

AUCKLAND UNITARY PLAN  
INDEPENDENT HEARINGS PANEL

*Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau*

**Interim Guidance**

**Best practice approaches to re-zoning, precincts and changes  
to the Rural Urban Boundary (RUB)**

**31 July 2015**

This interim guidance is provided for topics 016 and 017 Changes to the RUB and topics 080 Re-zoning and precincts (General) and 081 Re-zoning and precincts (Geographical Areas).

The purpose of this guidance is to help parties prepare for the hearings on these topics by informing them of the Panel's interim position on best practice approaches to changing the RUB, rezoning and precincts.

Parties should ensure that any evidence provided for the hearings on these topics clearly and succinctly addresses the matters set out below.

**1. BEST PRACTICE APPROACHES FOR RE-ZONING**

- 1.1. The change is consistent with the objectives and policies of the proposed zone<sup>1</sup>. This applies to both the type of zone and the zone boundary.
- 1.2. The overall impact of the rezoning is consistent with the Regional Policy Statement<sup>2</sup>.
- 1.3. Economic costs and benefits are considered.
- 1.4. Changes should take into account the issues debated in recent plan changes.
- 1.5. Changes to zone boundaries are consistent with the maps in the plan that show Auckland-wide rules and overlays or constraints (e.g. hazards).
- 1.6. Changes should take into account features of the site (e.g. where it is, what the land is like, what it is used for and what is already built there).
- 1.7. Zone boundary changes recognise the availability or lack of major infrastructure (e.g. water, wastewater, stormwater, roads).
- 1.8. There is adequate separation between incompatible land uses (e.g. houses should not be next to heavy industry).
- 1.9. Zone boundaries need to be clearly defensible e.g. follow roads where possible or other boundaries consistent with the purpose of the zone.
- 1.10. Zone boundaries should follow property boundaries.
- 1.11. Generally no "spot zoning" (i.e. a single site zoned on its own).
- 1.12. Zoning is not determined by existing resource consents and existing use rights, but these will be taken into account.
- 1.13. Roads are not zoned.

---

<sup>1</sup> The 1 October prehearing meeting on rezoning and precincts will tell you where to find the most up to date version of zone objectives and policies and the Regional Policy Statement.

<sup>2</sup> See footnote 1.

## **Supporting information required**

- 1.14. A list of the layers in the Proposed Auckland Unitary Plan (PAUP) that apply to your site.
- 1.15. The proposed change is supported by a pdf map marked up to show:
  - a. address(s);
  - b. zone (current and the changes you seek);
  - c. any property boundaries;that are the subject of your submission. If you have GIS software, provide this map as both a pdf and shape file.
- 1.16. If the zoning relates to someone else's land, provide details of your consultation with the owner and their position on the proposed change.

## **2. BEST PRACTICE APPROACHES FOR PRECINCTS**

- 2.1. The purpose of the precinct is clearly stated and justified in terms of the purpose of the RMA (i.e. sustainable management of natural and physical resources).
- 2.2. Precincts should take into account the issues debated in recent plan changes.
- 2.3. Precincts should not override an overlay.
- 2.4. The purpose of the precinct can't be achieved through the use of the underlying zone and Auckland-wide provisions.
- 2.5. The purpose of the precinct can't be achieved through applying for a resource consent.
- 2.6. When the proposal changes most of the underlying zone, a new zone should be created instead of a precinct.
- 2.7. A precinct is not determined by existing resource consents and existing use rights, but these will be taken into account.
- 2.8. The structure should be simple – ideally no more than one layer.
- 2.9. Precinct boundaries should follow property boundaries.
- 2.10. Precincts must use the definitions in the PAUP.

## **Supporting information required**

- 2.11. A list of the layers in the proposed PAUP that apply to the site.
- 2.12. Proposals for new precincts should be complete i.e. should include objectives, policies, activity table, development and use controls, notification provisions, matters of discretion, assessment criteria and any special information requirements.
- 2.13. The proposal is supported by the following maps:
  - a. a pdf zoning map, marked up to show the exact sites that are the subject of your submission;
  - b. a precinct plan map. This map needs to be as accurate as possible.

## **3. BEST PRACTICE APPROACHES FOR CHANGES TO THE RURAL URBAN BOUNDARY (RUB)**

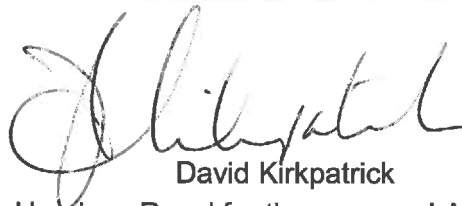
- 3.1. The change enables the efficient provision of development capacity and land supply for residential, commercial and industrial growth.
- 3.2. The change promotes the achievement of a quality compact urban form.

- 3.3. Where moving the RUB results in rezoning, the provision of infrastructure is feasible.
- 3.4. The change avoids:
  - a. scheduled areas with significant environmental, heritage, Māori , natural character or landscape values;
  - b. the Waitakere Ranges Heritage Protection Area;
  - c. mineral resources that are commercially viable;
  - d. elite soils.
- 3.5. The change avoids, where possible:
  - a. areas prone to natural hazards, including coastal hazards;
  - b. conflicts between residents and infrastructure.
- 3.6. The RUB should aim to follow property boundaries.

### Supporting information required

- 3.7. A summary of the layers in the Proposed Auckland Unitary Plan (PAUP) that apply to the site.
- 3.8. The proposed change is supported by a pdf map marked up to show:
  - a. address(s);
  - b. the RUB line (current and the changes you seek);
  - c. any property boundaries;that are the subject of your submission. If you have GIS software provide this map as both a pdf and shape file.
- 3.9. If the RUB change (and any related zone changes) relates to someone else's land, provide details of your consultation with the owner and their position on the proposed change.

---



David Kirkpatrick

Chairperson, Hearings Panel for the proposed Auckland Unitary Plan

This interim guidance is prepared as a result of having read the submissions and having heard evidence and legal submissions from submitters (including Auckland Council) across the hearing topics to date. This guidance also reflects the Panel's understanding of relief sought within submissions on topics 016, 017, 080 and 081 that are yet to be heard.

This interim guidance is not a recommendation within the meaning of section 144 of the Local Government (Auckland Transitional Provisions) Act 2010. It is not binding on submitters (including the Council) or on the Panel.

**Submitters and their representatives are welcome to contact the IHP office to seek clarification of this interim guidance ([info@aupihp.govt.nz](mailto:info@aupihp.govt.nz) or 09 979 5566).**

