



**August
2022**



Proposed Plan Change 78 Information Sheet #5 Updates to the Residential - Mixed Housing Urban Zone

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

The purpose of this sheet is to explain the council’s proposed approach to amending the Residential – Mixed Housing Urban (MHU) Zone.

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

The government’s approach to more housing

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

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

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s residential suburbs. Three dwellings of up to three storeys, including terrace housing and low-rise apartments, are to be permitted on most residential

properties unless a ‘qualifying matter’ applies (see information sheets #7 and #8). Four or more dwellings are to be enabled through a non-notified resource consent.

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

Changes to the Mixed Housing Urban zone

The council is required to incorporate the MDRS into all relevant urban residential zones, which includes the MHU zone. The MHU zone already enables development of up to 3 dwellings without resource consent and already includes standards that are similar to MDRS.

The council is proposing to apply the MHU zone more widely in Auckland and is therefore proposing to change some standards that apply to development of four or more dwellings to ensure good design outcomes.

Good design outcomes

The council is seeking to achieve the following outcomes for the MHU zone:



Table 1 below summarises the proposed key changes to standards in the MHU zone for development of four or more dwellings.

Outcome	Standard	Proposed change
Managing dominance and shading effects on adjoining site and on the street	Height in relation to boundary	4m+60° (same as MDRS)
	Yards	1.5m front, 1m side and rear (same as MDRS)
	Building coverage	50% net site area (same as MDRS)
Onsite amenity Managing dominance effects to adjoining sites and on the street	Landscaped area	<ul style="list-style-type: none"> • 20% net site area • Minimum 1m wide and 4m² • Minimum 50% of front yard in landscaped area
Onsite amenity	Outlook	No change except where ground floor outlook is defined by a boundary fence, outlook depth may be reduced to 5m

Onsite amenity	Outdoor living	Additional communal open space requirement for 20+ dwellings
Onsite amenity (and amenity/safety to the street)	Windows to street and private vehicle and pedestrian accessways	20% glazing where facing street or private vehicle/pedestrian access
Climate change	Deep soil and canopy tree	<ul style="list-style-type: none"> • 10% net site area plus tree(s) • Minimum 3m • (can overlap with landscaped area or communal outdoor living)
Onsite amenity (and amenity/safety to the street)	Safety and privacy buffer to private pedestrian and vehicle accesses	1m between dwellings and relevant access.
Onsite amenity (and amenity/safety to the street)	Residential waste management	Storage and collection space requirements.

Table 2 below summarises existing standards that are proposed to be retained with no changes to achieve good design outcomes in the MHU zone:

Existing standard	Outcome
Building height	To achieve planned urban built character and manage effects from height (12 metres - aligns with MDRS)
Maximum impervious area	to manage stormwater runoff and support ecology
Daylight	to ensure adequate daylight for living areas and bedrooms
Front, side and rear fences and walls	to allow for privacy while enabling eyes on streets and reduce large blank faces for neighbours and the street
Minimum dwelling size	to ensure development meet the day to day needs of residents

The council is proposing additional standards be applied to integrated residential development, supported residential care, boarding houses, visitor accommodation, dairies, restaurants, care centres, community facilities, and healthcare facilities.

Notification

The council is required to process applications for four or more dwellings without notification where an application for development meets certain standards. Where standards are listed against an activity in the activity table (H5.4.1), an application for that activity will have to comply with all the relevant standards to be processed without limited or public notification.

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply, where there is a qualifying matter. Qualifying matters can result in rules that do things such as limit building heights and densities or require a resource consent to build within an area or demolish or remove buildings or vegetation.

For more information on qualifying matters, refer to Information Sheets #7 and #8.

Further information

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

Please note:

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

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

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