

# Inclusionary zoning and options for a planning response

Community Housing Aotearoa  
Public Seminar

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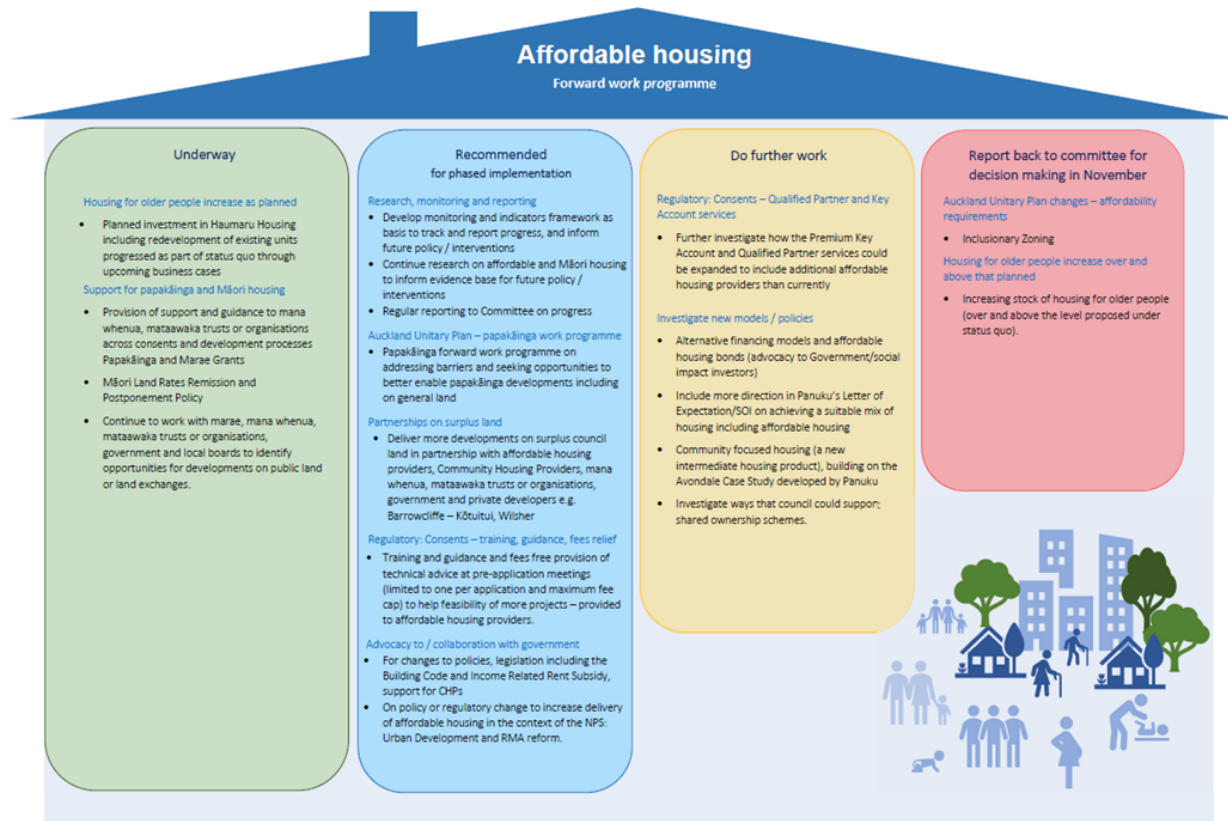
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# Background

- In March 2019 Planning Committee requested staff to investigate regulatory and non-regulatory interventions including modelling inclusionary zoning and other planning mechanisms and incentives
- In September 2020 Planning Committee approved the affordable housing forward work programme, requesting further detail on inclusionary zoning and the options available
- In November 2020 further detail on inclusionary zoning (both mandatory and voluntary) was reported, along with options of value capture and targeted rates

# Affordable Housing Forward Work Programme



# Mandatory inclusionary zoning

Change to the Auckland Unitary Plan - requirement for a percentage of affordable homes above a threshold for residential development



## Pros

- Clear change in council's role in affordable housing
- Potential for significant long-term impact towards improving housing affordability

## Cons

- Risk a plan change would not be successful
- Significant time and cost commitment
- May not contribute additional supply
- Additional cost to residential development industry
- No clear legislation supporting IZ

# Voluntary inclusionary zoning

Incentive-based mechanism associated with additional site density, coverage or height, or fast-track consenting/fee waivers, when affordable housing is secured



## Pros

- Change in council's role in affordable housing
- Potentially less contentious plan change

## Cons

- Majority of controls on density are no longer available
- No clear effects-based link
- Increased level of risk to Unitary Plan
- May not contribute additional supply
- Signals the Unitary Plan is willing to accept breaches of development controls

# Planning Committee decisions

- The current legislative and policy context remains unchanged since the Unitary Plan was adopted, and currently does not clearly support a pathway for inclusionary zoning approaches
- The approach agreed by the Planning Committee in November was to not make changes to the Auckland Unitary Plan, at this time, due to the current legislative and policy context
- The Planning Committee also agreed for the Affordable Housing political working party to develop a coordinated advocacy plan to central government

# Future inclusionary zoning considerations

- Threshold for requiring affordable housing (over x units)
- Level of requirement (5, 10, or 15 per cent)
- Relative affordable housing
- Retention mechanisms (CHPs, leasehold)
- Relationships and role of Community Housing Providers
- Priority support for Māori and Pacific Peoples housing
- Housing needs assessment, spatial analysis
- Implementation and monitoring



# Next steps...

- Supporting the Affordable Housing political working party to prepare a coordinated advocacy plan to central government
- Working with LGNZ and other councils to advocate for legislative change required to enable the use of inclusionary zoning by local government
- Taking forward the affordable housing work programme
- This will include improved measurement, monitoring and reporting on affordable housing and delivery progress
- Unitary Plan review...