

AUCKLAND UNITARY PLAN

How does it impact you and your property?

Harcourts JK Realty Group

Disclaimer

The information provided within this document is that of which has been provided by Auckland City Council. The information provided by Auckland City Council has been interpreted by JK Realty Group and has made every attempt to ensure the accuracy and reliability of the information provided on this document. However, the information is provided “as is” without warranty of any kind. JK Realty Group does not accept any responsibility or liability for the accuracy, content, completeness, legality, or reliability of the information contained in this document.

No warranties, promises and/or representations of any kind, expressed or implied, are given as to the nature, standard, accuracy or otherwise of the information provided in this document nor to the suitability or otherwise of the information to your particular circumstances.

We shall not be liable for any loss or damage of whatever nature (direct, indirect, consequential, or other) whether arising in contract, tort or otherwise, which may arise as a result of your interpretation of this document, or from your use of (or failure to use) the information in this document. This document provides links to other websites owned by third parties. The content of such third party sites is not within our control, and we cannot and will not take responsibility for the information or content thereon.

Our offices



St Heliers

Licensed Agent REAA 2008

09 575 3000

stheliers@harcourts.co.nz

JK Realty Group

**413 Tamaki Drive,
St Heliers, Auckland**



Mt Albert

Licensed Agent REAA 2008

09 815 8899

mtalbert@harcourts.co.nz

JK Realty Group

**4 Mt Albert Road,
Mt Albert, Auckland**

What is the Unitary Plan?

The Unitary Plan is the new overall planning document for the Auckland region. It replaces the district plans of the eight old Auckland councils, and work started on it shortly after the super city was created in 2010.

It will be the rule book for all kinds of things including zoning, heritage protection, the metropolitan urban limit, the port, and protecting view shafts.

The Unitary Plan is the result of five years of work, 249 days of hearings and 1.5 million submission points.

It will be the blueprint for Auckland's development, offering the definitive word on controversial topics such as whether the city should up-zone its central suburbs to allow for more intensive housing, or extend the urban limit.

It replaces the district plans of the eight legacy Auckland councils, removing inconsistencies and providing a global planning framework for the merged super city.

Why do we need it?

Auckland is growing at a rapid rate which the current demand for housing far exceeds the supply currently available to house the numbers of people choosing to make Auckland home.

It is said Auckland will need 400,000 more homes in the next 30 years according to the Independent Hearings Panel, which has produced the plan. This plan has been produced and is now in action to essentially create more land by changing the use and zonings of homes throughout Auckland in terms of what can be built on land. In most cases it greatly changes what you can do with your land and allows a greater intensity of dwellings per site.

There should be 22 per cent fewer city sections zoned for just a single house, and 25 per cent more zoned for higher density apartments and townhouses, the panel has said.

It has largely upheld the council's vision of a compact urban centre that develops up rather than out.

It has recommended retaining the Rural Urban Boundary limiting expansion on the city fringes, but extending it by 30 per cent and changing the rules so that individual landowners can apply to shift it. However it also allows for development in new towns and villages outside the Rural Urban Boundary, and for more land zoned Future Urban. It says 60-70 per cent of development should be within the metropolitan urban limits, and around town centres and transport hubs.

Understanding the Unitary plan

Getting your head around the Unitary Plan and what it means for you and your property can be a somewhat tricky task as there is a lot of details and information to take in and consider, as all properties are different, the Unitary Plan means different things for each property.

This information has been produced to help you get a rough understanding of the Auckland Unitary plan by explaining what the new zonings are and what kinds of development opportunities that means for each of those zonings.

For a more comprehensive understanding of the UP it is recommended you talk to your agent at Harcourts JK Realty about what can be done to your own property under the new UP and what that could mean for you in terms of the value of your home, now and in the future.

For further details and information, please visit:

www.aucklandcouncil.govt.nz

Or contact a your agent from Harcourts JK Realty Group.

**AUCKLAND
UNITARY
PLAN**

Zonings - A quick overview of the new zonings

There are many new zonings under the new Unitary Plan, there are 5 key zonings that will affect residential properties within the Central Auckland area.

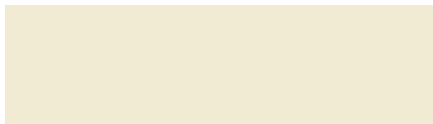
These zonings are known as the following:

- Large Lot Zone
- Single House Zone
- Mixed Housing Suburban Zone
- Mixed Housing Urban Zone
- Terrace Housing and Apartment Building Zone

Colour codes



Large Lot Zone



Single House Zone



Mixed Housing Suburban Zone

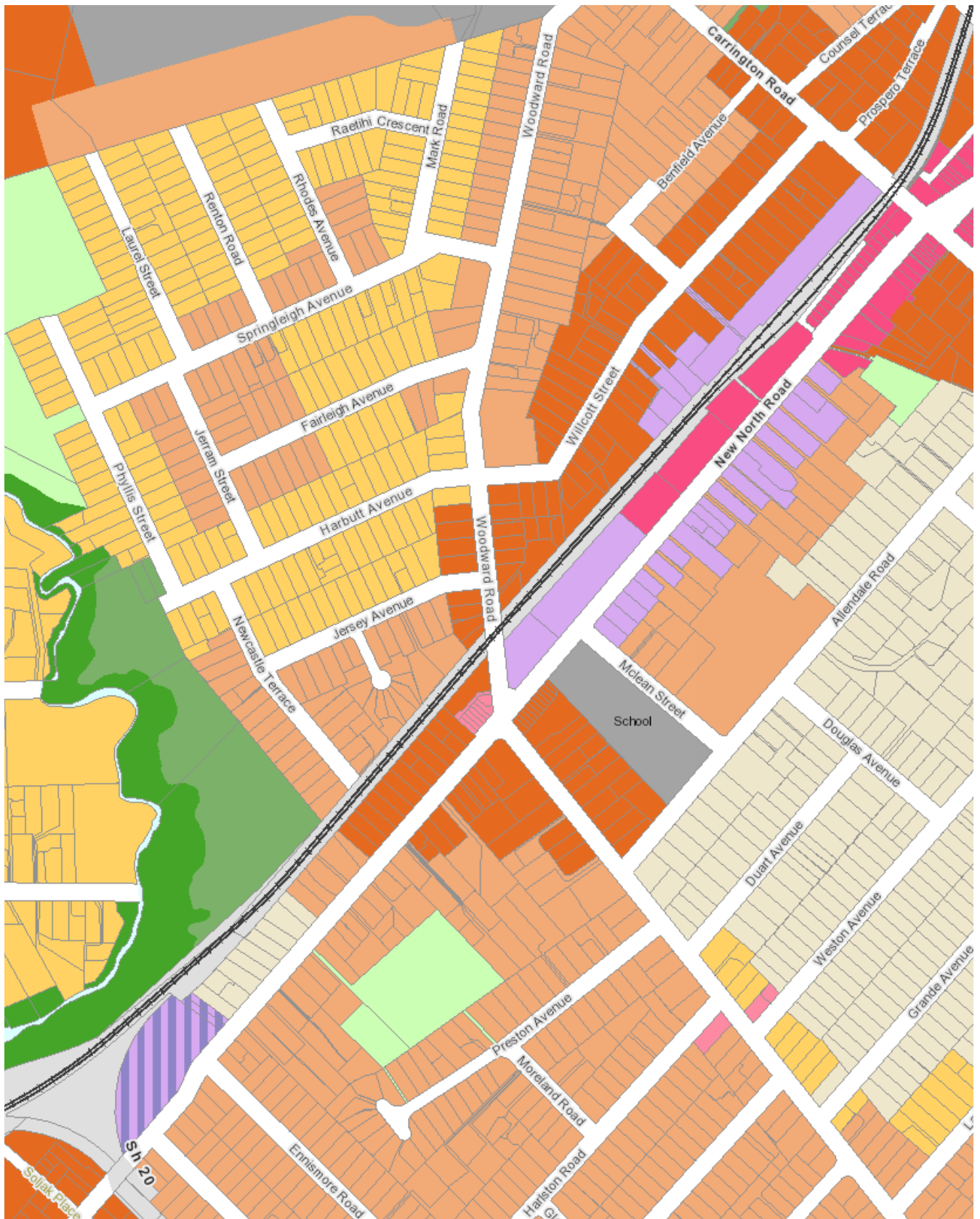


Mixed Housing Urban Zone



Terrace Housing and Apartment Building Zone

Sample Map - Mt Albert



Large Lot Zone

What is a Large Lot Zone?

A Large Lot Zone is essentially a large property on the periphery of urban areas. They are typically much larger properties than a standard size property you would find in an a built up suburb. Properties with this zoning are attributed to having a large spacious landscape where natural features and landscape qualities are maintained and in keeping with the properties around it.

- Minimum m² for site - 4000m²
- One dwelling per site (up to 8m (+1) in height)
- Maximum building coverage must not exceed 20% of net site or 400m²
- Maximum impervious area must not exceed 35% of site area or 1400m²

Properties with this zoning are more commonly public parks and green spaces at present with potential to be developed in the future as residential developments.

LARGE LOT ZONE		
DWELLINGS	Permitted	
	RD Resource Consent (Lesser Restrictions)	
MAX HEIGHT		8m (+1)
MAX BUILDING	Net Site Coverage	20% or 400sqm
MAX IMPERVIOUS	Gross Site coverage	35% or 1400sqm
HEIGHT/BDRY	Standard	
	Alternate	
MIN LANDSCAPE	Net Site Coverage	
	Front Yard Coverage	
MIN YARDS	Front	10m
	Side & Rear	6m
OUTLOOK COURTS	Lounge 6x4	
	Bed 1 3x3	
	Other 1x1	
LIVING COURT	6x4 or 5sqm balcony	
MAX FENCE HEIGHT	Front 1.2/1.8 to 50%	
	Side & Rear 2m	
DAYLIGHT PROV		
SUBDIVISION	Min m ² for <1ha site	4000

Single House Zone

What is a Single House Zone?

A property within the Single House Zone are typically those within a well established residential neighbourhoods based on particular amenity values. The factors that can be properties of special character, large spacious sites, coastal settings. Dwellings are typically 1 to 2 storeys in height.

Many older established suburbs in Auckland have a larger amount of Single House Zone properties, such as Ponsonby, Herne Bay, Mt Albert, Remuera, Mt Eden, Epsom and Howick.

What can you do in this type of zone?

There are many things you can do within this zone but is currently not a zone that can be used as a multi development area.

- One dwelling per site (**up to 8m** in height)
- One minor dwelling (up to 65m²)
- Maximum building coverage must not exceed 35% of net site
- Maximum impervious area must not exceed 60% of site area
- Minimum landscaped area must be at least 40% of net site area
- Minimum m² for site - 600m²

These restrictions are set to encourage attractive and safe streets by:

- Providing passive surveillance
- Optimising front yard landscaping
- Minimising visual dominance of garage doors
- Encourage accommodation to have usable and accessible outdoor living space
- Provide privacy and outlook
- Be functional and have access to adequate sunlight

What are the benefits of this zone?

- Retained character and historical values.
- Larger section sizes.
- Less large scale developments to detract from the character of the area.
- Larger landscaped areas and gardens

SINGLE HOUSE ZONE		
DWELLINGS	Permitted	1 + Minor Dwelling
	RD Resource Consent	
	(Lesser Restrictions)	
MAX HEIGHT		8 (+1)
MAX BUILDING	Net Site Coverage	35%
MAX IMPERVIOUS	Gross Site coverage	60%
HEIGHT/BDRY	Standard	2.5m + 45 degree
	Alternate	
MIN LANDSCAPE	Net Site Coverage	40%
	Front Yard Coverage	50%
MIN YARDS	Front	3m
	Side & Rear	1m
OUTLOOK COURTS	Lounge 6x4	Yes
	Bed 1 3x3	Yes
	Other 1x1	Yes
LIVING COURT	6x4 or 5sqm balcony	Yes
MAX FENCE HEIGHT	Front 1.2/1.8 to 50%	Yes
	Side & Rear 2m	Yes
DAYLIGHT PROV		Yes
SUBDIVISION	Min m ² for <1ha site	600

Mixed Housing Suburban Zone

What is a Mixed Housing Suburban Zone?

Mixed Housing Suburban is now the most common house zone covering much of the Auckland area. The zone enables the intensification of the area while retaining the suburban built character.

The zone is set to be typically 2 story detached and attached dwellings in a variety of types and sizes to provide different housing choices.

What can you do in this type of zone?

- Can build up to **3 dwellings** by right (Subject to compliance with the standards)
- Resource consent is required for 3 or more dwellings
- **Up to 8m (+1)** in height (1-2 Storey)
- Maximum impervious area must not exceed 60% of site area
- Maximum building coverage must not exceed 40% of site area
- Minimum landscaped area must be at least 40% of the net site area
- At least 50% of the area of the front yard must comprise of landscaped area
- Minimum m² for site - 400m²

What are the benefits of this zone?

- Able to build up to 2 dwellings permitted by right and 3+ with RD Resource consent
- Added potential value when on selling the property to someone who wishes to develop the property
- Increased intensity and choice of property while retaining the suburban built character within this zone.
- To achieve high quality on-site living environments
- To achieve attractive and safe streets and open spaces.

MIXED HOUSING SUBURBAN ZONE		
DWELLINGS	Permitted	3
	RD Resource Consent (Lesser Restrictions)	3+
MAX HEIGHT		8m (+1)
MAX BUILDING	Net Site Coverage	40%
MAX IMPERVIOUS	Gross Site coverage	60%
HEIGHT/BDRY	Standard	2.5m + 45 degree
	Alternate	To front 20m
MIN LANDSCAPE	Net Site Coverage	40%
	Front Yard Coverage	50%
MIN YARDS	Front	3m
	Side & Rear	1m
OUTLOOK COURTS	Lounge 6x4	Yes
	Bed 1 3x3	Yes
	Other 1x1	Yes
LIVING COURT	6x4 or 5sqm balcony	Yes
MAX FENCE HEIGHT	Front 1.2/1.8 to 50%	Yes
	Side & Rear 2m	Yes
DAYLIGHT PROV		Yes
SUBDIVISION	Min m ² for <1ha site	400

Mixed Housing Urban Zone

What is a Mixed Housing Urban Zone?

Mixed Housing Urban is one of the more common house zones covering much of the Auckland area and is a step above Mixed Housing Suburban in terms of building height and density.

The zone enables the intensification of the area while retaining the suburban built character. The zone is set to be predominantly 3 story attached dwellings (Townhouses) in a variety of types and sizes to provide different housing choices.

What can you do in this type of zone?

- Can build up to **3 dwellings** by right (Subject to compliance with the standards)
- Resource consent is required for 3 or more dwellings
- **Up to 11m (+1)** in height (3 Storey)
- Maximum impervious area must not exceed 60% of site area
- Maximum building coverage must not exceed 45% of site area
- Minimum landscaped area must be at least 40% of the net site area
- At least 50% of the area of the front yard must comprise of landscaped area
- Minimum m² for site - 300m²

What are the benefits of this zone?

- Able to build up to 2 dwellings permitted by right and 3+ with RD Resource consent
- Added potential value when on selling the property to someone who wishes to develop the property
- Increased intensity and choice of property while retaining the suburban built character within this zone.
- To achieve high quality on-site living environments
- To achieve attractive and safe streets and open spaces.

MIXED HOUSING URBAN ZONE		
DWELLINGS	Permitted	3
	RD Resource Consent (Lesser Restrictions)	3+
MAX HEIGHT		11m (+1)
MAX BUILDING	Net Site Coverage	45%
MAX IMPERVIOUS	Gross Site coverage	60%
HEIGHT/BDRY	Standard	3m + 45 degree
	Alternate	To front 20m
MIN LANDSCAPE	Net Site Coverage	35%
	Front Yard Coverage	50%
MIN YARDS	Front	2.5m
	Side & Rear	1m
OUTLOOK COURTS	Lounge 6x4	Yes
	Bed 1 3x3	Yes
	Other 1x1	Yes
LIVING COURT	6x4 or 5sqm balcony	Yes
MAX FENCE HEIGHT	Front 1.2/1.8 to 50%	Yes
	Side & Rear 2m	Yes
DAYLIGHT PROV		Yes
SUBDIVISION	Min m ² for <1ha site	300

Terrace Housing and Apartment Building Zone

What is a Terrace Housing and Apartment Building Zone?

Terrace Housing and Apartment Building Zone will be more commonly seen around arterial routes, town centres, metropolitan areas and the public transport network throughout the Auckland area and is the zone with the highest building intensity.

The zone enables a great amount of intensification of the area and will be the zone where there will be a high degree of visual change. The zone is set to be predominantly apartments and terrace housing in a variety of types and sizes to provide different housing choices. The purpose of this zone is to make efficient use of land and infrastructure, to increase capacity of housing so residents have convenient access to services such as employment, education, retail, entertainment, transport and public open spaces.

What can you do in this type of zone?

- Buildings **must not exceed 16m in height.**
- Buildings enabled to build **up to 7 storeys*** (In identified Height Variation Control Areas)
- Buildings **must not exceed 16m in height.**
- Maximum impervious area must not exceed 70% of site area
- Maximum building coverage must not exceed 50% of site area
- Minimum landscaped area must be at least 30% of the net site area
- At least 50% of the area of the front yard must comprise of landscaped area
- Minimum m² for site - 1200m²

What are the benefits of this zone?

- To achieve high quality on-site living environments
- To achieve attractive and safe streets and open spaces.
- Closer to amenities
- An increasing demand for larger undeveloped sites, which for a current owner of a site like this could mean a higher value when it comes time to sell.

*Please check with council about what heights are suitable for your property or any other details regarding this section

TERRACE HOUSING & APARTMENT BUILDING ZONE		
DWELLINGS	Permitted	
	RD Resource Consent (Lesser Restrictions)	RD
MAX HEIGHT		16m
MAX BUILDING	Net Site Coverage	50%
MAX IMPERVIOUS	Gross Site coverage	50%
HEIGHT/BDRY	Standard	3m + 45 degree
	Alternate	Up to front 20m+
MIN LANDSCAPE	Net Site Coverage	30%
	Front Yard Coverage	
MIN YARDS	Front	1.5m
	Side & Rear	1m
OUTLOOK COURTS	Lounge 6x4	Yes
	Bed 1 3x3	Yes
	Other 1x1	Yes
LIVING COURT	6x4 or 5sqm balcony	Yes
MAX FENCE HEIGHT	Front 1.2/1.8 to 50%	
	Side & Rear 2m	
DAYLIGHT PROV		Yes
SUBDIVISION	Min m ² for <1ha site	1200

Harcourts JK Realty Group

St Heliers

Harcourts JK Realty Group - Licensed Agent REAA 2008

P 09 575 3000

E stheliers@harcourts.co.nz

413 Tamaki Dr

St Heliers, Auckland

Mt Albert

Harcourts JK Realty Group - Licensed Agent REAA 2008

P 09 815 8899

E office@harcourtsjkrealty.co.nz

4 Mt Albert Road

Mt Albert, Auckland

www.jkrealty.co.nz

**AUCKLAND
UNITARY
PLAN**