SCHOOL - 6M 60 SCHOOL - 6M SCHOOL - 6M **HEIGHT IN 60 DEGREES** THAB, SPZ SCHOOL - 6M **DEGREES** + 45 **60 DEGREES** + 45 + 45 + 45 BMU / GBZ **RELATION TO** MĀORI. / SPZ MĀORI / **DEGREES** + 45 DEGREES **DEGREES** SPZ MĀORI / SPZ MĀORI / DEGREES -8M + 60**BOUNDARY SCHOOL** SCHOOL - 6M **DEGREES** SCHOOL - 6M **DEGREES** SCHOOL -OSZ - 4.5M +OSZ - 8.5M +OSZ - 8.5M +OSZ - 4.5M +BMU, GBZ, + 45 6M + 45**45 DEGREES** BMU / GBZ -**45 DEGREES 45 DEGREES** + 45 45 DEGREES OSZ – 8.5M OSZ - 19M +**DEGREES DEGREES DEGREES** 8M + 6060 OSZ (SOUTH OSZ (SOUTH + 45 OSZ (SOUTH OSZ (SOUTH OSZ - 8.5M +**DEGREES** OSZ - 4.5M SIDE) - 8.5M + OSZ - 4.5M +SIDE) - 16.5M OSZ SIDE) - 16.5M SIDE) - 8.5M + **45 DEGREES** 45 DEGREES + 45 **45 DEGREES** OSZ - 8.5M ++ 45 + 45 **45 DEGREES** (SOUTH OSZ (SOUTH **DEGREES 45 DEGREES DEGREES DEGREES** OSZ (SOUTH SIDE) -IN A IN A SIDE) - 16.5M 16.5M + 45 OSZ (SOUTH WALKABLE SIDE) - 8.5M +OSZ (SOUTH **WALKABLE** IN A IN A + 45 **WALKABLE DEGREES WALKABLE** SIDE) - 8.5M **CATCHMENT 45 DEGREES** SIDE) - 16.5M CATCHMENT **DEGREES** + 45 **CATCHMENT CATCHMENT** WHERE LDRZ, MHUZ, LDRZ, MHUZ, **DEGREES DEGREES** LDRZ, MHUZ, THE LDRZ, MHUZ, THAB, SPZ THAB, SPZ **RECESSIO** MĀORI / MĀORI / THAB., SPZ THAB. SPZ N PLANE SCHOOL, MĀORI, MĀORI / SCHOOL, **EXTENDS** BMU, GBZ, SCHOOL, OSZ SCHOOL BMU, GBZ, - 19M + 60 FOR ONLY OSZ - 19M +BMU, GBZ, OSZ - 19M +30M INTO **60 DEGREES DEGREES** OSZ - 19M +**60 DEGREES** SITES **60 DEGREES**

AS PER OPERATIVE AUCKLAND UNITARY PLAN

ALL OTHER

STANDARDS

	AUCKLAND UNITARY PLAN - COMPARISON OF OPERATIVE AND PROPOSED BUSINESS ZONES AS AT 18 AUGUST 2022								
	BUSINESS – GENERAL BUSINESS		BUSINESS – BUSINESS PARK		BUSINESS – HEAVY INDUSTRY		BUSINESS – LIGHT INDUSTRY		
	OPERATIVE	PROPOSED	OPERATIVE	PROPOSED	OPERATIVE	PROPOSED	OPERATIVE	PROPOSED	
STANDARDS									
HEIGHT	VARIOUS AS IDENTFIED IN HVC AND IN A WALKABLE CATCHMENT 21M (6 STOREYS)	18M TOTAL AND IN A WALKABLE CATCHMENT 21M (6 STOREYS)	20.5M VARIOUS AS IDENTIFIED IN HVC	20.5M VARIOUS AS IDENTIFIED IN HVC	20M	20M AND IN A WALKABLE CATCHMENT 21M (6 STOREYS)	20M VARIOUS AS IDENTIFIED IN HVC	20M AND IN A WALKABLE CATCHMENT 21M (6 STOREYS)	
HEIGHT IN RELATION TO BOUNDARY	ADJOINING ZONE: SHZ / MHSZ – 2.5 + 45 DEGREES MHUZ – 3M + 45 DEGREES THAB – 8M + 60 DEGREES SPZ MĀORI / SCHOOL – 6M + 45 DEGREES BMU / GBZ – 8M + 60 DEGREES OSZ – 8.5M + 45 DEGREES OSZ – 8.5M + 45 DEGREES OSZ (SOUTH SIDE) – 16.5M + 45 DEGREES	ADJOINING ZONE OUTSIDE WALKABLE CATCHMENT: SHZ / MHSZ - 2.5 + 45 DEGREES LDRZ / MHUZ - 4M + 60 DEGREES THAB - 8M + 60 DEGREES SPZ MĀORI / SCHOOL - 6M + 45 DEGREES OSZ - 8.5M + 45 DEGREES OSZ (SOUTH SIDE) - 16.5M + 45 DEGREES IN A WALKABLE CATCHMENT LDRZ, MHUZ, THAB, , SPZ MĀORI, SCHOOL, OSZ - 19M + 60 DEGREES	ADJOINING ZONE: SHZ / MHSZ - 2.5 + 45 DEGREES MHUZ - 3M + 45 THAB - 8M + 60 DEGREES SPZ MĀORI / SCHOOL - 6M + 45 DEGREES BMU / GBZ - 8.5M + 45 OSZ (SOUTH SIDE) - 16.5M + 45 DEGREES WHERE THE RECESSION PLANE EXTENDS FOR ONLY 30M INTO SITES	ADJOINING ZONE OUTSIDE WALKABLE CATCHMEN T: SHZ / MHSZ - 2.5 + 45 DEGREES LDRZ / MHUZ - 4M + 60 DEGREES THAB - 8M + 60 DEGREES SPZ MĀORI / SCHOOL - 6M + 45 DEGREES OSZ - 8.5M + 45 DEGREES OSZ (SOUTH SIDE) - 16.5M + 45 DEGREES IN A WALKABLE CATCHMEN T LDRZ, MHUZ, THAB, , SPZ MĀORI, SCHOOL, OSZ - 19M + 60 DEGREES	ADJOINING ZONE: ANY RESIDENTIA L ZONE; OSZ; SPZ - MĀORI / SCHOOL - 6M + 35	ADJOINING ZONE ANY RESIDENTIAL ZONE; OSZ; SPZ - MĀORI / SCHOOL – 6M + 35	ADJOINING ZONE: ANY RESIDENTIA L ZONE; OSZ; SPZ - MĀORI / SCHOOL - 6M + 35 DEGREES	ADJOINING ZONE ANY RESIDENTIAL ZONE; OSZ; SPZ - MĀORI / SCHOOL – 6M + 35 DEGREES	
ALL OTHER STANDARDS	AS PER OPERATIVE AUCKLAND UNITARY PLAN								

Legal effect status and consideration of applications infringing MDRS Density Standards

