

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1 Residential zones

Introduction

There are six residential zones in the Unitary Plan:

- Large Lot
- Rural and Coastal Settlement
- Single House
- Mixed Housing Suburban
- Mixed Housing Urban
- Terrace Housing and Apartment Buildings.

The Large Lot and the Coastal and Rural Settlement zones provide for residential development that is low intensity and which reflects the land characteristics and/or service constraints of the location.

The Single House, Mixed Housing Suburban, Mixed Housing Urban and the Terrace Housing and Apartment Buildings zones are applied in existing and future urban areas and provide for a variety of densities. The highest density of development is expected to occur in close proximity to the rapid and frequent service network and within and around centres. Providing for growth in this manner and in these locations is not only an efficient use of land but it also provides access to public transport for a greater number of households and strengthens the role of centres.

Collectively, these zones provide for a mix of housing types, ranging from a house in a coastal settlement, to a single detached house on a suburban section, to an apartment near a metropolitan centre. In some zones the conversion of an existing single dwelling into two dwellings is allowed to cater for different family needs or to generate additional family income without subdividing the property and retaining the appearance of a single building.

As the density of development increases the greater the requirement for quality design. To address this, four or more dwellings in the Mixed Housing Suburban and Mixed Housing Urban zones and more than one dwelling in the Terrace Housing and Apartment Buildings zone requires a resource consent. The resource consent process will ensure that the proposal gives effect to the quality built environment provisions of the Unitary Plan and that it contributes to the Auckland Plan priority of a quality urban environment.

The [ADM](#) provides supplementary, non-statutory guidance on preparing proposals for new housing developments by outlining options to achieve high standards of design in various housing types.

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1.1 General objectives and policies for the residential zones

Objectives

1. Auckland's residential areas are attractive environments with quality development that positively responds to and enhances the street, public open space and neighbourhood and contributes to safety and a positive sense of place.
2. A diverse range of housing provides choice for households and communities to meet their varied needs and lifestyles.
3. Non-residential activities that locate in residential areas contribute to and support the amenity of the neighbourhood and provide opportunities for social, economic and cultural well-being.

Policies

1. Require developments to contribute positively to the visual quality and safety of streets, public open spaces and neighbourhoods.
2. Recognise that the density of Auckland's residential areas will increase, to varying degrees, over time and apply controls to manage that change.
3. Provide a range of residential zones that enable different housing densities, a variety of housing opportunities and different housing types that are appropriate for the existing and planned infrastructure, natural environment and the existing and planned residential character of the area.
4. Require a percentage of medium to large scale residential development to provide equal physical access and use for people of all ages and abilities.
5. Enable an existing dwelling to be converted into two, in specific zones, in a manner that provides high quality internal and on-site amenity.
6. Enable non-residential activities that provide benefits to local communities and which will have minimal adverse effects on amenities of the residential area.
7. Require, where appropriate, resource consents for subdivision and housing development for additional residential land capacity, to be given effect to within specific timeframes, including through staging provisions and lapse periods.
8. Require significant physical works to be undertaken before granting any extension to the lapse date for any consent relating to a large-scale residential subdivision or large-scale residential development.

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1.2 Large Lot zone

Zone description

This zone provides for large lot residential development on the periphery of urban areas. Large lot development is appropriate in these locations because of one or more of the following factors:

- it is compatible with high quality landscape areas
- the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services
- there are physical limitations such as topography, ground conditions, instability or natural hazards
- where more intensive development may cause or exacerbate adverse effects on the environment.

To manage adverse effects, larger than standard site sizes are required and building coverage and impervious surface areas are restricted.

Objectives

1. Development is of a height and bulk that maintains and positively responds to the site and the area's spacious landscape character.
2. Development maintains the amenity of adjoining sites.
3. Development is of a density that is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

Policies

1. Limit development on a site to a single dwelling and accessory buildings and ensure that the site size will:
 - a. be able to accommodate the infrastructure necessary to support the dwelling
 - b. not detract from any high quality landscapes or natural features
 - c. not exacerbate any physical limitations such as land instability.
2. Require development to have sufficient setbacks and open space to maintain the spacious landscape character of the area.

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1.3 Rural and Coastal Settlement zone

Zone description

This zone applies to unserviced rural and coastal villages located outside urban areas in a variety of environments including high-quality landscape areas and coastal areas. These settlements rely on on-site disposal and treatment. Due to factors including servicing, infrastructure and accessibility constraints and, in some cases, their sensitive character, only limited or no growth is anticipated.

The zone maintains large lot sizes to avoid potential adverse effects on water and land. Non-residential uses of a scale and intensity that serves the local population are allowed.

Objectives

1. Development is of a height and bulk that maintains and positively responds to the site and the area's rural and coastal residential character.
2. Development provides high-quality on-site amenity for residents and maintains the amenity of adjoining sites.
3. Development is of a density that is appropriate for the the physical and environmental attributes of the site and any infrastructure constraints.

Policies

1. Enable subdivision and development that provides for a single dwelling and accessory buildings and ensure that the site size will:
 - a. be able to accommodate the infrastructure necessary to support the dwelling
 - b. not detract from any high-quality landscapes or natural features
 - c. not exacerbate any physical limitations such as land instability.
2. Require development to be of a height and bulk that maintains a reasonable level of sunlight access and privacy to immediate neighbours.
3. Require development to have sufficient setbacks and open space so as to maintain the rural and coastal residential character of the area.
4. Require dwellings to be designed to have useable and accessible outdoor living space of a size consistent with the spacious qualities of the zone.

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1.4 Single House zone

Zone description

This zone provides for low density suburban housing and is applied in areas throughout Auckland including serviced rural and coastal villages. The zone is generally characterised by one building per site of one to two storeys, surrounded by areas of private open space.

Large amounts of subdivision or multi-unit development is not anticipated within this zone due to the minimum site size requirements. The activities provided for in the zone are limited to maintain the low density suburban residential character and amenity of these areas.

Objectives

1. Development is of a height, bulk and form that maintains and positively responds to the site and the neighbourhood's low density suburban residential character.
2. Development provides high-quality on-site amenity for residents and maintains the amenity of adjoining sites.

Policies

1. Manage the height, bulk, form and appearance of development and require sufficient setbacks, landscaped areas and open space to maintain the low density suburban residential character of one to two storey, detached dwellings within a generally spacious setting.
2. Require development to be of a height and bulk that maintains a reasonable level of sunlight access and privacy to immediate neighbours.
3. Require dwellings to be designed to have useable and accessible outdoor living space of a size consistent with the spacious qualities of the zone.
4. Require fences to be sufficiently low to allow passive surveillance of the street.

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1.5 Mixed Housing Suburban zone

Zone description

This zone is the most widespread residential zone in Auckland. Its density controls allow a moderate level of intensification, while retaining a relatively spacious quality consistent with a suburban residential character, compared to the Mixed Housing Urban and Terrace Housing and Apartment Buildings zones. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

The zone encourages new housing types, including attached housing on smaller sites facing the street. To facilitate the efficient use of these sites and promote quality design outcomes, when assessed through the resource consent process, dwellings may have building bulk closer to site boundaries, provided that shading and dominance effects on adjoining sites are minimised.

Through the resource consent process, four or more dwellings at a higher density may be built on large sites with wide road frontages. This is because larger sites are capable of accommodating a wider range of housing types, integrating development into the neighbourhood and achieving high quality on-site amenity.

Objectives

1. Housing choice within neighbourhoods is increased.
2. Development is of a height, bulk, form and appearance that positively responds to the site and the neighbourhood's planned suburban residential character, engaging with and addressing the street.
3. Development provides high-quality on-site amenity for residents and achieves a reasonable standard of amenity for adjoining sites.
4. Development is adequately serviced by network infrastructure and is of a density that is appropriate for the physical attributes of the site and any infrastructure constraints.

Policies

1. Enable a variety of detached and attached housing types.
2. Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas to maintain a suburban residential character of generally two storeys.
3. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and to avoid excessive dominance effects.
4. Enable attached housing on smaller sites where the development faces the street and integrates well into the neighbourhood.
5. Require dwellings to be designed to:
 - a. have usable and accessible outdoor living space
 - b. provide privacy and outlook
 - c. be of a size, have access to daylight and sunlight and provide the amenities necessary to meet the day-to-day needs of residents.
6. Require development to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:
 - a. create visual interest
 - b. face the street and maximise passive surveillance of it
 - c. minimise the dominance of garage doors visible from the street.
7. Limit the density and scale of development to take account of one or more of the following factors:

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- a. achieving a balance between making the most efficient use of the site and providing high-quality on-site amenity
 - b. the proportions or topography of the site or the width of its road frontage mean that it is not possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area
 - c. any infrastructure constraints.
8. Require development to have available connections to water supply and wastewater networks.

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1.6 Mixed Housing Urban zone

Zone description

This zone is generally located between the Mixed Housing Suburban and the Terrace Housing and Apartment Buildings zones. It provides a transition in density between these two zones and allows three storey dwellings in locations close to the rapid and frequent service network. The zone provides for housing in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments, that will increase the supply of housing, create diverse neighbourhoods and provide housing choice.

The zone encourages new housing types, including attached housing on smaller sites facing the street. To facilitate efficient use of these sites and promote quality design outcomes, when assessed through the resource consent process, dwellings may have building bulk closer to site boundaries, provided that shading and dominance effects on adjoining sites are minimised.

Through the resource consent process, four or more dwellings at a higher density may be built on large sites with wide road frontages. This is because larger sites are capable of accommodating a wider range of housing types, integrating development into the neighbourhood and achieving high quality on-site amenity.

Over time, the appearance of neighbourhoods within this zone will change to an urban residential character.

Objectives

1. Land surrounding high density residential areas and close to the rapid and frequent service network is efficiently used to provide urban living that increases Auckland's housing supply and choice and access to public transport.
2. Development is of a height, bulk, form and appearance that positively responds to the site and the neighbourhood's planned urban residential character, engaging with and addressing the street.
3. Development provides high-quality on-site amenity for residents and achieves a reasonable standard of amenity for adjoining sites.
4. Development is adequately serviced by network infrastructure and is of a density that is appropriate for the physical attributes of the site and any infrastructure constraints.

Policies

1. Enable a variety of detached and attached housing types at increased densities, including low-rise apartments.
2. Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas consistent with an urban residential character of three storeys.
3. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy, and to avoid excessive dominance effects.
4. Enable attached housing on smaller sites where the development faces the street and integrates well into the neighbourhood.
5. Require dwellings to be designed to:
 - a. have useable and accessible outdoor living space
 - b. provide privacy and outlook
 - c. be of a size, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.
6. Require development to be designed, with a particular emphasis on those parts visible from the street to:
 - a. create visual interest

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- b. face the street and maximise passive surveillance of it
 - c. minimise the dominance of garage doors visible from the street.
7. Limit the density and scale of development where this is necessary to take account of one or more of the following factors:
- a. achieving a balance between making the most efficient use of the site and providing high-quality on-site amenity
 - b. the proportions or topography of the site or the width of its road frontage mean that it is not possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining properties and the surrounding area
 - c. any infrastructure constraints.
8. Require development to have available connections to water supply and wastewater networks.

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1.7 Terrace Housing and Apartment Buildings zone

Zone description

This zone allows urban residential living in the form of terrace housing and apartments. The zone is located around metropolitan, town and local centres and the rapid and frequent service network.

The purpose of the zone is to make efficient use of land and infrastructure, increase the supply of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities and public transport. This will promote walkable neighbourhoods, foster a sense of community and increase the vitality of centres.

The zone provides for the greatest density, height and scale of development out of all the residential zones. Buildings of four to six storeys are allowed, depending on the scale of the centre the zone adjoins, to achieve a transition in height from the centre to lower scale residential zones. This new form of development will lead to a change from a suburban to urban residential character and a moderate to high degree of visual change over time.

Low density development is discouraged and mid-rise, multi-unit residential living is encouraged. This increased density requires a high standard of design. A resource consent is required for more than dwelling on a site in the zone. A key part of the resource consent process will be to determine if the proposal makes efficient use of the site and achieves quality design outcomes. Larger sites, and in particular sites with a consistent width of at least 20m, are capable of a wider range of housing types and can achieve high-quality on-site amenity and design outcomes.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

Objectives

1. Land surrounding centres and the rapid and frequent service network is efficiently used to provide urban living that increases Auckland's housing supply and access to centres and public transport.
2. Development is of a height, bulk, form and appearance that positively responds to the site and neighbourhood's planned urban residential character, engaging with and addressing the street.
3. Development provides high-quality on-site amenity for residents and achieves a reasonable standard of amenity for adjoining sites.
4. Development is of a density that is appropriate for the physical attributes of the site, any infrastructure constraints and the planned urban residential character of the neighbourhood.
5. Non-residential activities provide convenience and choice for the neighbourhood while ensuring the urban residential character and amenity of the area is maintained.

Policies

1. Enable housing types appropriate to higher levels of residential density, specifically terrace housing and apartments.
2. Avoid low density residential development, while allowing the continued use of a site for one dwelling.
3. Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas consistent with an urban residential character of between four and six storeys in identified locations.
4. Provide for building heights that reflect the scale of development in the adjoining business area and provide a transition in building scale to neighbouring lower density residential areas.
5. Require development to be designed to integrate into the neighbourhood, while recognising the

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increased building bulk in height the zone allows.

6. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and to avoid excessive dominance effects.
7. Require development adjoining the other residential zones to be set back from the boundary to recognise their amenity values.
8. Require dwellings to be designed to:
 - a. have useable and accessible outdoor living space, maximising sunlight access where practicable
 - b. provide privacy and outlook
 - c. be of a size, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents
 - d. prioritise pedestrian access, safety and movement.
9. Require development to be designed, with a particular emphasis on those parts visible from the street to:
 - a. achieve a high standard of visual quality
 - b. face the street and maximise passive surveillance of it
 - c. minimise the dominance of garage doors visible from the street.
10. Require development to make the most efficient use of the site as practicable, taking into account:
 - a. the ability to provide high-quality on-site amenity
 - b. the proportions or topography of the site or the width of its road frontage mean that it is not possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area
 - c. any infrastructure constraints.
11. Provide for a range of non-residential activities while ensuring that the intensity of use will not detract from the residential amenity of the area.