

Special Housing Areas – Opportunities and Challenges

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Auckland Council
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Our housing challenge



***International Demographia* Report:**

- Ranked Auckland 347 out of 360 cities in terms of affordability; and
- Auckland housing ranked “*severely unaffordable*” for the 10th year in a row

Auckland has multiple housing challenges: lack of choice, poor quality, unhealthy and overcrowded housing, as well as declining ownership and affordability

The response: Ak Housing Accord

- Formal partnership between government and council
- Applies until Unitary Plan operative (late 2016)
- Affordability a key component
- Accord target of 39,000 dwellings or sites consented within 3 years



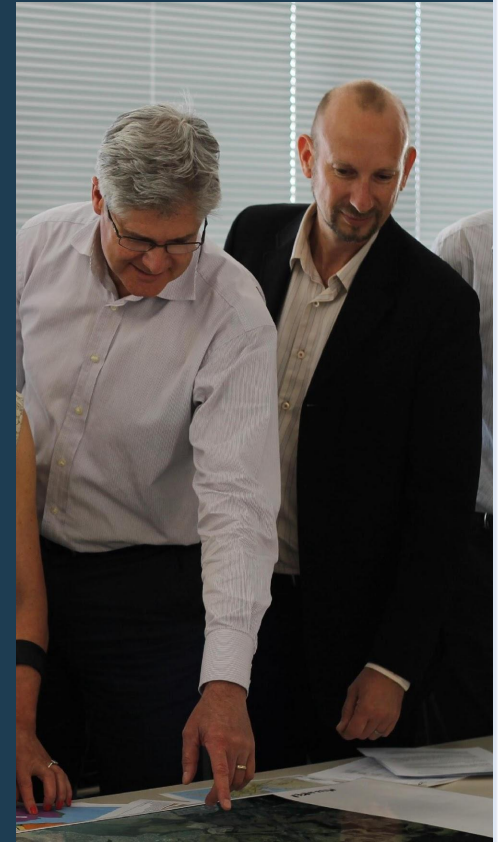
HASHAA provisions

- Many RMA provisions apply, with tweaks
- Weighting – Purpose of HASHA, Part II of RMA, Unitary Plan, MfE urban design
- Plan variation - Future Urban to live zoning: 130 working days
- Concurrent plan variations and consent applications
- Notification limited to adjacent owners / infrastructure providers only
- No appeals (except development over 3 storeys)



Housing Project Office

- **One-stop-shop for applicants: consenting, masterplanning, infrastructure and policy in one place**
- **Auckland Transport, Watercare, stormwater reps in the office**
- **Integrated Plan changes, resource and building consents**
- **Integration with government service providers (education, health etc)**
- **Forward Land and Infrastructure Program**
- **Collaborative “front loaded” no surprises**



Special Housing Areas - Criteria

Auckland Housing Accord, Auckland Plan & Proposed Unitary Plan

**Infrastructure
availability / readiness**

Iwi views

Land owner views

Location

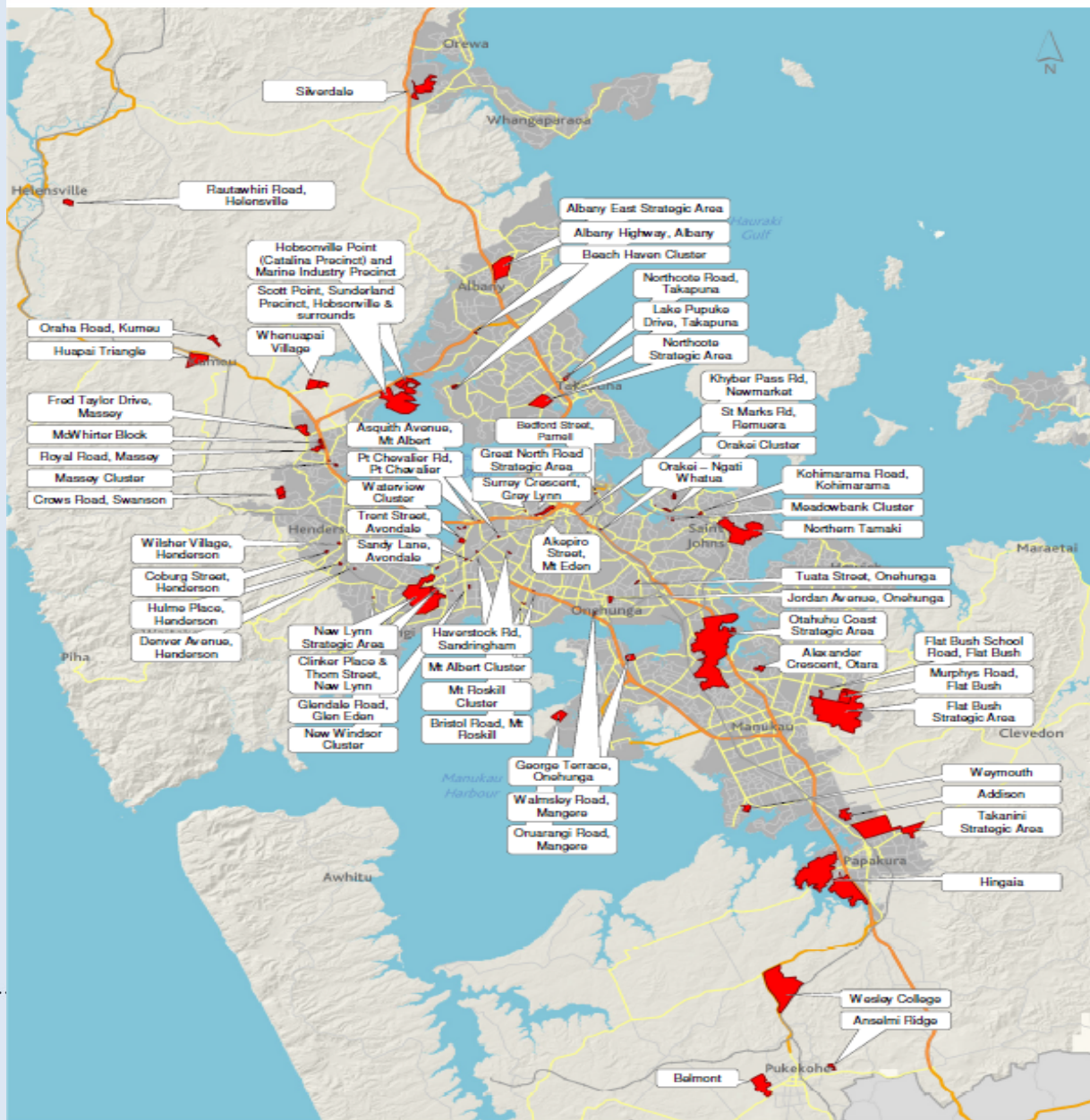
Local board views

Demand to build

Demand for housing

Affordability

Criteria



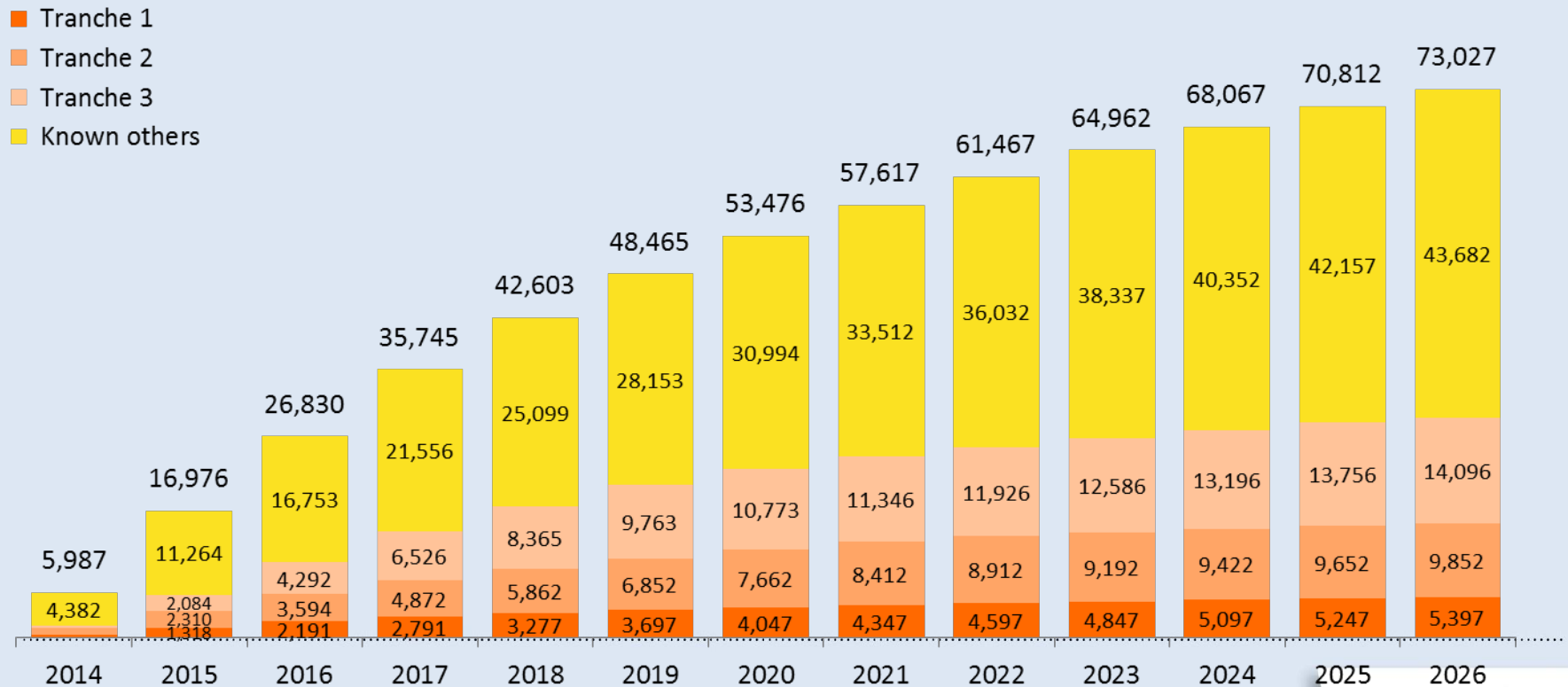
63 SHAs established

Cumulative long term dwelling supply forecast

Over the next 12 years, just over 73,000 new dwellings are known to be in the pipeline.

Number of new dwellings that developers are known to be planning*

Auckland; 2014–2026; cumulative; calendar years; Auckland Council (Forward Land & Infrastructure Programme)



* Known developments understate dwelling supply, as these figures only capture known developments of 5 or more dwellings.

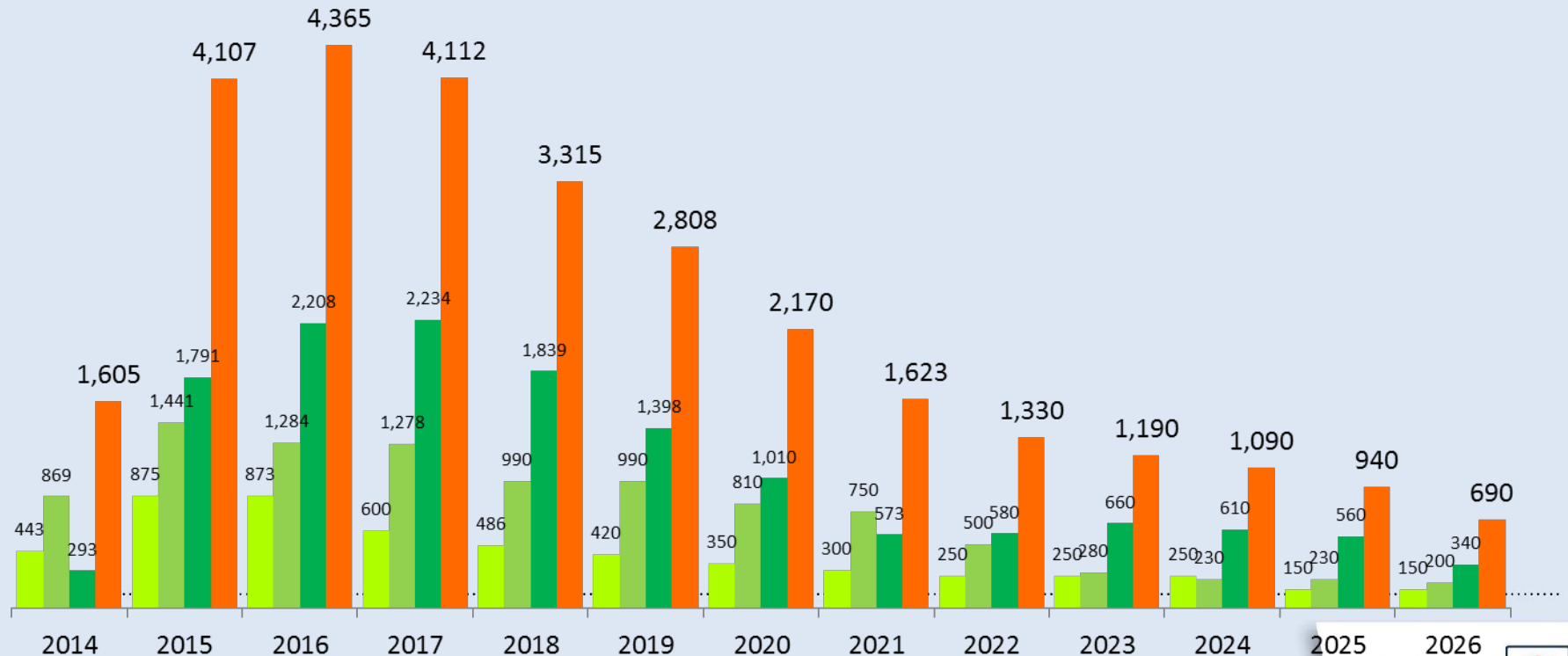
Special housing areas – expected supply

The 63 special housing areas are expected to supply about 10,000 dwellings or sections over the 3 years of the Accord and will eventually deliver some 30,000 new dwellings.

Expected supply of new dwellings from special housing areas

Auckland; 2014–2026

Tranche 1 Tranche 2 Tranche 3 Combined total



Special housing areas – planning activity

Increasing numbers of consent applications are being received from developers in the 63 special housing areas that have been created since October 2013.

Consenting activity in special housing areas

Oct 2013 – Apr 2014; Auckland Council (Housing Project Office)

Special housing areas	Expected dwellings / sections during the Accord period	Total expected new dwellings / sections over the long term
63 created to date*	10,077*	29,345*

* including the 41 special housing areas recommended in April 2014

Stage	Under consideration	Approved	Total expected new dwellings / sections
Qualifying development pre-applications	18	N/A	1,374*
Consent applications	4	18	317
Masterplanning pre-applications	18	N/A	

*subject to change through the development process

Tranche four approach



- **Assessing strategic areas, T3 deferrals, other requests**
- **Applying analysis as to where development can occur**
- **Likely to recommend in August**

Quality neighbourhoods

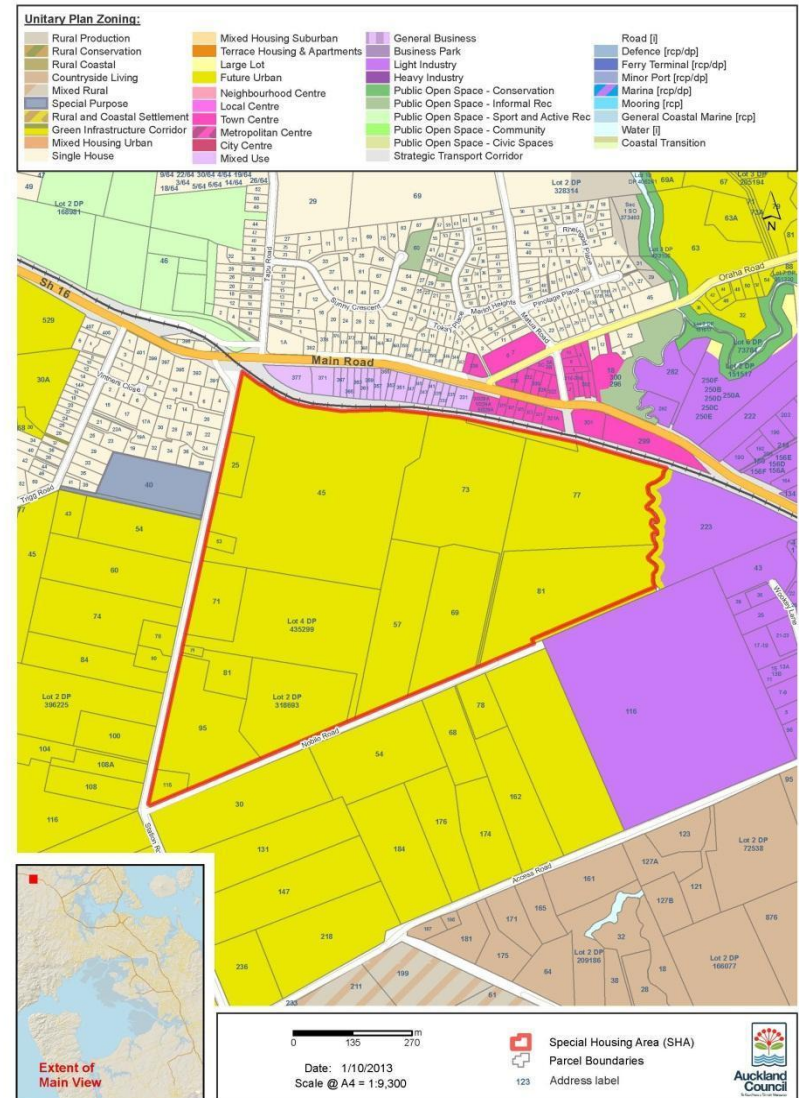


- Collaborative masterplanning process
- Focus not just on houses, but entire neighbourhoods
- High-quality urban design incorporated (Unitary Plan and AUDP)
- Social infrastructure considered along with civil

Master planning: Huapai Triangle

- Multiple owners
- Absence of wider structure planning
- Comprehensive masterplanning
- Transport implications
- Infrastructure funding
- Development agreements
- Plan variation required

Special Housing Area - Huapai Triangle



Working with Unitary Plan



- Increased density opportunities
- Emphasis on quality urban design outcomes
- Parking maximums
- Water sensitive design
- Sustainability provisions, universal access

Affordability



- **% of dwellings that must be affordable are specified in the Order in Council and differ between SHAs**
- **Generally 10% for 'relative affordability' and 5% for 'retained affordability'**
- **Relative affordability: based on 75% of the Auckland median house price**

Contact us



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