

Fact Sheet: Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill is designed to improve housing supply in New Zealand's five largest cities by speeding up implementation of the National Policy Statement on Urban Development (NPS-UD) and enabling more medium density homes.

Tier 1 councils will be required to use a new planning process to accelerate housing supply

The NPS-UD is a powerful tool that removes overly restrictive planning rules and requires councils to plan better for growth.

The new Intensification Streamlined Planning Process (ISPP) will enable the tier 1 councils – covering the greater Auckland, Hamilton, Tauranga, Wellington, and Christchurch urban areas – to implement the intensification required by the NPS-UD at least a year earlier than under standard RMA timeframes. Intensification plan changes will be notified by August 2022.

The ISPP is based on the streamlined planning process in the Resource Management Act 1991 (RMA), with opportunities for Māori and iwi and public participation and no appeal rights.



The ISPP will be completed in approximately 12 months – by August 2023. Each council will run its own individual process following the steps set out above. The timeframe that each council will follow for each step will be set by the Minister for the Environment, reflecting councils' particular circumstances.

Tier 1 councils will be required to adopt Medium Density Residential Standards (MDRS)

Increasing the density of urban areas will give people more choices about where they can live affordably in a wider variety of housing types that have good access to jobs, transport, and community facilities.

The medium density residential standards (MDRS) will set seven building requirements to enable development and must be incorporated into RMA plans for current and future



residential zones in Tier 1 urban areas. The requirements will enable landowners to build up to three houses of up to three storeys on their site as of right on most sites. This includes alterations to existing buildings.

The MDRS will enable medium density to be built across much more of our urban areas but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed.

In many cases, these standards will have legal effect when plans are notified by August 2022, immediately enabling new supply.

Proposed Medium Density Residential Standards

Council RMA plans must permit housing that at least meets the following:

Height	up to	11m high + an additional 1m for a qualifying pitched roof
Height in relation to boundary	up to	6m high at site boundary + 60° recession plane
Setbacks	as close as	2.5m of the front yard boundary 1m of the side yard boundaries 1m of the rear boundary (except on corner sites)
Building coverage	up to	50% coverage of the site area
Impervious surface	up to	60% coverage of the site area (ie. 50% building coverage plus 10% for pavement)
Outdoor living space (one per unit)	of at least	15m² for houses at ground floor, with a minimum dimension of 3m 8m² for houses with no ground floor, with a minimum dimension of 1.8m
Outlook space (per unit)	of at least	3m x 3m space from a principal living room: From all other habitable rooms: 1m x 1m

Councils may choose to amend any of the above standards, so they are more enabling (i.e. providing greater heights or smaller outdoor spaces). Alternatively, developers may apply for a resource consent to undertake activities that are not permitted by the standards.

Tables comparing the new rules to existing Tier 1 Council provisions for both single house/general residential and medium density (or nearest equivalent) residential can be found [here](#).

The MDRS will enable development from August 2022

The MDRS will have legal effect from the time the council notifies the relevant plan changes by August 2022 unless:

- a qualifying matter applies
- the council has proposed more permissive height standards
- greenfield land is being rezoned to residential land.



In these cases, planning provisions will have legal effect once the plan change decisions have been completed and after the submissions and hearings period.

Exemptions to the MDRS will ensure intensification is in the right places

Councils will be able to make zoning less permissive than the MDRS in areas where there are certain features. These features are referred to as qualifying matters and are currently listed in the NPS-UD. They include nationally significant infrastructure, natural hazards, open space provided for public use, heritage, and consistency with iwi participation legislation.

Qualifying matters do not necessarily prohibit development. They allow councils to reduce the amount of development allowed so the feature is managed appropriately.

Applying the MDRS to tier 2 councils

Tier 2 councils could be required by Order in Council (OIC) to use the ISPP to adopt the MDRS if the area is experiencing acute housing need. Tier 2 councils can provide information to the Minister of Housing and the Minister for the Environment on their housing need to help determine whether they meet the criteria.

Rezoning greenfield into residential land

Councils will be able to adopt and incorporate private plan changes within their intensification plan changes and progress them through the ISPP. This is in addition to rezoning greenfield areas they have identified. Greenfield land will be enabled to be rezoned as residential as part of the ISPP. The new zoning will then need to meet the requirements in the MDRS.

Clarifying Policy 3(d) of the NPS-UD

Changes to Policy 3(d) of the NPS-UD will better clarify this policy and reduce workloads for councils. The policy 3(d) will be changed to focus solely on accessibility, rather than accessibility and demand, and will be more directive about how accessible areas should be identified.

Tier 1 councils

Tier 1 urban environment	Tier 1 councils
Auckland	Auckland Council
Hamilton	Hamilton City Council, Waikato District Council, Waipā District Council
Tauranga	Tauranga City Council, Western Bay of Plenty District Council
Wellington	Wellington City Council, Porirua City Council, Hutt City Council, Upper Hutt City Council, Kāpiti Coast District Council
Christchurch	Christchurch City Council, Selwyn District Council, Waimakariri District Council

Tier 2 councils:



Tier 2 urban environment	Tier 2 councils
Whangārei	Whangarei District Council
Rotorua	Rotorua District Council
New Plymouth	New Plymouth District Council
Napier Hastings	Napier City Council, Hastings District Council
Palmerston North	Palmerston North City Council
Nelson Tasman	Nelson City Council, Tasman District Council
Queenstown	Queenstown Lakes District Council
Dunedin	Dunedin City Council

Further details / Links to contact & web pages

[Visit the Te Tūāpapa Kura Kainga – Ministry of Housing and Urban Development website for more information including factsheets and images of medium density housing.](#)