

Plan Change 33 Enabling Housing Supply



**Tauranga Property
Investors Association**

November 2022



What is Plan Change 33 and why?

- Meet legislative requirements;
- Partially address residential development capacity constraints;
- Enable a variety of housing choice across the city;
- Reduce pressure on urban expansion; and
- Create quality built form outcomes.

Council must:



Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

Public Act 2021 No 59

Date of assent 20 December 2021

Commencement see section 2

- Apply the Medium Density Residential Standards in all residential zones
- Give effect to Policy 3 in the NPS on Urban Development
- Include objectives and policies in the City Plan
- Notify the plan change by 20 August 2022

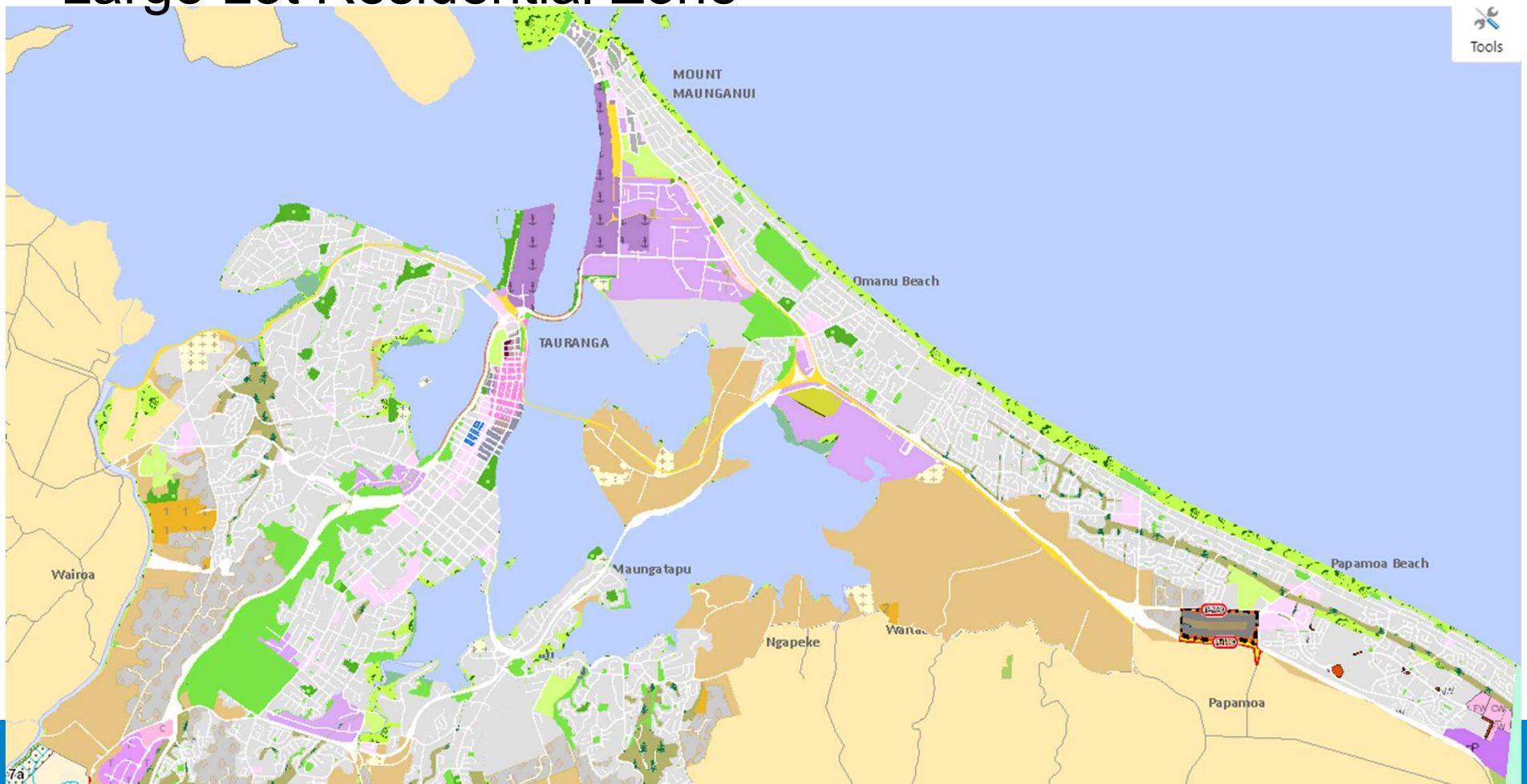
New Zealand Government

National Policy Statement on Urban Development 2020

July 2020

Where does the MDRS apply?

- Suburban Residential Zone
- Wairakei Residential Zone
- City Living Zone
- High Density Residential Zone
- Large Lot Residential Zone



Medium Density Residential Zone

- Proposed to apply the MDRS as set out in the Amendment Act to all existing residential land in the City.
- Resource consent is required for 4 or more dwellings to consider built form, design, infrastructure etc.

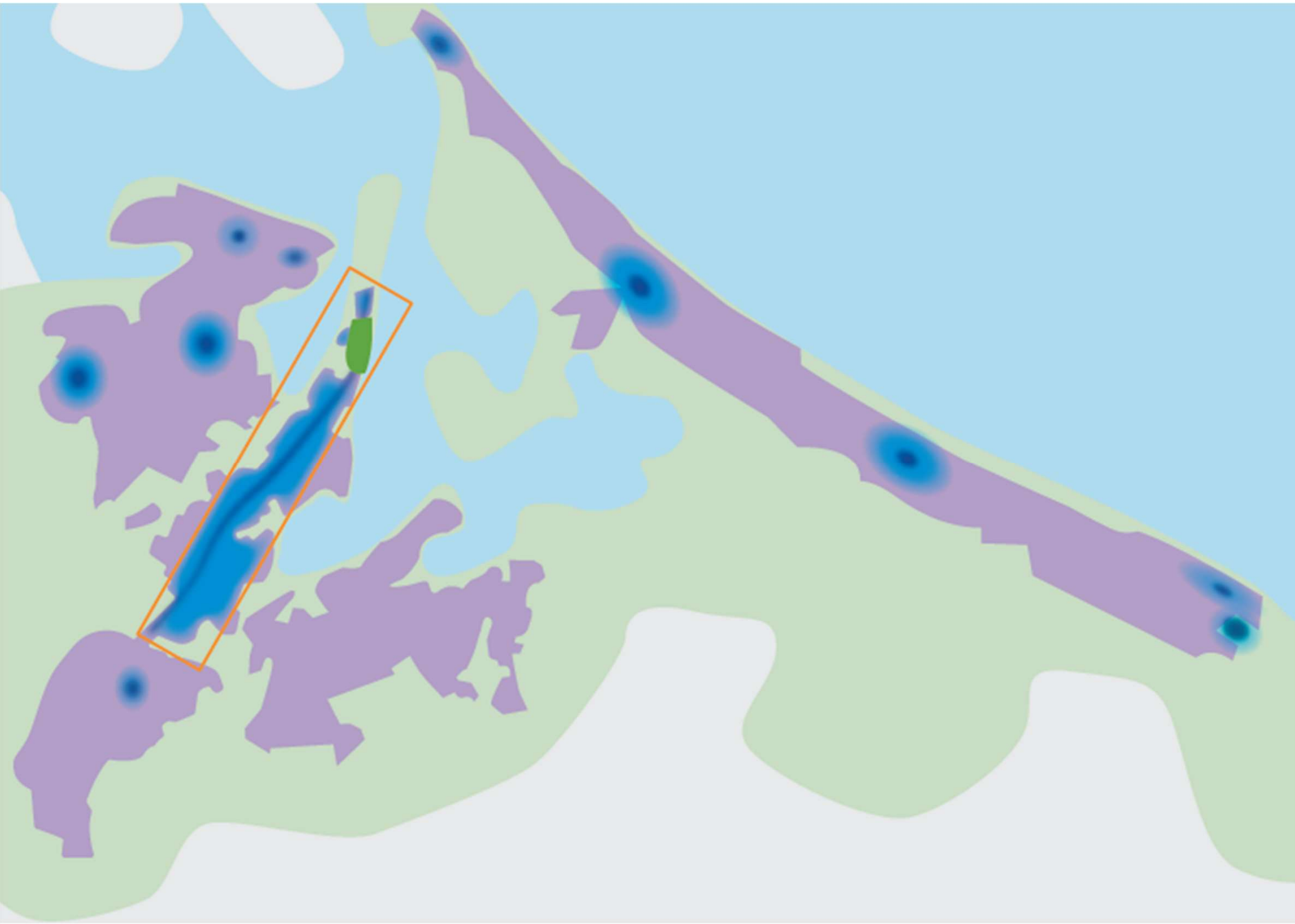


No. of dwellings	up to	3
Height	up to	11 metres (3 storeys)
Overshadowing	up to	4m high and 60° recession
Setbacks	as close as	1.5m on front boundary 1m on side boundaries
Building coverage	up to	50% site coverage
Outdoor Living	of at least	20 square metres
Outlook space	of at least	4m x 4m for a main window (living room)
Windows to Street	of at least	20% street facing windows
Landscaped area	of at least	20% grass, plants, trees

High Density Residential Zone

- Enable at 8 storeys within walking distance of the City Centre
- Enable increased height within walking distance of identified commercial centres being:
 - Four storeys within 400metre walkable catchment from local centres
 - Six storeys within 800metre walkable catchment from town centres
- Development for greater density and height (four, six and eight storeys) must go through a resource consent.





Commercial Zone and City Centre Zone

- Enable as much height as possible in the City Centre Zone.
- Propose for all new residential activities to require a resource consent to consider on-site amenity, movement and safety for residents.
- Enables Council to assess the built form.



Qualifying matters

- The Amendment Act sets out what is and isn't a **qualifying matter**.
- Qualifying matters are where you may limit height or density.
- Qualifying matters include:
 - a matter of national importance e.g. management of significant hazard risk, areas of ecological significance, significant cultural sites
 - ensure the operation of nationally significant infrastructure.
- Existing qualifying matters mean restrictions may apply to some residential zoned sites – e.g. viewshaft.
- The MDRS can not override other legislation and existing covenants. Most newer subdivisions (since 1990s) restrict more than one dwelling on a site.

Other things that are good to know...

- This plan change is directed by central Government, Council are required to implement.
- Council cannot require on-site parking.
- Covenants, consent notices, cross leases still apply that may limit development.
- IDC, Development Contributions, Building Act still apply.
- All other rules within the City Plan will apply such as earthworks, noise rules, transport etc.
- Three waters have undertaken mapping to understand and plan for upgrades where there are constraints.

Intensification Streamlined Planning Process



Questions?

