

Auckland 2040 what we have achieved in the Draft Unitary Plan

Draft Unitary Plan	What Auckland 2040 Achieved	Comments from Auckland 2040
Permitted 3 storey apartments in Mixed Housing Zone covering 49% of residential areas	Mixed Housing Zone split into two; 40% of residential areas zoned Mixed Housing Suburban permitting only 2 storey development. Balance of Mixed Housing area to be zoned Mixed Housing Urban permitting 3 storey development and focussed around commercial centres and along major public transport routes.	This was a major success and protects some 40% of Auckland's residential areas from uncoordinated haphazard three storey apartment development
Terrace Housing and Apartment (THAB) zone covered extensive areas around minor centres	THAB reduced in scope and focussed around major commercial centres with a reduction in height in some localities	We have not yet seen the detailed zoning maps but understand the extent of the THAB has been reduced in extent.
Dispensation from major development rules such as height, height to boundary, coverage, yards etc to be dealt with on a non notified basis with no adjoining owners consents required	Modified so that all dispensations have to be assessed against the notification tests in the RMA.	This is an important concession that reduces the ability of Council officers to consent to dispensations that can have an adverse effect on residential character and adjoining owners amenities
Threshold for resource consent and design control set at 5 or more dwellings in a development	Threshold reduced, 4 or more dwellings will now require resource consent and be subject to design assessment	Good design control is essential to achieving good design outcomes. While 2040 would have liked to see 3 or more units subject to design control this is still an important concession
Density one dwelling per 300m2 For sites ≥ 1200m2 no density limit For developments of 5 or more dwellings no density limit	Sites <15m frontage one dwelling per 400m2 Sites >15m frontage one dwelling per 300m2 Sites ≥1200m2 one dwelling per 200m2	Our focus was on preventing unlimited density as it encourages large block like apartment developments. Having a density of 1;200m2 for sites >1200m2 is a concession but we would have preferred 1:300m2.
Height in relation to boundary 3m plus 45*	Reduced to 2.5m plus 45*	This was an important concession
Alternative control 3.6m plus 73.3*up to 6.9m thereafter 45* (allows 6.6m high to gutter line 1m in from side boundary and then a roof at 45*) to be granted on a non notified, no neighbours consent basis	Control retained but applications have to be assessed against the notification tests in the RMA.	We remain opposed to the alternative control as it permits large bulky buildings very close to the boundary. Having the test for notification may help in cases where the effects would be significant.
Walls on Boundaries permitted up to 3.6m high, average ≤3m, up to 12m long	Rule deleted	This was an important win otherwise buildings could have been built boundary to boundary
Yards 2.5m front yard 1m side and rear yards	Front yard increased to 4m or 5m if garage facing street Rear and side yards retained at 1m. Amendment to increase rear yard to 3m defeated	A 4m front yard with 5m for garages facing the street is an important concession as the appearance of the streetscape is governed to a significant degree by front yards. We are disappointed the 1m rear yard was retained as rear yards provide green corridors through residential areas and we regarded 3m as a minimum
Building coverage 50%	Amendment to retain previous limit of 35% defeated, Amended to 40% with increase to 50% on sites <300m2	We asked for 35% coverage based on existing district plans. The 40% concession is an improvement but the 50% coverage has been retained for smaller sites
Allowed 3 attached dwellings before a break down to 5m in height 3m long then another 3 dwellings	Reduction to a maximum of 20m building length before a height reduction to a maximum of 5m high, 5m wide	This concession was important as the control reduces the likelihood of "sausage flats" the new control has significantly lesser impact than the original.
Minimum Building size 30m2 per dwelling	Increased to 40m2 for studio and 45m2 for one bedroom	We sought a minimum building size of 60m2 per dwelling. The impact of the lesser size approved by council is partially reduced by the density control