

# District Plan Summary 2022

Please note that this summary has been simplified for ease of reading and only includes matters which we believe will be of interest to members.

	Auckland Council Plan Change 78 & 79	Hamilton City Council Plan Change 12	Tauranga City Council Plan Change 33	Wellington City Council	Christchurch City Council
Walkable catchments	1200m city centre, 800m metropolitan centres and rapid transport stations.	800m city centre.	1500m city centre.	800m for the city centre zone.	800m for the high density zone and 1.2km walkable catchment.
Residential height limits	Up to two storeys in low residential zones and up to six storeys in THAB zones. Please see Plan Change 79 for further info.	Maximum six storeys within walkable catchment.	Maximum 8 storeys within 1500m of the CBD and other commercial centres. Maximum 13 storeys within some locations of the CBD.	Medium density residential zone maximum height limits of 11m, 14m and 21m dependant on area.	City centre unlimited, 800m walkable catchment 10 storeys, 1.2km walkable catchment six storeys.
Qualifying matters (outside of NPS-UD)	Infrastructure constraints and special character heritage.	Infrastructure capacity overlay. Plan Change 9 alignment with liberal approach to heritage, character and archaeological sites.	Flooding	Character areas.	District-wide engineering provision.
Transport plan	Mandatory accessible car parks, loading spaces, increasing pedestrian walkways, introduce bike parking and covered garages, EV supply requirements and onsite loading and turning bays for heavy vehicle access.	Mandatory cycle parking (2 for first bedroom, one for every subsequent bedroom); communal e-bike charging equipment; 7m rear lanes for heavy vehicles/rubbish trucks with associated onsite turning bays; and, greenhouse gas emissions to be considered.	N/A	N/A	N/A

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Consultation due date	29 September 2022	30 September 2022	23 September 2022	12 September 2022	12 May 2022
PCNZ position	<p>Oppose majority of Plan Change 79 as will result in a loss of amenity, impact housing supply and affordability, and reduce yield sizes.</p> <p>Please see our previous submission on the draft District Plan.</p>	<p>Hamilton City Council is looking to restrict intensification through a range of measures. Collectively, these changes will result in less housing, less intensification, reduced yields and a wide range of financial and non-financial consequences.</p>	<p>We broadly support the Plan Change. However, we oppose capping building heights within 1500m of the city centre to 8 storeys. This could have a negative impact on residential intensification, feasibility and a uniformed (not varied) skyline.</p>	<p>Please see Property Council's submission.</p>	<p>Please see Property Council's submission.</p>
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