

# National Policy Statement on Urban Development – Auckland Council Preliminary Response - Endorsement For Public Engagement

Planning Committee

31 March 2022

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## Purpose of the Report

- Endorsement of the preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2022
- Endorsement of the approach to rural and coastal settlements and Special Character Areas (Residential and Business)
- Updates on Precincts analysis, Auckland Light Rail, NZ Coastal Policy Statement and Infrastructure constraints

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# **Preliminary response**



## Council's Preliminary Response

- This will be illustrated in a series of maps in a Geographic Information System (GIS) viewer on the council's Auckland Have Your Say website
- The GIS viewer will be supported by website text and information sheets that describe :
  - the process for the consultation
  - the preliminary policy response to walkable catchments
  - the preliminary policy response to qualifying matters
  - the preliminary policy response to intensification (policy 3 of the NPS-UD)
- Some location-specific information sheets (such as for the city centre) will be prepared
- The text of the new zone provisions will not be available for feedback, as this is still being developed and tested

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## **Mandatory Matters not being consulted on**

The NPSUD and the RMA Amendment have identified several matters that must be implemented, as follows:

- Walkable catchments around the city centre, metropolitan centres and Rapid Transport Network stops, with at least six storey development enabled
- Intensification around town, local and neighbourhood centres
- Nine qualifying matters that may reduce building height and the Medium Density Residential Standards

Council is not seeking feedback on these, and are requesting feedback on matters the Council has determined (for example, the size of walkable catchments and intensification around our centres, and Auckland specific qualifying matters

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# Approach to Special Character



# Council's Preliminary Response to SCA residential

- July 2021 resolution stated that SCA of a 'high quality' be identified as a qualifying matter
- Survey undertaken of over 2 100 SCA residential properties
- Methodology developed by Council experts recommends that 'high quality' be those areas that over 75% of properties score a 5 or a 6
- A score of 5 or 6 means that the individual property contributes strongly to the special character values of an area, while a 75% threshold ensures the area is cohesive and consistently conveys its values
- This results in 71% of properties within current SCA residential overlay being within an area of high quality, and 62% of the current land area
- Identified areas of 'high quality' are illustrated in a series of maps on the GIS viewer
- The feedback from the public on the 75% scenario will assist the committee in confirming its approach to SCA residential as a qualifying matter prior to the plan change

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## **Council's Preliminary Response to SCA residential**

- At a regional level, SCA residential has very little impact on Auckland's capacity for housing
- Within the isthmus this impact is higher, particularly within the walkable catchments of the city centre, Mount Eden and Kingsland train stations
- Localised capacity issues are yet to be discussed with this committee
- Other scenarios are covered in Attachment C

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# Council's Preliminary Response to SCA Business

- Survey undertaken of over 1 600 SCA business properties
- Of the 18 SCA business areas, 16 are considered by Council experts to be 'high quality' and are recommended to be identified as a qualifying matter
- Of the 16:
  - Three have no change recommend to their extent:  
Being Balmoral Shopping Centre, Helensville and Sandringham
  - 13 are recommended to be subject to a reduction in their extent  
Being Devonport, Eden Valley, Grey Lynn, Kingsland, Lower Hinemoa Street, Mount Eden Village, Newmarket, Parnell, Ponsonby Road, Onehunga, Ōtāhuhu, West Lynn and Upper Symonds Street
- Two SCA Business areas are not 'high quality':
  - Ellerslie is recommended to not be identified as a qualifying matter
  - Howick is recommended to be identified as a qualifying matter as it has been the subject of extensive community input & was the subject of a recent council plan change
- The SCA business areas and recommended extents are illustrated in a series of maps on the GIS viewer

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**Updates:  
Precincts  
Auckland Light Rail  
NZ Coastal Policy  
Statement  
Infrastructure**



# Precincts

Precincts in AUP created to recognise values in specific areas

Precincts modify Auckland-wide rules, overlays and zone controls

Enable a place-based approach

Qualifying matters can be expressed through precinct controls, not just overlays e.g. natural hazards

Work is underway but not sufficiently advanced for inclusion in the Preliminary Response for consultation

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# Auckland Light Rail

Light rail from the city centre to  
Māngere/Auckland Airport

The specific light rail route (and stops on the  
route) are still being investigated

The route and stops will not be confirmed until  
after 20 August 2022

Recommend that the Council's Preliminary Response show land within the light rail study corridor with its current zoning and highlight the area as "under investigation"

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# NZ Coast Policy Statement

NZCPS is a Qualifying matter, as identified by the government

Work underway to align the NZCPS and the Regional Coastal Policy Statement with the NPSUD

Initial assessments are that the NZCPS will not have significant effects on the implementation of the NPS-UD

Work is underway but not sufficiently advanced for inclusion in the Preliminary Response for consultation

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# Infrastructure – Transport, Water Supply, Wastewater, Stormwater

Intensification within the urban environment will pose challenges for existing infrastructure and its renewal

Work underway to identify any areas of Auckland where intensification should not be enabled, or its extent reduced as a result of infrastructure constraints

Work is underway but not sufficiently advanced for inclusion in the Preliminary Response for consultation

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**Next steps**



## Dates for progressing this work

- Public engagement on the preliminary response to the NPS-UD and RM Amendment Act 19 April to 09 May
- Ongoing engagement with Mana Whenua (including feedback on draft plan change)
- Planning Committee workshop late May - review feedback and consider any changes to proposals towards draft plan change
- Local board reporting June - draft plan change for formal feedback from all boards
- Planning Committee meeting 4 August – proposed plan change for notification
- Proposed plan change notified for submissions by 20 August

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**Questions?**



**Information  
slides  
(not for  
presentation)**



# Medium Density Residential Standards (MDRS)

Medium Density Residential Standards	
SCHEDULE 3A – DENSITY STANDARDS	
cl. 10	No more than 3 residential units per site (above which consent is required)
cl. 11	Building height of 11m + 1m for roof form (3 storeys)
cl. 12	Height in relation to boundary of 4m + 60°
cl. 13	Building setbacks: <ul style="list-style-type: none"><li>• front 1.5m;</li><li>• side 1m; and</li><li>• rear 1m</li></ul>
cl. 14	Maximum building coverage of 50%
cl. 15	Minimum outlook spaces – 4m x 4m from principal living area, 1m x 1m from all other habitable rooms
cl. 16	Minimum outdoor living space – 20m <sup>2</sup> and minimum dimension of 3m
cl. 17	Minimum 20% glazing on street-facing frontage
cl. 18	Minimum landscaped area of 20%



# Qualifying matters

Qualifying matters recognise the values, characteristics and risks that are important and relevant to Auckland:

- a. national importance under section 6 of the RMA
- b. give effect to any other National Policy Statement (including NZ Coastal Policy Statement)
- c. safe or efficient operation of nationally significant infrastructure
- d. open space provided for public use,
- e. designation or heritage order,
- f. implement, or ensure consistency with, iwi participation legislation
- g. provide sufficient business land suitable for low density uses to meet expected demand
- h. any other matter that can be justified on a site by site basis when weighed against the importance placed on enabling more housing.

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# Qualifying matters

- Where a qualifying matter exists, Council may modify
  - the Policy 3 building heights and densities as set out in the NPS UD
  - MDRS
- Areas where a qualifying matter applies may still be subject to some level of intensification
- Some QMs create either
  - specific limitations for sites or neighbourhoods (controlling height or intensity of activity) or
  - prevent reverse sensitivity effects by limiting the development of sites close to a QM
- We are still assessing the best mapping techniques to provide for QMs (zones, overlays, new mapping techniques or a combination)

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## Qualifying matters – Council identified

- Planning Committee resolved a number of QMs in July 2021
- Analysis revealed some QMs do not affect intensification (density and height)
- Spatial extent of QMs is now mapped
- Council identified QMs require site by site analysis to meet a high evidential standard
- Analysis is continuing on the possibility of areas with significant long-term infrastructure constraints (Transport, Wastewater, Storm Water) being mapped as a QM
- Engagement with Mana Whenua has identified additional potential QMs that will be brought to the Planning Committee when further defined with Mana Whenua

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# Analysis of QMs in Precincts – will need to be shown as ‘area under investigation’ during April/May consultation

**There are 192 Precincts in the AUP**

**A smaller number of these are in the Urban Environment and relate to residential development**

Analysis shows that significant change is required to some Precincts to implement the NPS-UD

**Analysing Precincts to determine what QMs apply**

It is not possible to treat each precinct as an entire site, so individual analysis of each precinct is required to see what QMs apply

**Where a QM applies, amend precinct to implement it**

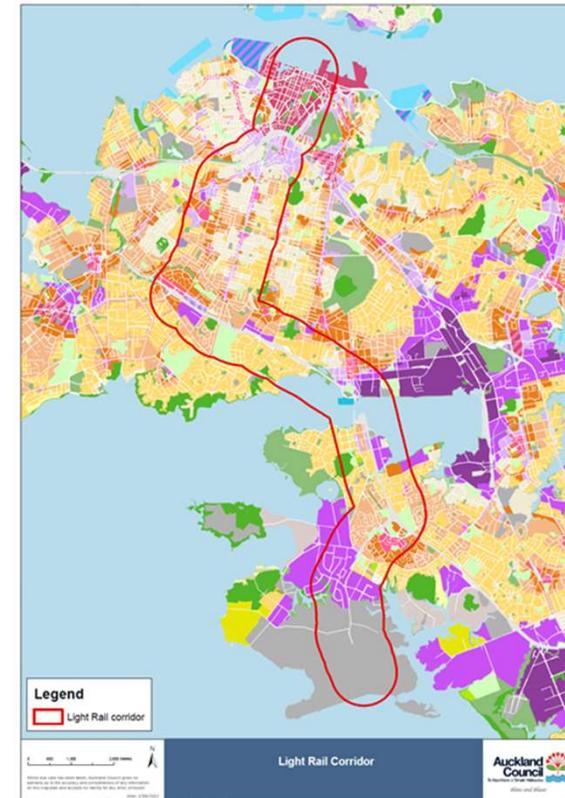
Staff to analyse each precinct and then determine approach

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# Light rail

- Decisions on the location of RTN stations along the proposed light rail corridor will not be made in time for the 20 August deadline for the intensification plan change
- It may be better to apply the NPS UD and Enabling Housing Supply Act to the light rail corridor once there is greater certainty about the route and station locations
- The council does not have this option at present
- Discussions underway with central government officials and Light Rail sponsors



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