

Auckland Housing Accord Factsheet

Special housing areas

These will be identified by Council and approved by Government. They include brownfield and greenfield areas inside the proposed Rural Urban Boundary, identified for the purpose of urban development – mainly for housing.

Qualifying developments

Qualifying developments within a special housing area will need to be:

- Predominantly residential
- Have capacity for 50 or more dwelling sites in new greenfield areas
- Have the capacity for five or more dwellings in brownfield areas
- Be a maximum of six storeys, or alternatively meet the height provisions in the notified Unitary Plan, whichever is lowest.

Independent Panels

The Council will appoint Independent Panels to hear submissions and make decisions on applications from qualifying developments. There will be special limited notifications for adjoining landowners with a 20 working day limit. Submissions will be limited to matters of discretion identified in the notified Unitary Plan. Panel decisions will be made within six months for greenfield areas and three months for brownfield areas. Panel decisions will be final for developments up to three storeys.

Aspirational Targets

The Accord sets aspirational targets of 9,000 homes being consented for in Year 1, 13,000 in Year 2, and 17,000 in Year 3. This compares to the average of 3,600 homes which have been consented for each year over the past four years.

Affordable Housing

Conditions of consent may include requirements for Qualifying Developments to include a proportion of affordable housing and/or options for first-time home buyers.

Timing

The Accord is subject to agreement by the Auckland Council and legislation being passed by Parliament. The consent processes outlined in the Accord will come into effect at the time the Council resolves to notify the Unitary Plan. The Accord will exist until Auckland's Unitary Plan become fully operative, expected in 2016. However, it can be terminated by either party with six months' notice.