Reprint
as at 1 October 2017

Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014

(LI 2014/219)

Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014: revoked, on 1 October 2017, pursuant to clause 4 of the Housing Accords and Special Housing Areas Orders Revocation Order 2017 (LI 2017/240).

Jerry Mateparae, Governor-General

Order in Council

At Wellington this 30th day of June 2014

Present:
His Excellency the Governor-General in Council

Pursuant to sections 15 to 17 of the Housing Accords and Special Housing Areas Act 2013, His Excellency the Governor-General makes the following order, acting—

(a) on the advice and with the consent of the Executive Council; and

(b) on the recommendation of the Minister of Housing made in accordance with sections 15(2) and (7) and 16(2), (3), and (4)(a) of that Act.

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Note

Changes authorised by subpart 2 of Part 2 of the Legislation Act 2012 have been made in this official reprint.

Note 4 at the end of this reprint provides a list of the amendments incorporated.

This order is administered by the Ministry of Business, Innovation, and Employment.

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Order

1 Title

This order is the Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014.

2 Commencement

This order comes into force 28 days after the date of its notification in the *Gazette*.

3 Principal order

This order amends the Housing Accords and Special Housing Areas (Auckland) Order 2013 (the **principal order**).

4 New clause 3A inserted (Transitional, savings, and related provisions)

After clause 3, insert:

3A Transitional, savings, and related provisions

The transitional, savings, and related provisions set out in Schedule 1AAA have effect according to their terms.

5 Schedules 3A, 3B, 5A, 5B, 7A, 7B, 8A, and 9A to 9D amended

In Schedules 3A, 3B, 5A, 5B, 7A, 7B, 8A, and 9A to 9D, Part 2 in each case, replace the items relating to criteria A and criteria B with:

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

6 New schedules inserted

(1) After regulation 5, insert the Schedule 1AAA set out in the Schedule of this order.

(2) Insert the 44 schedules set out following Schedule 1AAA in the Schedule of this order in their appropriate alphanumerical order.

Schedule
New schedules inserted

cl 4

Schedule 1AAA
Transitional, savings, and related provisions

cl 3A

Provisions relating to Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014

1 Interpretation

In clause 2,—

Act means the Housing Accords and Special Housing Areas Act 2013

amendment date means the date on which the amendment order comes into force

amendment order means the Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014.

2 Transitional provision relating to affordability criteria for qualifying developments in certain special housing areas

(1) This clause—

(a) applies to the special housing areas or parts of special housing areas described in Schedules 3A, 3B, 5A, 5B, 7A, 7B, 8A, 9A, 9B, 9C, and 9D; and

(b) applies to an application for a resource consent or a request to vary the Auckland combined plan, made under the Act, in respect of a development in one of those special housing areas; and

(c) sets out the affordability criteria that apply for the purpose of determining whether the development is a qualifying development.

(2) If the application for a resource consent or request to vary the Auckland combined plan is made—

(a) before the amendment date, the affordability criteria set out in Part 2 of the schedule relating to that special housing area (the **Schedule**), as in force immediately before the amendment date, apply; and

(b) on or after the amendment date, the affordability criteria set out in Part 2 of the Schedule, as in force on and after the amendment date, apply.

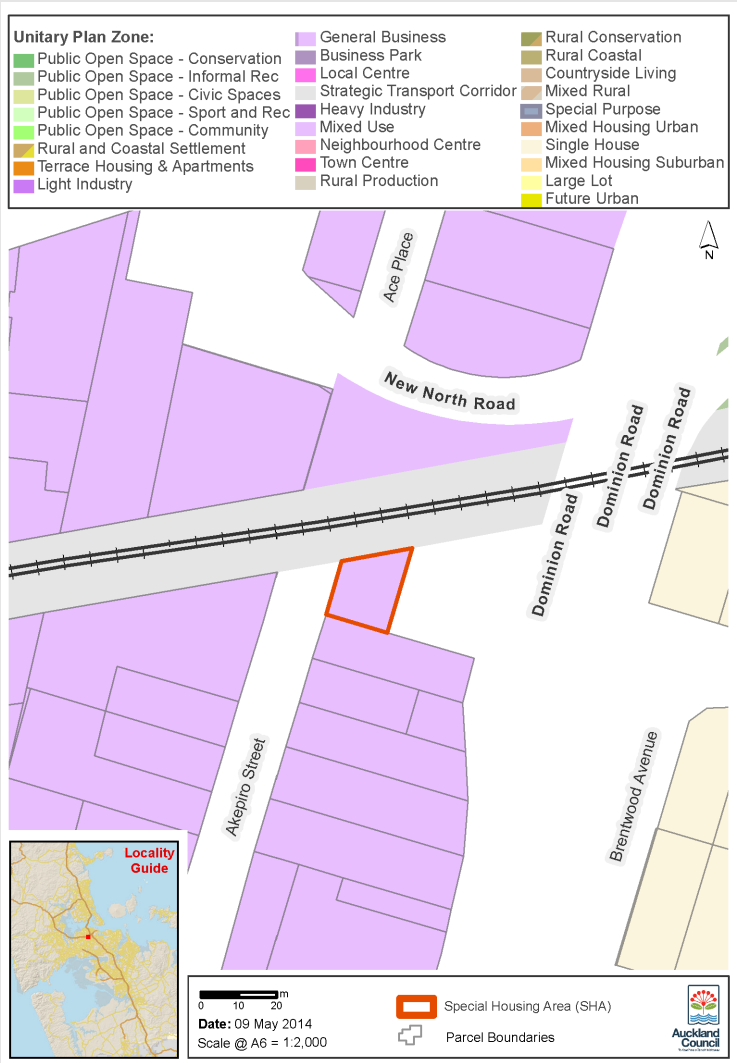
(3) The principal order as in force immediately before the amendment date continues to apply to every qualifying development in respect of which an applica-

tion for a resource consent or request to vary the Auckland combined plan was granted before the amendment date, as if this order had not been made.

Schedule 1A
Akepiro Street, Mt Eden special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Akepiro Street, Mt Eden special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 61288	CT-22D/973	0.0321

Part 2
Criteria for qualifying developments in Akepiro Street, Mt Eden special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

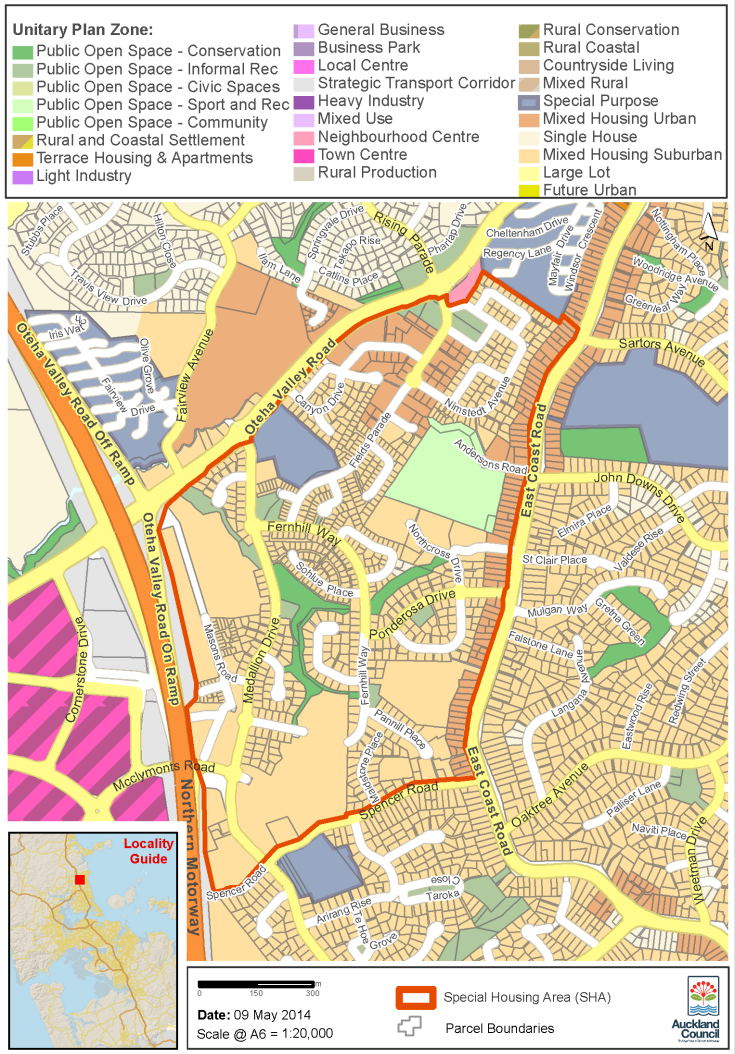
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 1B
Albany East Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Albany East Strategic special housing area

All of the land in Albany East that is zoned Mixed Housing Urban, Mixed Housing Suburban, Single House, Special Purpose or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the Northern Motorway; and

(b) a northern boundary marked by Oteha Valley Road, the western and southern boundaries of Lot 92 DP 203187, the southern boundary of Pt Lot 1 DP 175288 and the northern boundary of Lot 2 DP 40450; and

(c) an eastern boundary marked by East Coast Road; and

(d) a southern boundary marked by Spencer Road.

Part 2
Criteria for qualifying developments in Albany East Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

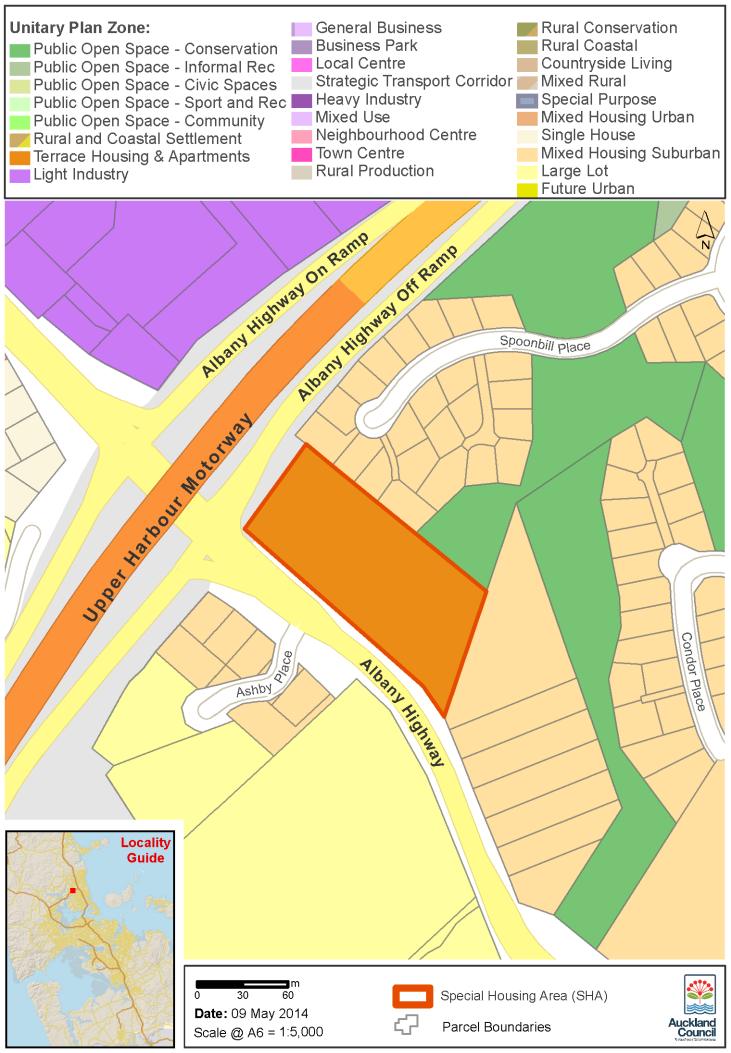
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 1C
Albany Highway, Albany special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Albany Highway, Albany special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Pt Allotment W205 PSH of Takapuna	CT-964/188	1.2069

Part 2
Criteria for qualifying developments in Albany Highway, Albany special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

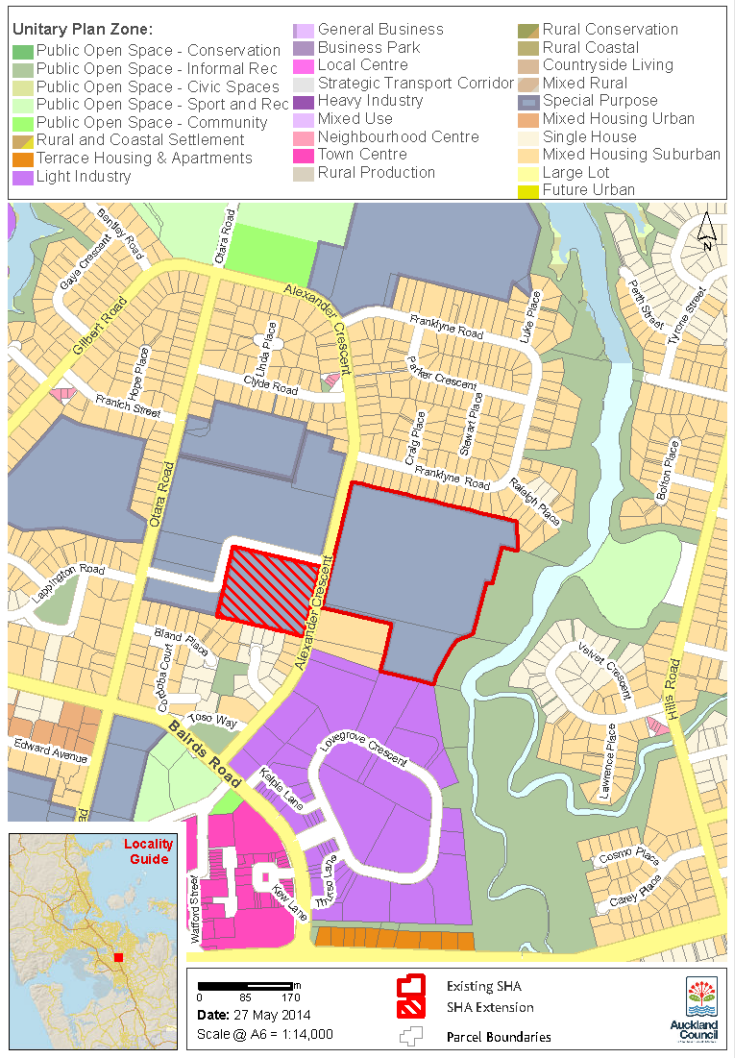
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 2A
Alexander Crescent special housing area extension

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Alexander Crescent special housing area extension

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 175327	105D/199	2.1905

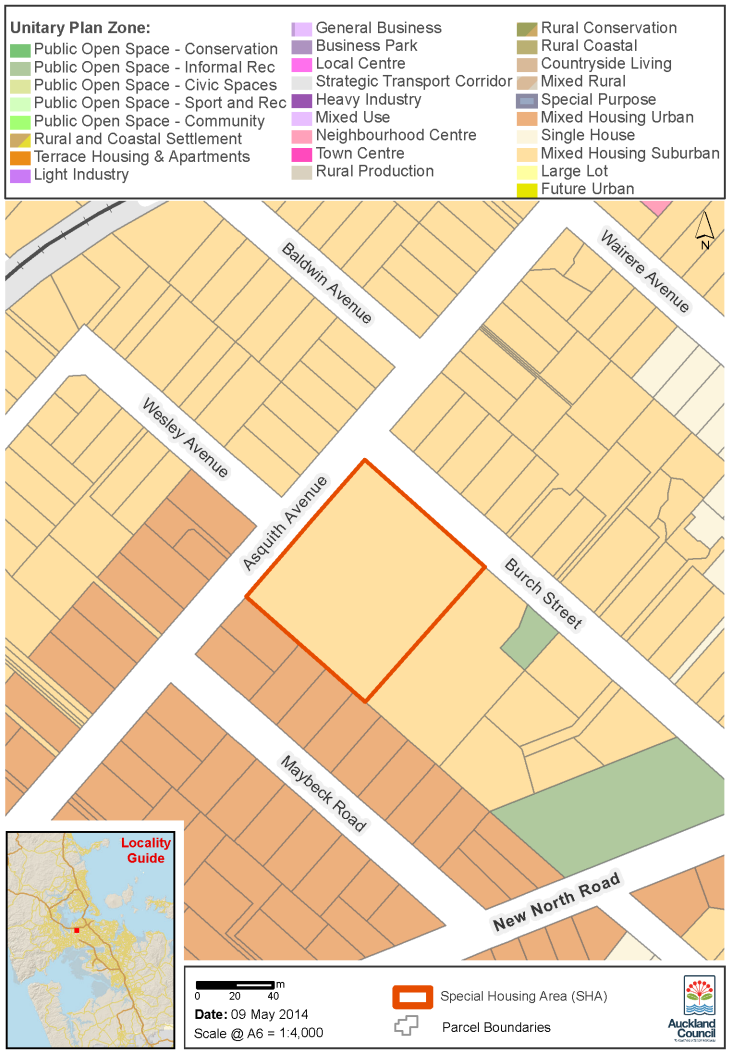
Part 2
Criteria for qualifying developments in Alexander Crescent special housing area extension

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4

Schedule 3AA
Asquith Avenue, Mt Albert special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Asquith Avenue, Mt Albert special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 173416	NA99C/842	0.8094

Part 2
Criteria for qualifying developments in Asquith Avenue, Mt Albert special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

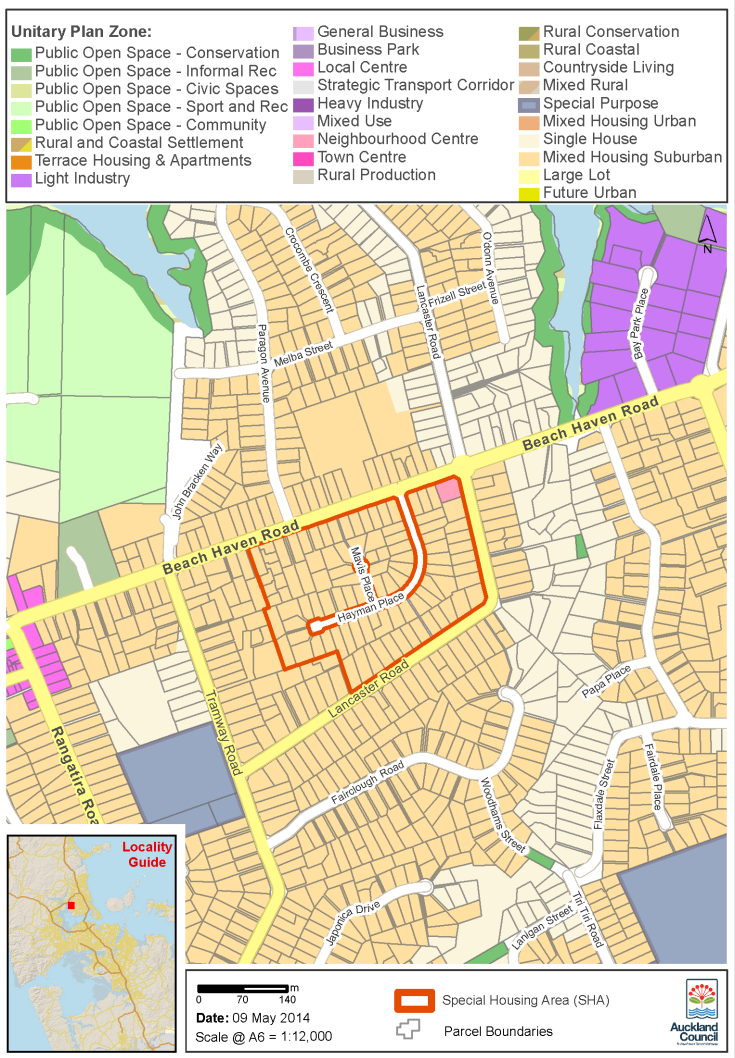
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 3AB
Beach Haven Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Beach Haven Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 3 DP 46069	NA1658/23	0.0811
Lot 8 DP 454483	CT-583544	0.0400
Lot 7 DP 454483	CT-583543	0.0400
Lot 6 DP 454483	CT-583542	0.0400
Lot 5 DP 454483	CT-583541	0.0401

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 4 DP 454483	CT-583540	0.0408
Lot 3 DP 454483	CT-583539	0.0404
Lot 2 DP 451465	CT-583330	0.0405
Lot 1 DP 451465	CT-583329	0.0402
Lot 7 DP 46069	NA29A/573	0.0834
Lot 8 DP 46069	NA1646/3	0.1203
Lot 9 DP 46069	NA2034/44	0.1168
Lot 10 DP 46069	NA1629/100	0.0809
Lot 1 DP 50461	CT-1D/1217	0.0624
Lot 31 DP 51302	CT-GN19/620	0.1016
Lot 2 DP 50461	NA24C/766	0.0607
Lot 3 DP 50461	CT-1D/1214	0.0607
Lot 4 DP 50461	NA2A/792	0.0650
Lot 5 DP 50461	NA46C/1348	0.0655
Lot 6 DP 50461	NA46C/1349	0.0652
Lot 7 DP 50461	NA46C/1350	0.0607
Lot 8 DP 50461	NA46C/1351	0.0607
Lot 9 DP 50461	NA46C/1352	0.0607
Lot 10 DP 50461	NA46C/1353	0.0710
Lot 51 DP 50461	NA26C/95	0.0710
Lot 52 DP 50461	NA26C/95	0.0607
Lot 53 DP 50461	NA26C/95	0.0609
Lot 16 DP 44421	NA1390/38	0.1226
Lot 17 DP 44421	NA1390/38	0.1128
Lot 11 DP 51302	NA46C/1354	0.0607
Lot 12 DP 51302	NA52D/29	0.0607
Lot 13 DP 51302	NA46C/1356	0.0642
Lot 14 DP 51302	NA46C/1357	0.0662
Lot 15 DP 51302	NA46C/1358	0.0644
Lot 16 DP 51302	NA46C/1359	0.0632
Lot 17 DP 51302	NA46C/1360	0.0632
Lot 18 DP 51302	NA56A/652	0.0705
Lot 19 DP 51302	NA46C/1362	0.0639
Lot 1 DP 164279	NA99A/253	0.0360
Lot 2 DP 164279	NA99A/254	0.0406
Lot 21 DP 51302	NA3D/337	0.0933
Lot 22 DP 51302	NA3D/1281	0.0786
Lot 23 DP 51302	NA52D/1039	0.0682
Lot 24 DP 51302	NA52D/1040	0.0988
Lot 25 DP 51302	NA52D/1041	0.0667
Lot 26 DP 51302	NA52D/1042	0.0733
Lot 27 DP 51302	NA52D/1043	0.0619
Lot 28 DP 51302	NA52D/1044	0.0647
Lot 29 DP 51302	NA52D/1045	0.0662

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 30 DP 51302	NA52D/1046	0.1029
Lot 32 DP 51302	NA50C/1300	0.0784
Lot 1 DP 55724	NA7D/1103	0.0677
Lot 2 DP 55724	NA8D/284	0.0677
Lot 3 DP 55724	NA7D/387	0.1011
Lot 4 DP 55724	NA8D/285	0.0680
Lot 5 DP 55724	NA10A/99	0.1069
Lot 6 DP 55724	NA8B/791	0.1072
Lot 7 DP 55724	NA10A/1115	0.0687
Lot 8 DP 55724	CT-57D/1161, CT-266368	0.1011
Lot 9 DP 55724	NA9A/1498	0.0677
Lot 10 DP 55724	NA8B/118	0.0677
Lot 33 DP 51302	NA9A/605	0.0882
Lot 34 DP 51302	NA24A/420	0.0681
Lot 35 DP 51302	NA46C/1342	0.0763
Lot 36 DP 51302	NA46C/1343	0.0746
Lot 1 DP 122874	NA71C/147	0.0400
Lot 2 DP 122874	NA71C/148	0.0910
Lot 39 DP 51302	NA46C/1346	0.0728
Lot 40 DP 51302	NA46C/1347	0.0670
Lot 41 DP 51302	NA46C/1335	0.0700
Lot 42 DP 51302	NA46C/1336	0.0693
Lot 43 DP 51302	NA46C/1337	0.0733
Lot 44 DP 51302	NA46C/1338	0.1011
Lot 45 DP 51302	NA46C/1339	0.0730
Lot 46 DP 51302	NA46C/1340	0.0741
Lot 47 DP 51302	NA46C/1341	0.0743
Lot 48 DP 51302	NA3D/1282	0.0672
Lot 49 DP 51302	NA3D/1283	0.0748
Lot 50 DP 51302	NA3D/1279	0.0763
Lot 30 DP 44421	NA67C/915	0.1092
Lot 31 DP 44421	NA67C/915	0.1085
Lot 68 DP 50461	NA52B/68	0.0791
Lot 67 DP 50461	NA122D/954, NA57D/1160	0.0913
Lot 66 DP 50461	NA61C/389, NA72D/610	0.0816
Lot 65 DP 50461	NA28A/329	0.0784
Lot 64 DP 50461	NA56B/496	0.0672
Lot 63 DP 50461	NA22B/60	0.0744
Lot 62 DP 50461	NA56A/1049	0.0680
Lot 61 DP 50461	NA69A/536	0.0675
Lot 60 DP 50461	NA26A/1307	0.0749
Lot 25 DP 44421	564063, NA90C/463	0.1011
Lot 24 DP 44421	CT-1507/1	0.1011
Lot 59 DP 50461	NA69A/539	0.0832

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 58 DP 50461	NA19C/453	0.0756
Lot 57 DP 50461	NA16A/166	0.0687
Lot 56 DP 50461	NA22B/1165	0.0693
Lot 55 DP 50461	NA28A/654	0.0675
Lot 54 DP 50461	CT-2A/738	0.0705

Part 2
Criteria for qualifying developments in Beach Haven Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

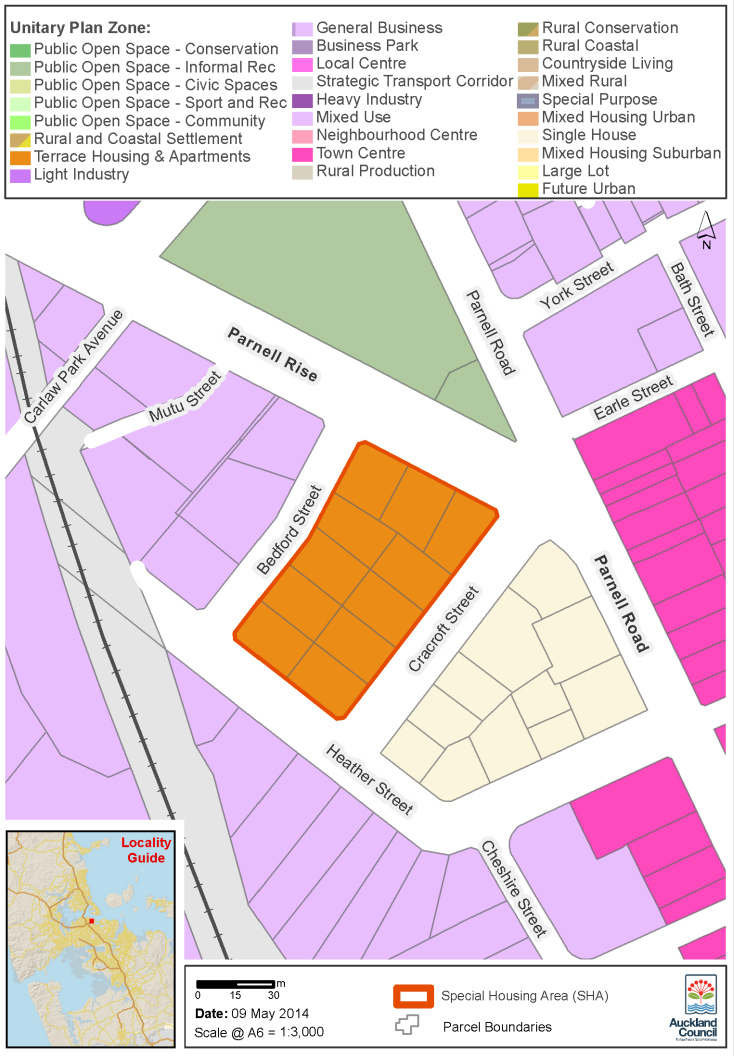
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 3AC
Bedford Street, Parnell special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Bedford Street, Parnell special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 12 DP 31615	NA43A/258	0.0493
Lot 11 DP 31615	NA43A/257	0.0491
Lot 10 DP 31615	NA43A/256	0.0481
Lot 13 DP 31615	NA43A/259	0.0496

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 14 DP 31615	NA43A/260	0.0498
Lot 9 DP 31615	NA43A/255	0.0508
Lot 15 DP 31615	NA43A/261	0.0503
Lot 16 DP 31615	NA43A/262	0.0503
Lot 17 DP 31615	NA43A/263	0.0501
Lot 7 DP 31615	NA43A/253	0.0516
Lot 8 DP 31615	NA43A/254	0.0567

Part 2
Criteria for qualifying developments in Bedford Street, Parnell special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

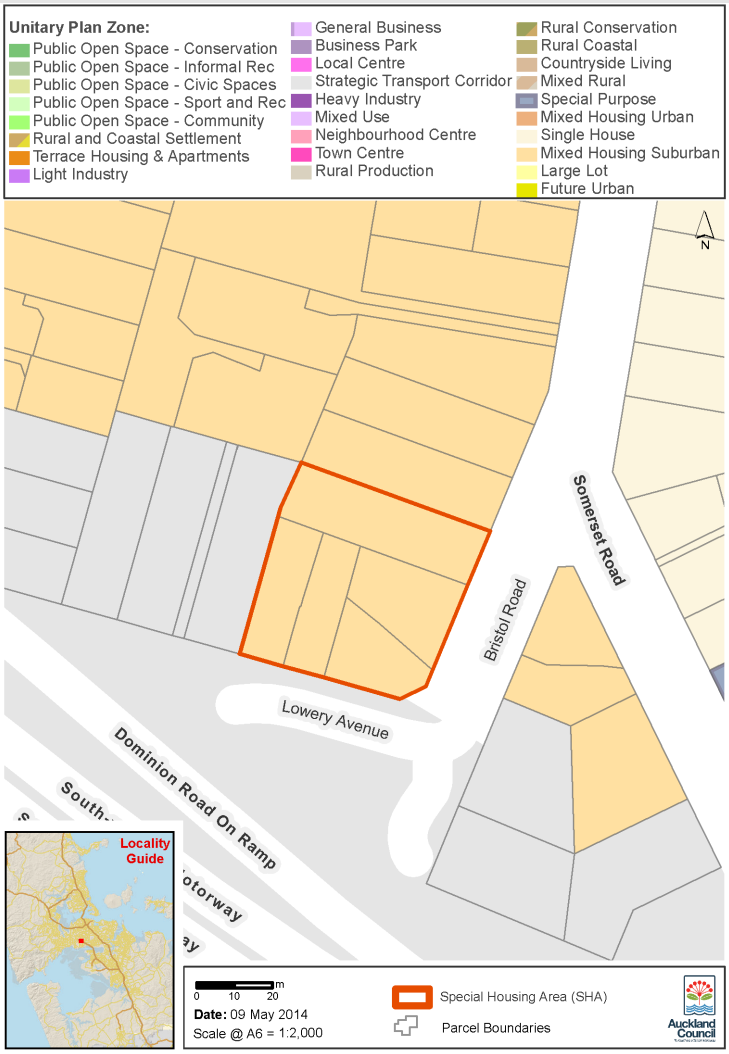
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 3AAA
Bristol Road, Mt Roskill special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Bristol Road, Mt Roskill special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 4 DP 117344	NA66D/115	0.0823
Lot 1 DP 198423	NA127B/222	0.0552
Lot 2 DP 198423	NA127B/223	0.0415
Lot 1 DP 198288	NA127B/125	0.0454

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 2 DP 198288	NA127B/126	0.0397

Part 2
Criteria for qualifying developments in Bristol Road, Mt Roskill special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

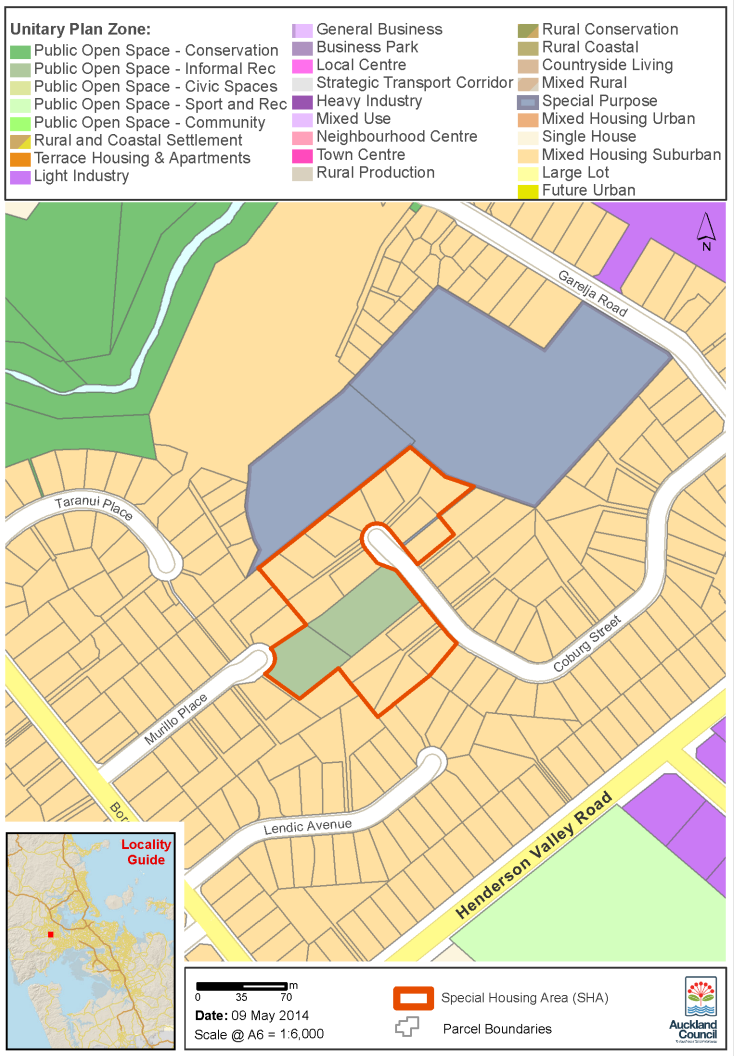
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 3C
Coburg Street, Henderson special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Coburg Street, Henderson special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 8 DP 72149	NA28B/1296	0.0674
Lot 9 DP 72149	NA28B/1297	0.0928
Lot 10 DP 72149	NA28B/1298	0.0921
Lot 11 DP 72149	NA28B/1299	0.0675

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 12 DP 72149	NA28B/1300	0.0939
Lot 49 DP 73609		0.2153
Lot 28 DP 72148		0.3117
Lot 29 DP 72148	NA28B/1274	0.0706
Lot 30 DP 72148	NA28B/1275	0.1040
Lot 31 DP 72148	NA28B/1276	0.0985
Lot 32 DP 72148	NA28B/1277	0.0909
Lot 33 DP 72148	NA28B/1278	0.0840
Lot 34 DP 72148	NA28B/1279	0.0682
Lot 35 DP 72148	NA28B/1280	0.0859
Lot 36 DP 72148	NA28B/1281	0.0982
Lot 37 DP 72148	NA28B/1282	0.0945
Lot 38 DP 72148	NA28B/1283	0.0674
Lot 39 DP 72148	NA28B/1284	0.0674
Lot 71 DP 72148	NA 28B/1288	0.0135

Part 2
Criteria for qualifying developments in Coburg Street, Henderson special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

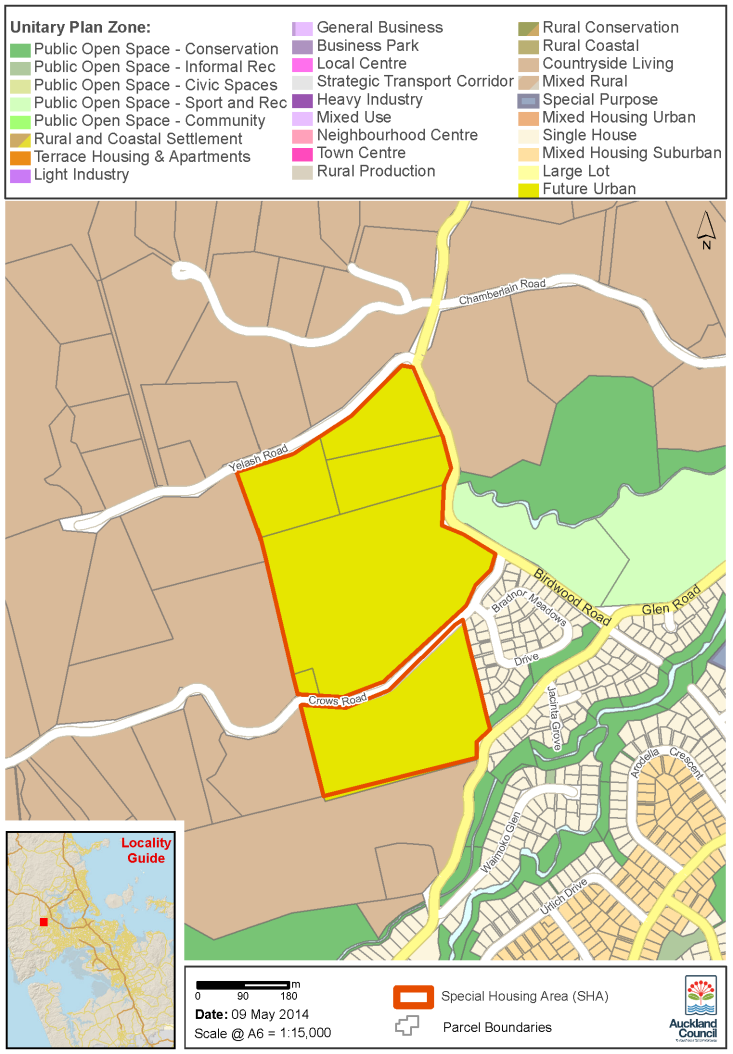
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 3D
Crows Road, Swanson special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Crows Road, Swanson special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 3 DP 189404	CT-119B/554	2.4448
Lot 2 DP 70085	CT-25D/870	11.9409
Lot 2 DP 68044	CT-23C/355	6.7987
Lot 1 DP 70085	CT-25D/869	0.2026
Lot 2 DP 189404	CT-119B/553	2.3755

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 189404	CT-119B/553	2.4207

Part 2
Criteria for qualifying developments in Crows Road, Swanson special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	50
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

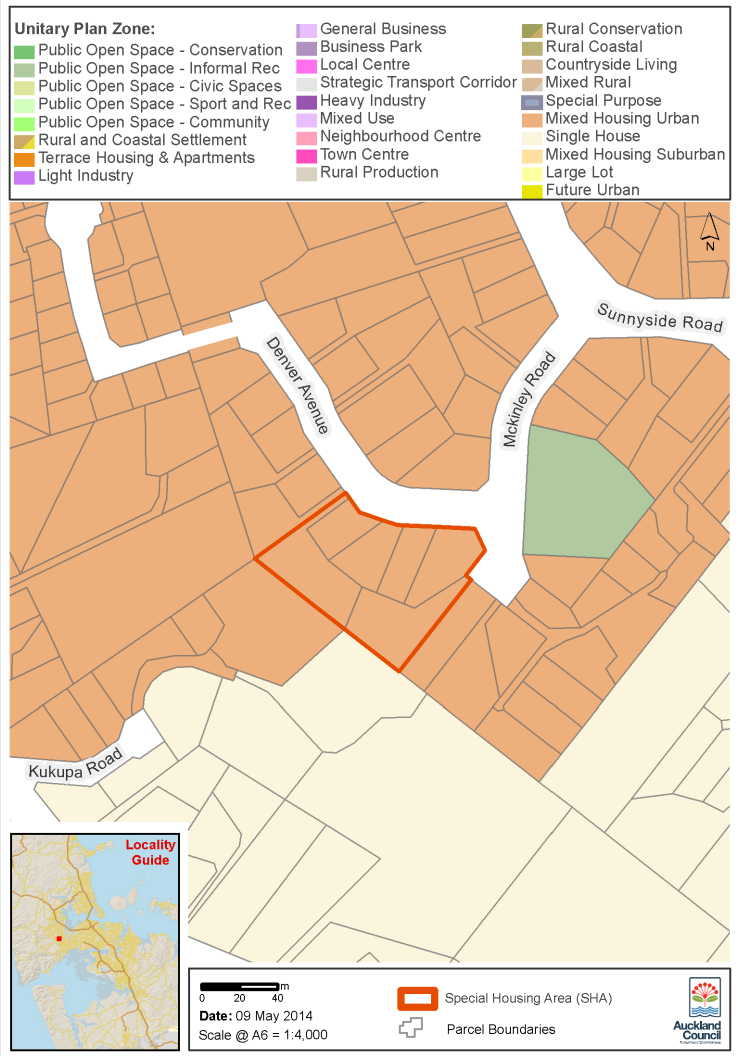
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 3E
Denver Avenue, Henderson special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Denver Avenue, Henderson special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 24 DP 91502	NA56A/50	0.0953
Lot 23 DP 91502	NA48A/216	0.0659
Lot 22 DP 91502	NA48A/215	0.0748
Lot 21 DP 91502	NA48A/214	0.0607

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 20 DP 91502	NA48A/213	0.1439
Lot 25 DP 91502	NA48A/218	0.1433

Part 2
Criteria for qualifying development in Denver Avenue, Henderson special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter

before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

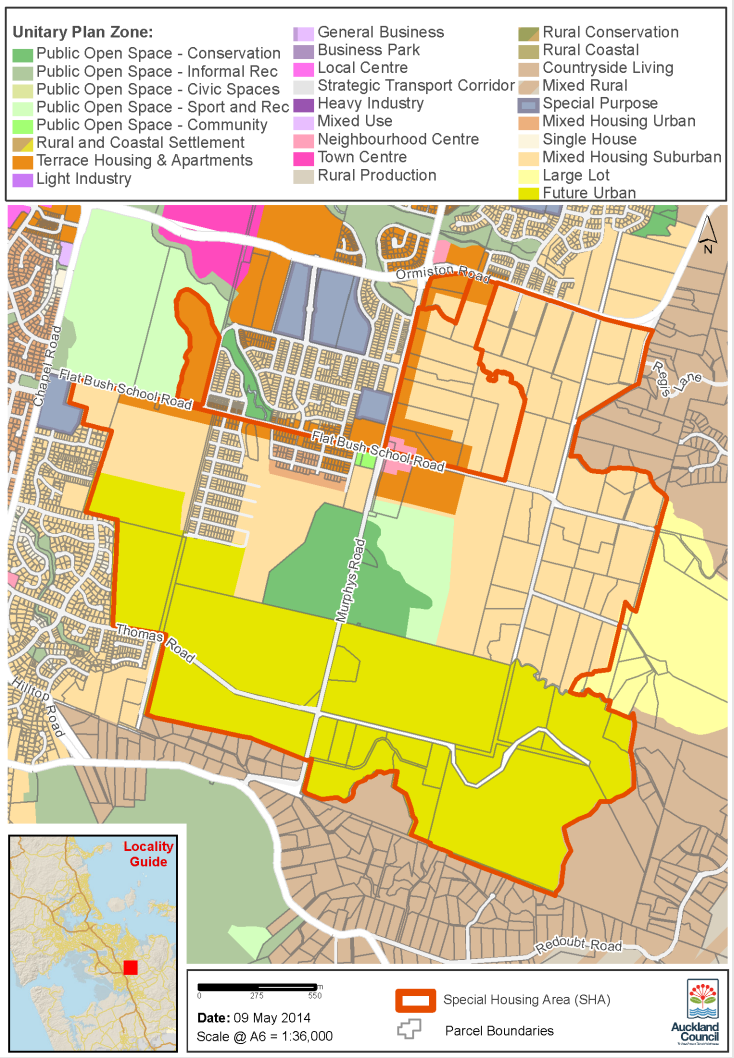
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 4A
Flat Bush Stages 2 and 3 Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Flat Bush Stages 2 and 3 Strategic special housing area

All of the land in Flat Bush that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Urban, Mixed Housing Suburban, Future Urban or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a northern boundary marked by Flat Bush School Road; and

(b) an eastern boundary marked by Murphys Road; and

(c) a southern boundary marked by the rural urban boundary in the proposed Auckland combined plan between Murphys Road and Adamson Road; and

(d) a south western boundary marked by Adamson Road, between the rural urban boundary in the proposed Auckland combined plan and Thomas Road, Thomas Road west of Adamson Road, the southern and western boundaries of Lot 3 DP 17253, Pt Allotment 25 PSH of Manurewa and Lot 5 DP 50280.

All of the land in Flat Bush that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Suburban, Future Urban, Neighbourhood Centre or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by Murphys Road; and

(b) a northern boundary marked by Ormiston Road; and

(c) an eastern and southern boundary marked by the rural urban boundary in the proposed Auckland combined plan between Ormiston Road and Murphys Road;

but excluding Flat Bush Murphys Road special housing area described in Schedule 4 of the Housing Accords and Special Housing Areas (Auckland) Order (SR 2013/446).

Part 2
Criteria for qualifying developments in Flat Bush Stages 2 and 3 Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	50, for developments on land zoned Future Urban in the proposed Auckland combined plan; or 4, for developments on all other land
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

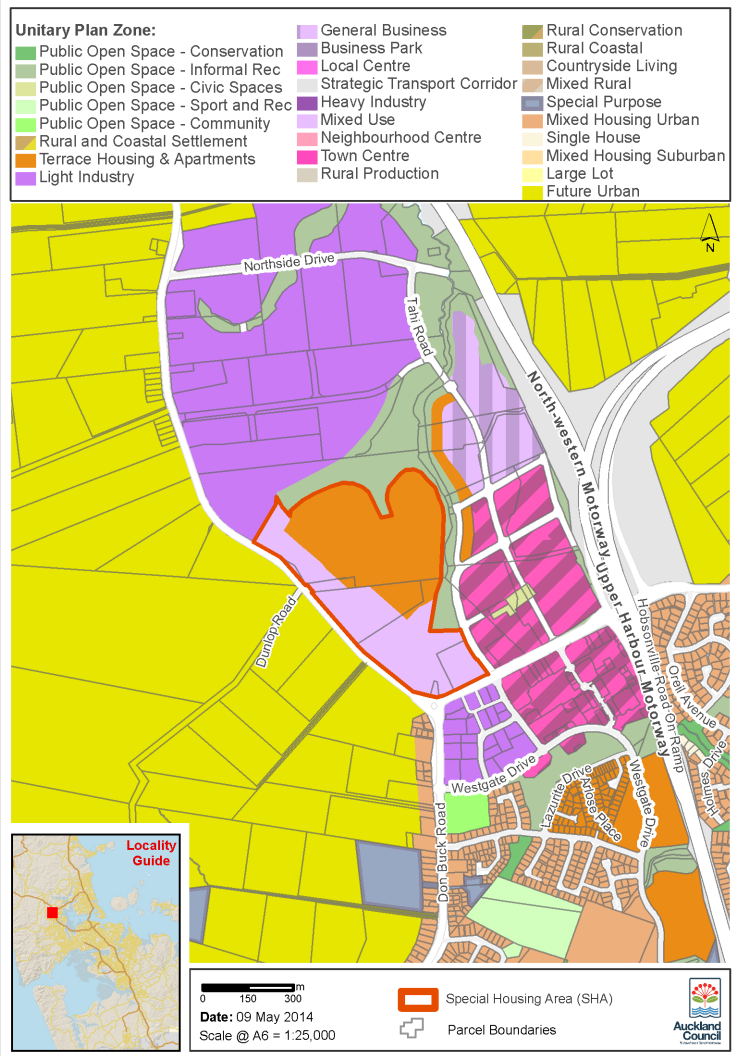
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 5AA
Fred Taylor Drive, Massey special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Fred Taylor Drive, Massey special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
That part of Pt Lot 43 DP 2088 within Westgate sub-precincts C and D	CT-67C/473	16.6806

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Pt Allotment 381 PSH of Waipareira	CT-67C/473	0.0994
Lot 1 DP 121134	CT-70B/593	0.4981
Lot 3 DP 52603	NA3B/961	4.1903
That part of Lot 2 DP 458973 within Westgate sub-precincts C and D	CT-598732	6.0242
Lot 1 DP 208649	CT-129A/894	0.1045
Lot 1 DP 458973	CT-597831	1.4896

Part 2
Criteria for qualifying developments in Fred Taylor Drive, Massey special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

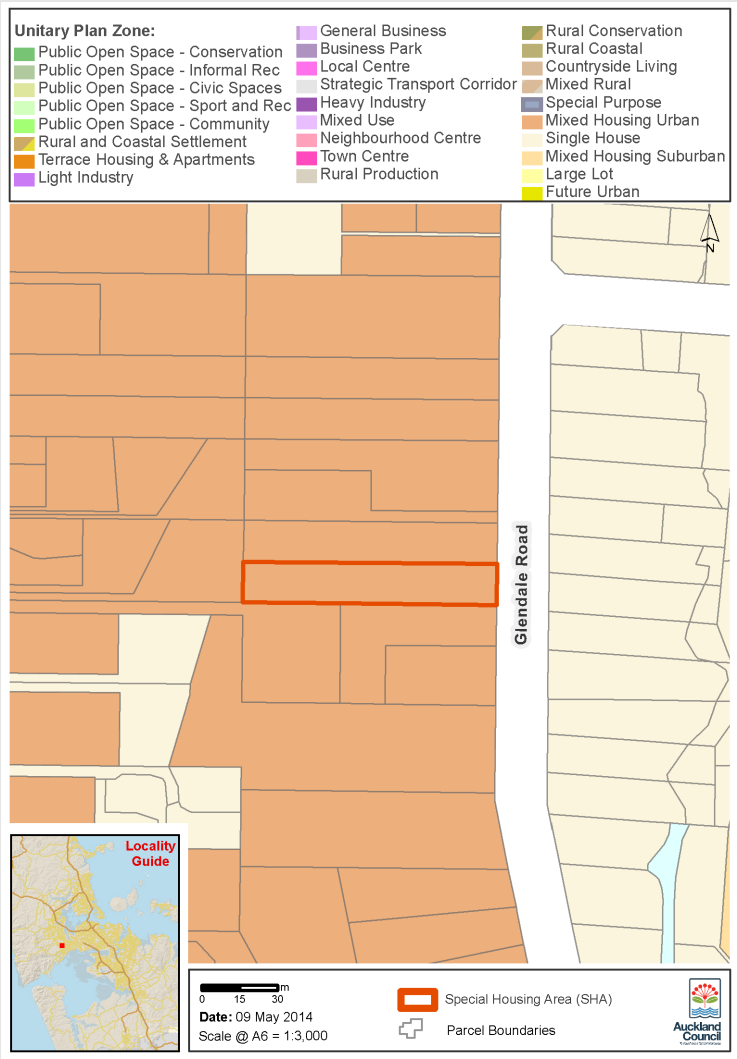
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 5AAA
Glendale Road, Glen Eden special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Glendale Road, Glen Eden special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Pt Lot 12 DP 8736	CT-437/219	0.1637

Part 2
Criteria for qualifying developments in Glendale Road, Glen Eden special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

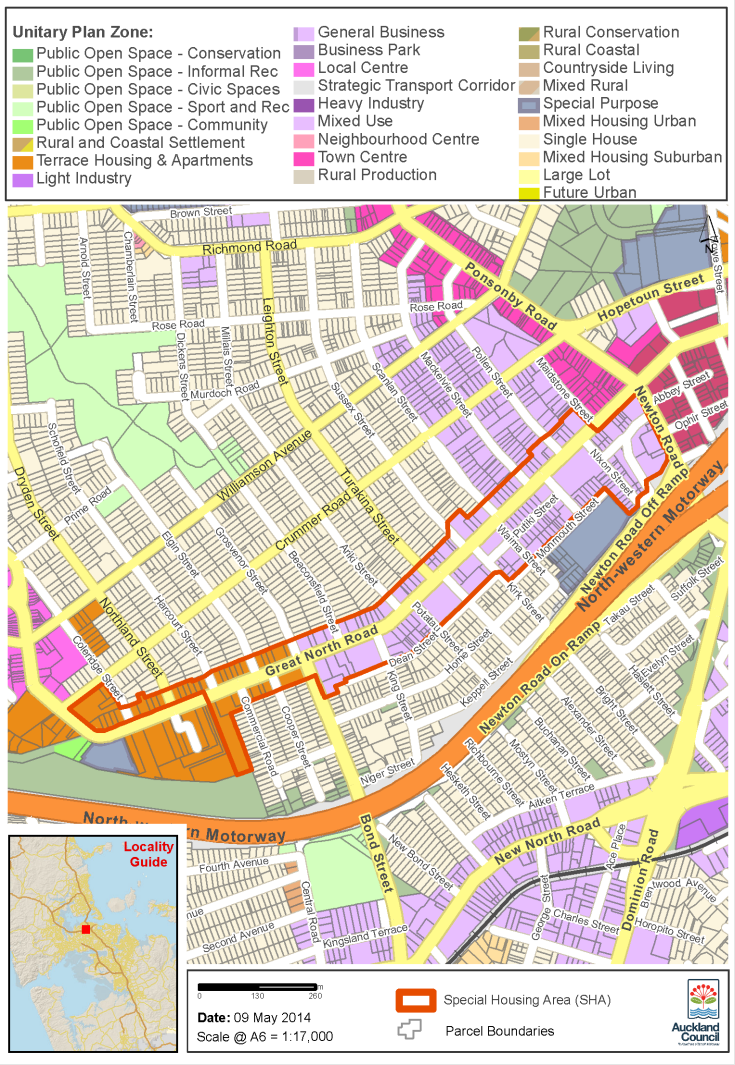
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 5AAB
Great North Road Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Great North Road Strategic special housing area

All of the land in Grey Lynn that is zoned Terrace Housing and Apartment Buildings and Mixed Use in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a northern boundary marked by Great North Road; and

(b) an eastern boundary marked by Newton Road; and

(c) a southern boundary marked by the North Western Motorway;

but excluding all of the land that is zoned Terrace Housing and Apartment Buildings in the proposed Auckland combined plan west of the western boundary of Pt Allotment 18 SECT 7 SBRS of Auckland at 390 Great North Road.

All of the land in Grey Lynn that is zoned Terrace Housing and Apartment Buildings and Mixed Use in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a northern boundary marked by Crummer Road; and

(b) an eastern boundary marked by Scanlan Street; and

(c) a southern boundary marked by Great North Road.

All of the land in Grey Lynn that is zoned Mixed Use in the proposed Auckland combined plan and has direct frontage onto Great North Road and that falls within the following boundaries:

(a) a western boundary marked by Scanlan Street; and

(b) a northern boundary marked by Crummer Road; and

(c) an eastern boundary marked by Maidstone Street;

and including Pt Lot 31 Blk 2 DP 242 and Pt Lot 1 Blk 2 DP 242.

Part 2
Criteria for qualifying developments in Great North Road Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

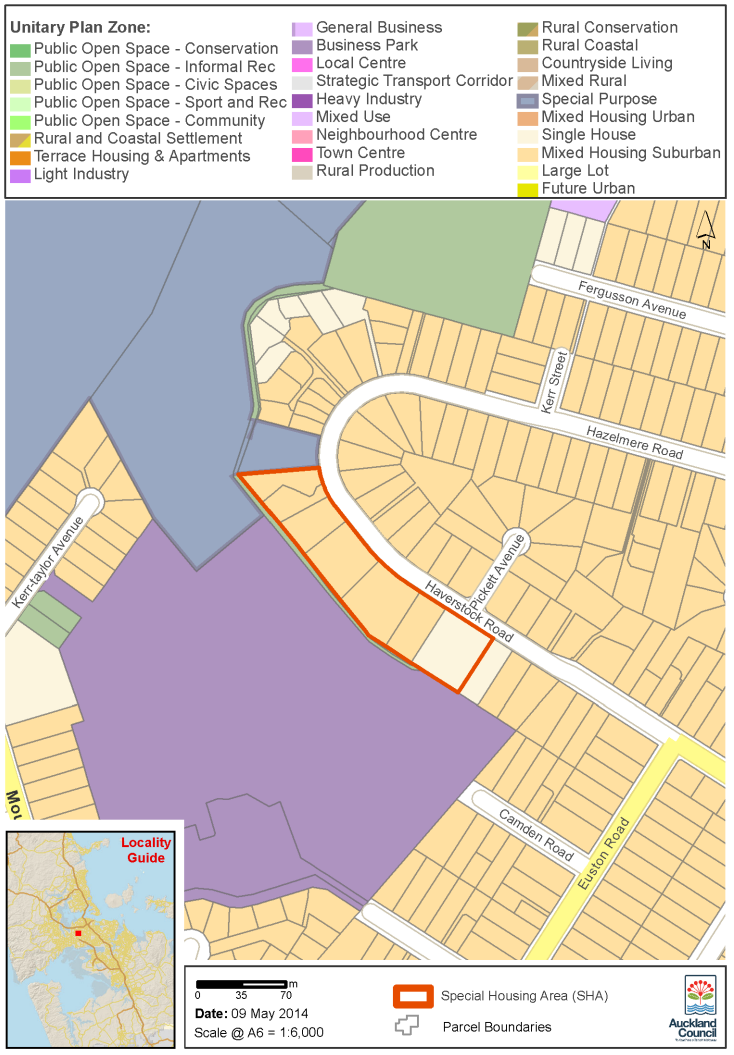
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 5AAC
Haverstock Road, Sandringham special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Haverstock Road, Sandringham special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 15 DP 45495	CT-49C/850	0.2266
Lot 14 DP 45495	CT-49C/849	0.1252
Lot 13 DP 45495	CT-49C/848	0.2223
Lot 12 DP 45495	CT-49C/847	0.1867

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 11 DP 45495	CT-49C/846	0.1209
Lot 1 DP 203510	CT-131A/550	0.0787
Lot 2 DP 203510	CT-131A/551	0.1025

Part 2
Criteria for qualifying developments in Haverstock Road, Sandringham special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median

household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

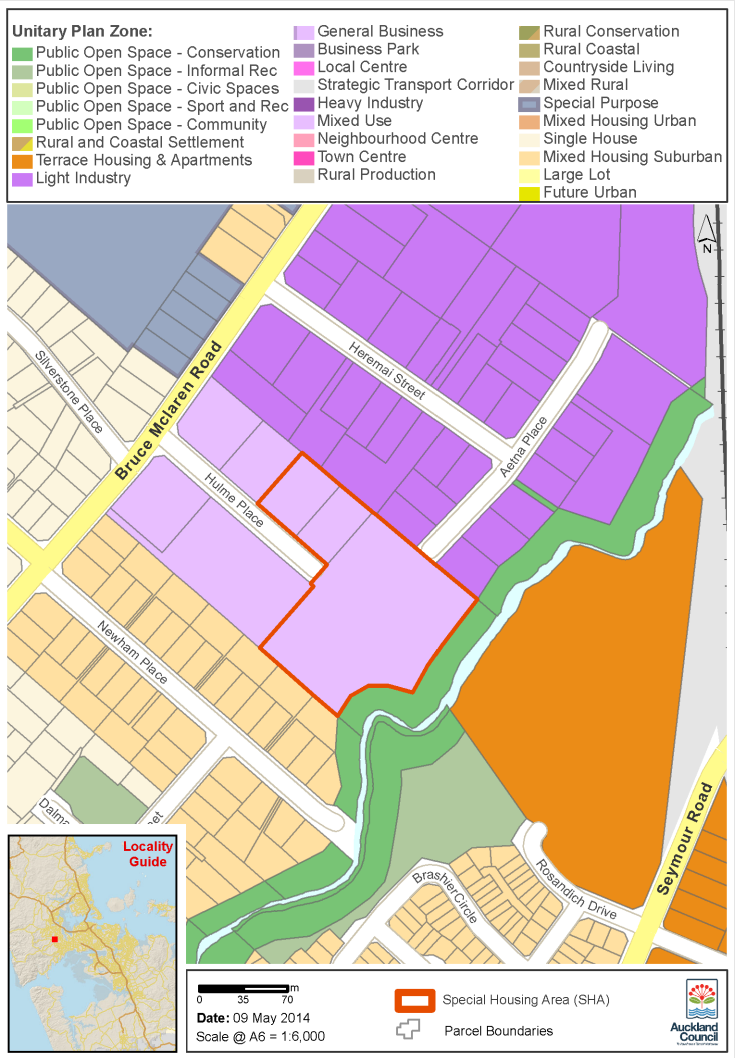
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 5C
Hulme Place, Henderson special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Hulme Place, Henderson special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 3 DP 183860	CT-114D/678	0.2165
Lot 4 DP 183860	CT-114D/679	0.1825
Lot 2 DP 362606	CT-255450	1.4396

Part 2
Criteria for qualifying developments in Hulme Place, Henderson special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

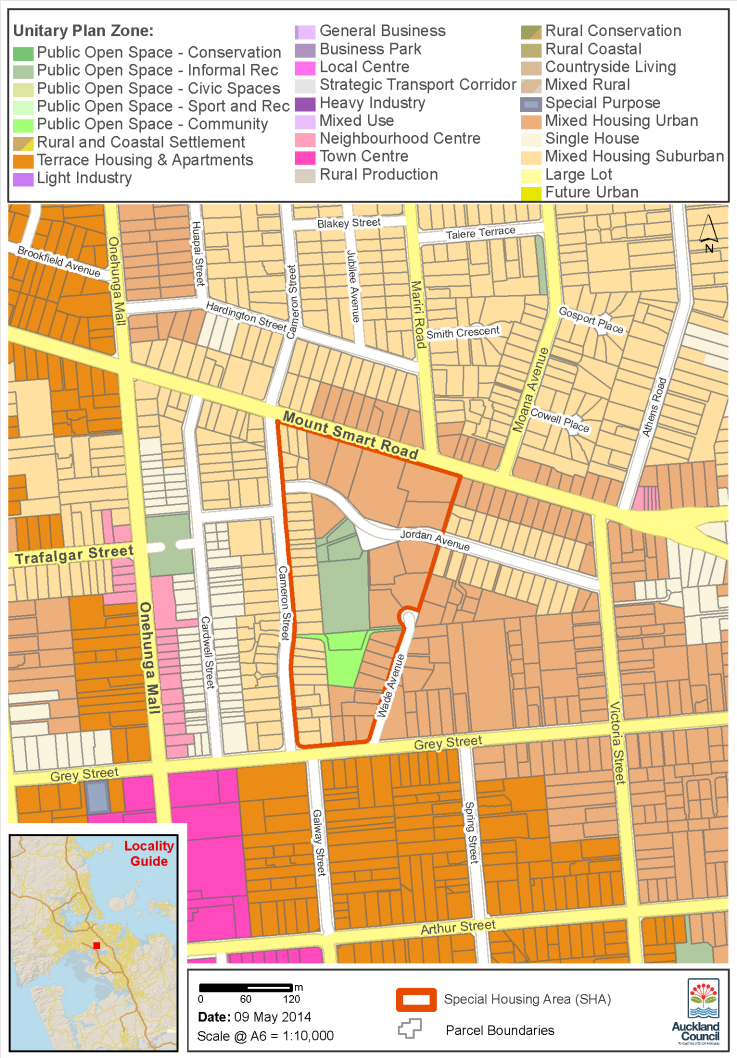
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 7AA
Jordan Avenue, Onehunga special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Jordan Avenue, Onehunga special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 17 DP 47382		0.0187
Lot 16 DP 47382		0.0218
Lot 8 DP 47382	CT-16A/301	0.1120
Lot 7 DP 47382	CT-16A/301	0.0488

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 47382	NA51D/302	0.2157
Lot 5 DP 48904	NA51D/309, NA2025/84	0.1596
Pt Lot 7 DP 48904	NA51D/309, NA2025/84	0.0572
Pt Lot 6 DP 48904	NA51D/309, NA2025/84	0.0290
Lot 9 DP 47382		0.6171
Lot 20 DP 50113	NA2025/84	0.0137
Lot 1 DP 190524	NA120B/933	0.2056
Lot 2 DP 190524	NA120B/934	0.1842
Lot 19 DP 47382	NA51D/308	0.2094
Lot 2 DP 47382	NA1963/63	0.5805
Lot 4 DP 47382	NA1963/63	0.2120
Lot 3 DP 47382	NA51D/303	0.3215
Lot 4 DP 190524	NA120B/936	0.1944
Lot 3 DP 190524	NA120B/935	0.2046
Pt Allotment 12 Sect 3 Village of Onehunga		0.2718
Pt Allotment 12 Sect 3 Village of Onehunga		0.1124
Lot 57 DP 16920	CT-736/297	0.0483
Lot 58 DP 16920	CT-730/55	0.0483
Lot 59 DP 16920	CT-714/312	0.0478
Lot 2 DP 310593	CT-41549	0.0405
Lot 3 DP 310593	CT-41550	0.0354
Lot 1 DP 310593	CT-41548	0.0432
Lot 137 Deeds O11	CT-567/78	0.0450
Lot 138 Deeds O11	CT-30A/616	0.0445
Lot 139 Deeds O11	CT-590/86	0.0445
Lot 140 Deeds O11	CT-590/145	0.0445
Lot 141 Deeds O11, Pt Lot 142 Deeds O11	CT-590/149	0.0668
Pt Lot 142 Deeds O11, Lot 143 Deeds O11	CT-590/161	0.0668
Lot 144 Deeds O11	CT-590/166	0.0445
Lot 145 Deeds O11	CT-590/164	0.0445
Lot 1 DP 130827	CT-80A/461, CT-80A/462, CT-75B/652, CT-76C/736	0.1665
Lot 12 DP 38543	CT-44C/1019	0.0540
Lot 13 DP 38543	CT-3C/1008	0.0599
Lot 14 DP 38543	CT-31D/331	0.0635
Lot 1 DP 189553	CT-119B/776	0.0434
Lot 2 DP 189553	CT-119B/777	0.0549
Lot 1 DP 82362	CT-39A/21	0.0492
Lot 2 DP 82362	CT-39A/22	0.0660
Lot 1 DP 205352	CT-133D/482	0.0397
Lot 2 DP 205352	CT-133D/483	0.0397
Lot 3 DP 205352	CT-133D/484	0.0539

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 340523	CT-166531	0.0275
Lot 2 DP 340523	CT-166532	0.0443
Lot 20 DP 38543	CT-31D/335	0.0562
Lot 21 DP 38543	CT-1889/84	0.0610
Lot 22 DP 38543	CT-31D/336	0.0574
Lot 6 DP 44061	CT-1354/35	0.0556
Lot 4 DP 63110	CT-21B/1392, CT-21B/1393	0.0557
Lot 3 DP 63110	CT-25A/1125, CT-25A/1126	0.0759
Lot 2 DP 63110	CT-118C/4, CT-118C/5, CT-118C/6	0.0809
Lot 2 DP 44061	CT-1342/6	0.0556
Lot 1 DP 44061	CT-32D/987, CT-32D/988, CT-32D/989, CT-32D/990	0.1123
Lot 23 DP 38543	CT-22A/1100	0.0711
Lot 24 DP 38543	CT-2C/1461	0.0610
Lot 25 DP 38543	CT-56B/397	0.0610
Lot 26 DP 38543	CT-31B/857	0.0610
Lot 27 DP 38543	CT-11D/885	0.0675

Part 2
Criteria for qualifying developments in Jordan Avenue, Onehunga special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

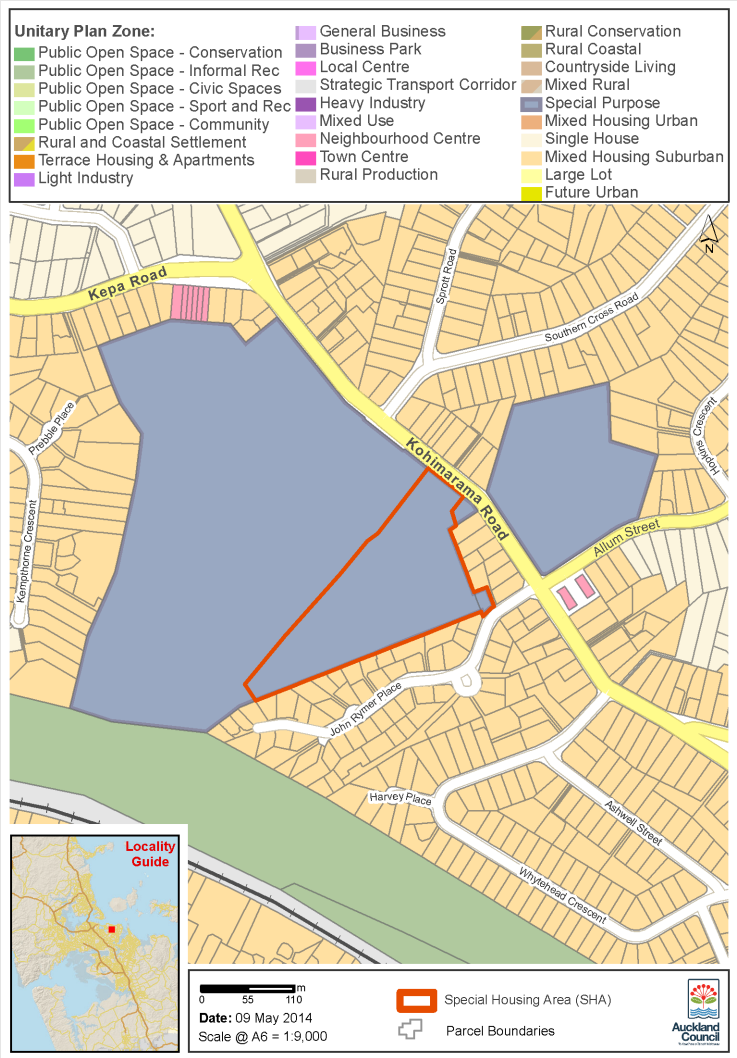
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 7AAA
Kohimarama Road, Kohimarama special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Kohimarama Road, Kohimarama special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 332284	CT-132397, CT-312220 (Leasehold)	3.0770
Lot 51 DP 163242	CT-98B/894	0.0451

Part 2
Criteria for qualifying developments in Kohimarama Road, Kohimarama special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

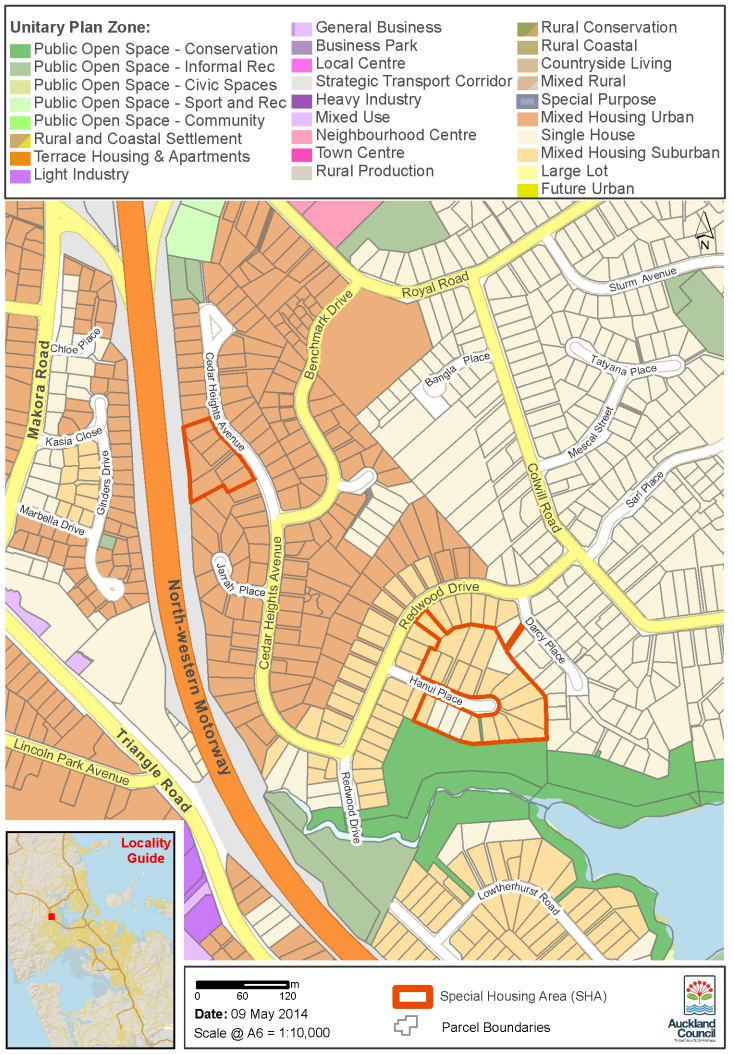
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 7C
Massey Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Massey Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 32 DP 81509	NA38B/545	0.0737
Lot 1 DP 81956	NA38C/959	0.0748
Lot 2 DP 81956	NA38C/960	0.1180
Lot 3 DP 81007	NA37C/1095	0.1182
Lot 4 DP 81007	NA37C/1096	0.0738

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 5 DP 81007	NA37C/1097	0.0665
Lot 6 DP 81007	NA37C/1098	0.0718
Lot 34 DP 67088	NA24A/890	0.1191
Lot 1 DP 74938	NA30D/87	0.0674
Lot 2 DP 74938	NA30D/88	0.0674
Lot 3 DP 74938	NA55C/853, NA55C/852	0.1223
Lot 4 DP 74938	NA55C/850, NA55C/851	0.1218
Lot 5 DP 74938	NA30D/91	0.0674
Lot 6 DP 74938	NA30D/92	0.0765
Lot 7 DP 74938	NA30D/93	0.1264
Lot 8 DP 74938	NA30D/94	0.0842
Lot 9 DP 74938	NA30D/95	0.1119
Lot 10 DP 74938	NA30D/96	0.1104
Lot 22 DP 74938		0.0111
Lot 19 DP 74938	NA30D/105	0.0674
Lot 18 DP 74938	NA30D/104	0.0674
Lot 17 DP 74938	NA30D/103	0.0674
Lot 16 DP 74938	NA30D/102	0.0674
Lot 15 DP 74938	NA30D/101	0.0731
Lot 14 DP 74938	NA30D/100	0.0698
Lot 13 DP 74938	NA30D/99	0.0791
Lot 12 DP 74938	NA30D/98	0.1056
Lot 11 DP 74938	NA30D/97	0.1263
Lot 26 DP 67088	NA24A/882	0.0703

Part 2
Criteria for qualifying developments in Massey Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

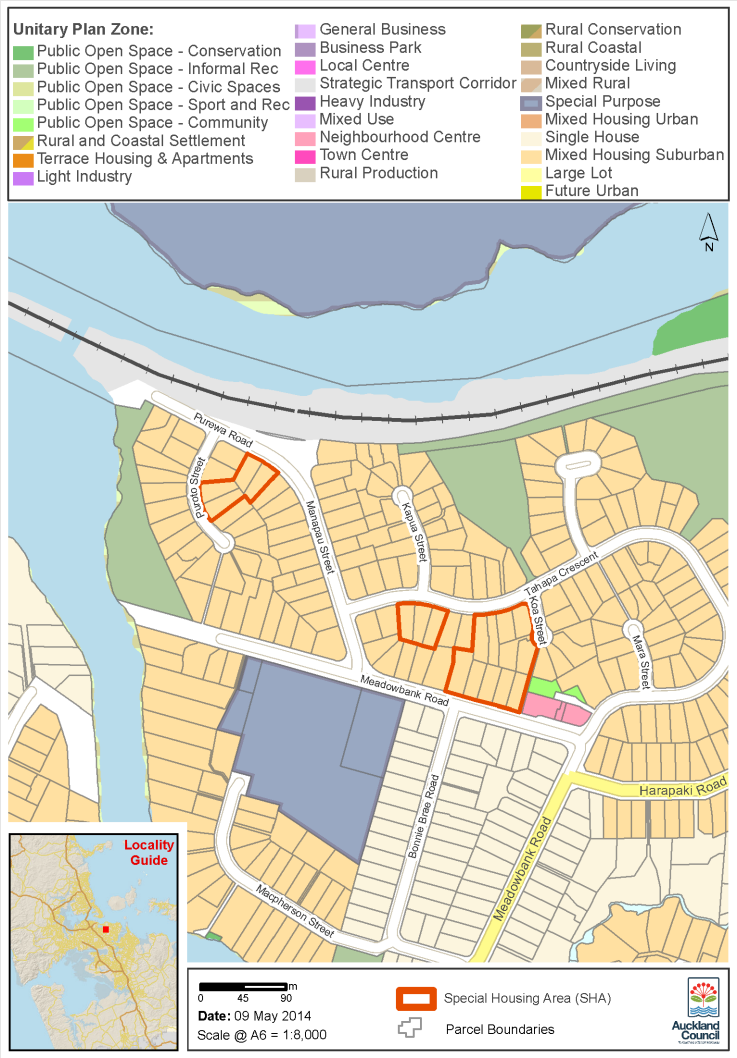
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AA
Meadowbank Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Meadowbank Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 191295	NA121A/194	0.0627
Lot 2 DP 191295	NA121A/195	0.0640
Lot 89 DP 41498	NA45A/525	0.0612
Lot 90 DP 41498	NA45A/526	0.0612
Lot 91 DP 41498	NA45A/527	0.0663

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 92 DP 41498	NA11A/270	0.0612
Lot 93 DP 41053	NA63D/781, NA63D/782	0.0941
Lot 20 DP 41497	NA31B/1317	0.0622
Lot 21 DP 41497	NA31B/1318	0.0640
Lot 17 DP 41497	NA31B/1315	0.0658
Lot 16 DP 41497	NA31B/1314	0.0673
Lot 51 DP 46436	NA137D/127	0.0627
Lot 50 DP 46436	NA45A/530	0.0599
Lot 1 DP 191621	NA121A/562	0.0584
Lot 2 DP 191621	NA121A/563	0.0762
Lot 46 DP 41498	NA45A/503	0.0655
Lot 45 DP 41498	NA45A/502	0.0627
Lot 44 DP 41498	NA45A/501	0.0625

Part 2
Criteria for qualifying developments in Meadowbank Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before

the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

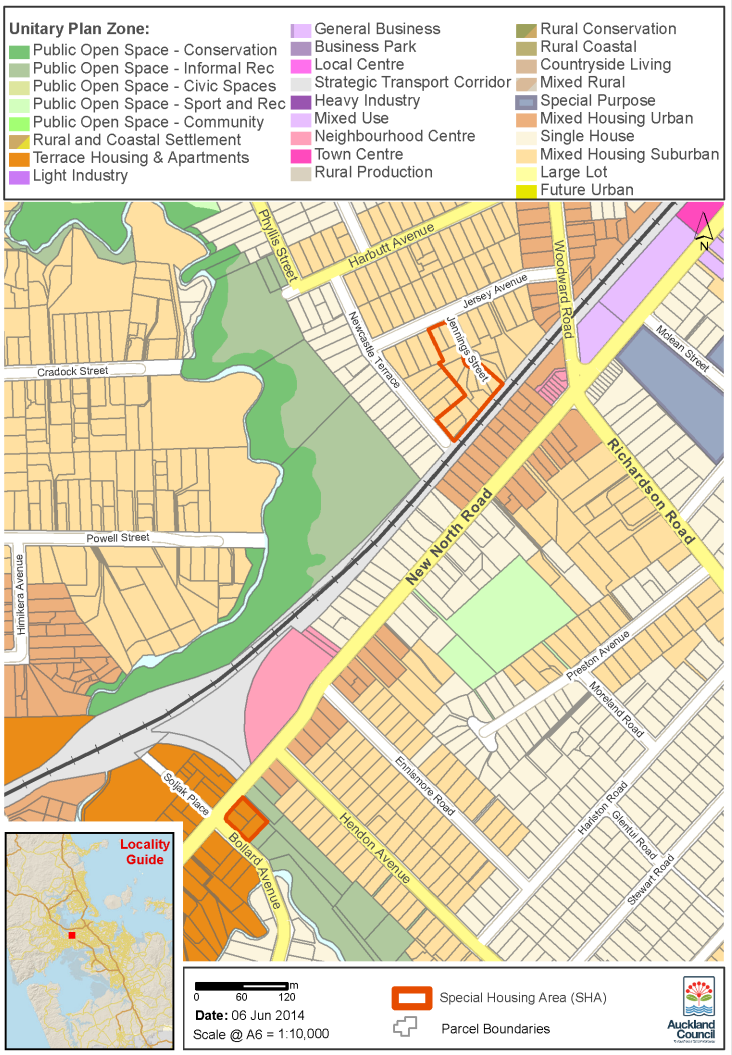
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AB
Mt Albert Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Mt Albert Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 2 DP 38258	NA43A/56	0.0519
Lot 3 DP 38258	NA43A/57	0.0554
Lot 1 DP 189807	NA119C/404	0.0430
Lot 2 DP 189807	NA119C/405	0.0340
Lot 4 DP 189807	NA119C/407	0.0496

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 3 DP 189807	NA119C/406	0.0404
Lot 1 DP 175498	NA108A/131	0.0452
Lot 2 DP 175498	NA108A/132	0.0454
Lot 1 DP 134710	NA79C/128	0.0518
Lot 1 DP 202226	NA129B/960	0.0429
Lot 2 DP 202226	NA129B/961	0.0622
Lot 3 DP 202226	NA129B/962	0.0526
Lot 1 DP 188050	NA118A/515	0.0527
Lot 2 DP 188050	NA118A/516	0.0485
Lot 2 DP 38249	NA100C/657	0.0615

Part 2
Criteria for qualifying developments in Mt Albert Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

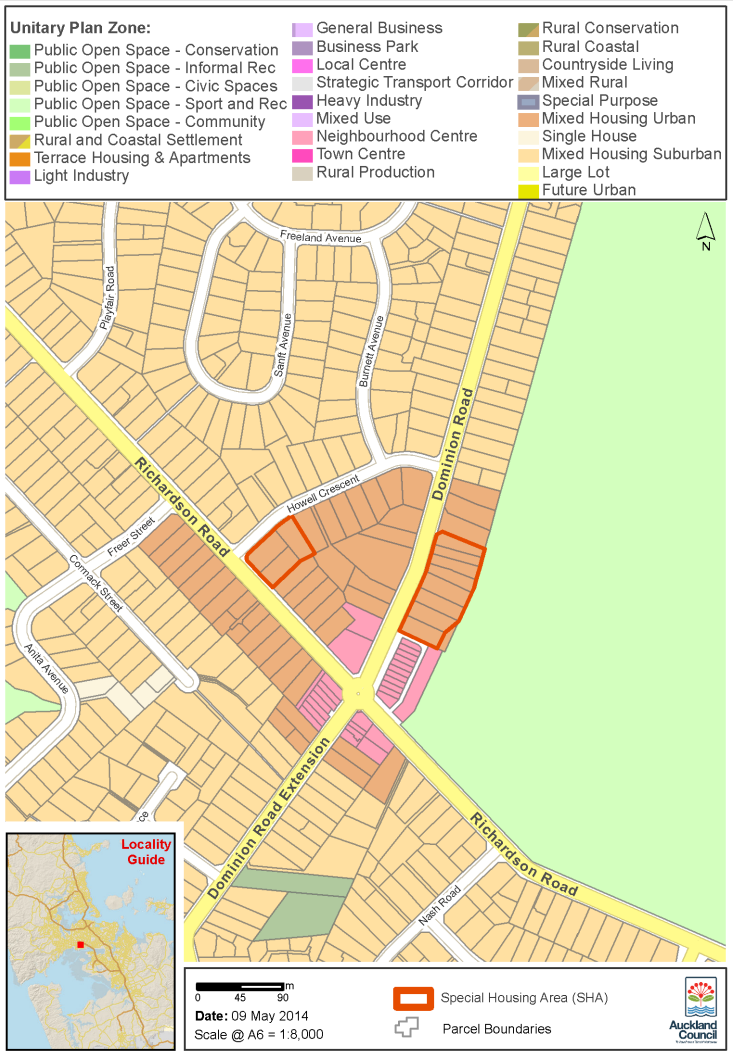
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AC
Mt Roskill Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Mt Roskill Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 198085	NA127A/502	0.0662
Lot 2 DP 198085	NA127A/503	0.0522
Lot 1 DP 198084	NA127A/500	0.0637
Lot 2 DP 198084	NA127A/501	0.0660

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 130774	CT-79B/784, CT-79B/785, CT-79B/786	0.0951
Lot 35 DP 38632	NA21D/1155	0.0809
Lot 2 DP 122873	NA71C/145	0.0849
Lot 1 DP 122873	NA71C/144	0.0814
Lot 37 DP 38219	NA21D/1041	0.0908
Lot 36 DP 38219	CT-87C/969, CT-89A/940	0.0979
Lot 35 DP 38219	NA21D/1039	0.0862

Part 2
Criteria for qualifying developments in Mt Roskill Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

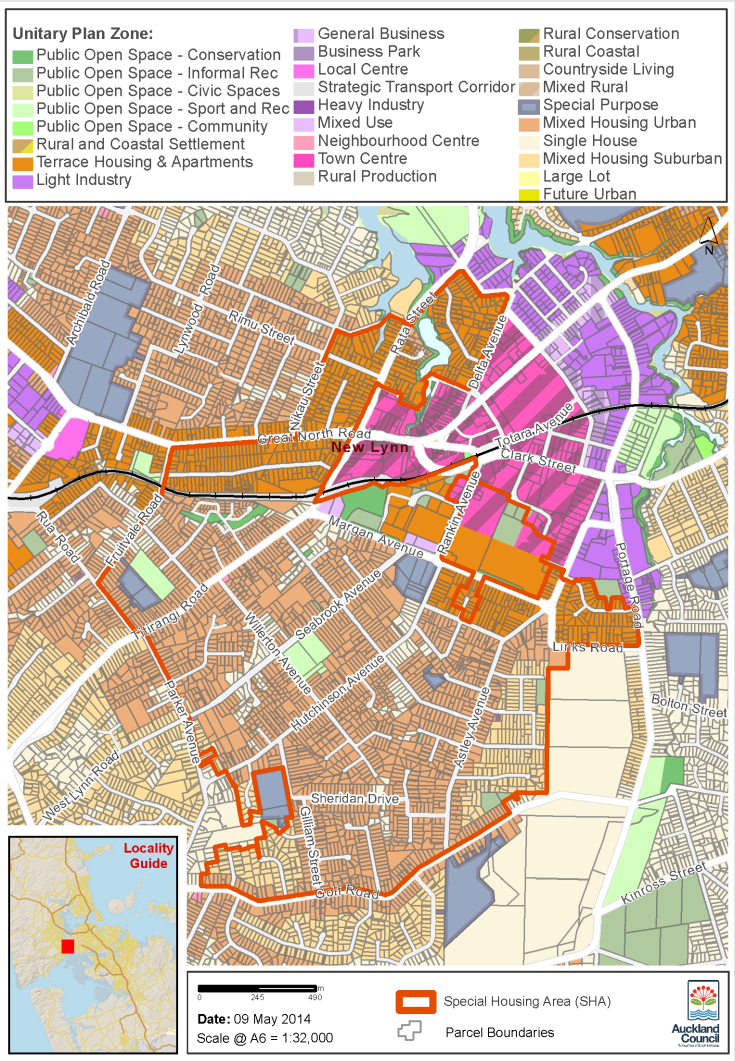
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AD
New Lynn Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be New Lynn Strategic special housing area

All of the land in New Lynn that is zoned Terrace Housing and Apartment Buildings and Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by Fruitvale Road; and

(b) a northern boundary marked by Great North Road; and

(c) an eastern boundary marked by Titirangi Road; and

(d) a southern boundary marked by the North Auckland railway line.

All of the land in New Lynn that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Urban, Public Open Space or Coastal Transition in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western and northern boundary marked by Nikau Street, Miro Street, the northern boundary of Lot 2 DP 37997, Rata Street and Binsted Road; and

(b) an eastern boundary marked by Delta Avenue and Veronica Street; and

(c) a southern boundary marked by the North Auckland railway line, Totara Avenue and Great North Road;

but excluding—

(d) Lot 10 DP 39979; and

(e) Section 4 SO 436738; and

(f) the land zoned Public Open Space—Conservation in the proposed Auckland combined plan between McNaughton Way and the coastline; and

(g) Lot 3 DP 106332, Lot 3 and 4 DP 120495, and Lot 4 DP 160114.

All of the land in New Lynn that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Urban, Mixed Housing Suburban, Single House, Mixed Use, Neighbourhood Centre, Special Purpose or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a northern boundary marked by the North Auckland railway line and Clark Street; and

(b) an eastern boundary marked by Portage Road; and

(c) a southern boundary marked by Golf Road; and

(d) a western boundary marked by Fruitvale Road, Croydon Road, Titirangi Road, Parker Avenue and South Lynn Road;

but excluding—

(e) Lot 1 DP 116274; and

(f) any land in any one of those zones that is within 100m to the west of Portage Road between Links Road and Golf Road; and

(g) Lots 2, 3 and 4 DP 201257; and

(h) Lots 2 and 3 DP 152787, Lots 25 and 26 DP 37775, Lot 1 DP 339245, and Lots 21, 22 and 23 DP 37775; and

(i) any land zoned Single House, Special Purpose and Public Open Space in the proposed Auckland combined plan that is inside the area bounded by South Lynn Road, Hutchinson Avenue, Arahoe Road, Gilliam Street and Golf Road; and

(j) Lots 2, 3, 5, 6, 7 and 8 DP 40258; and

(k) Clinker Place and Thom Street, New Lynn special housing area described in Schedule 3B of the Housing Accords and Special Housing Areas (Auckland) Order (SR2013/446).

Part 2
Criteria for qualifying developments in New Lynn Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter

before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

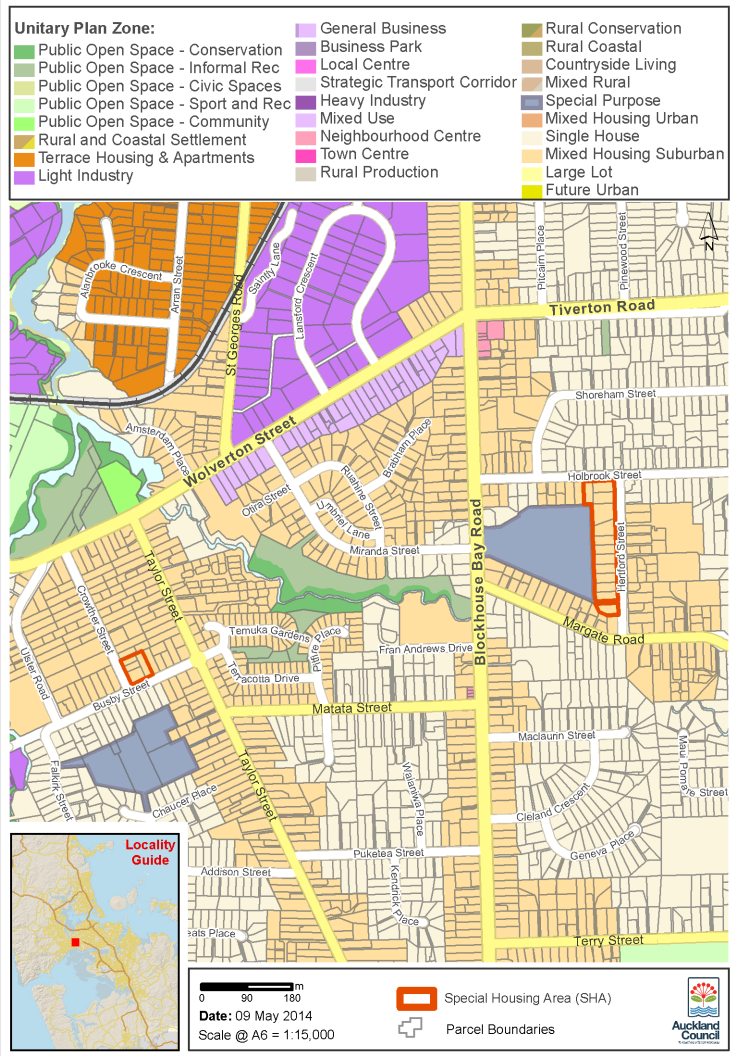
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AE
New Windsor Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be New Windsor Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 27 DP 39320	NA22C/153	0.0840
Lot 26 DP 39320	NA22C/152	0.0974
Lot 25 DP 39320	NA22C/151	0.0981
Lot 24 DP 39320	NA22C/150	0.1695
Lot 23 DP 39320	NA22C/149	0.1201

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 22 DP 39320	NA22C/148	0.0837
Lot 21 DP 39320	NA22C/147	0.0837
Lot 20 DP 39320	NA19A/193	0.0905
Lot 19 DP 39320	CT-55A/1408	0.0837
Lot 18 DP 39320	NA22C/145	0.0837
Lot 17 DP 39320	NA22C/144	0.0837
Lot 16 DP 39320	NA22C/143	0.0825
Lot 15 DP 39320	NA22C/142	0.0905
Lot 2 DP 38370	NA43A/530	0.0799
Lot 3 DP 22071	NA43A/531	0.0809
Lot 2 DP 196466	NA125C/399	0.0403
Lot 1 DP 196466	NA125C/398	0.0411

Part 2
Criteria for qualifying developments in New Windsor Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

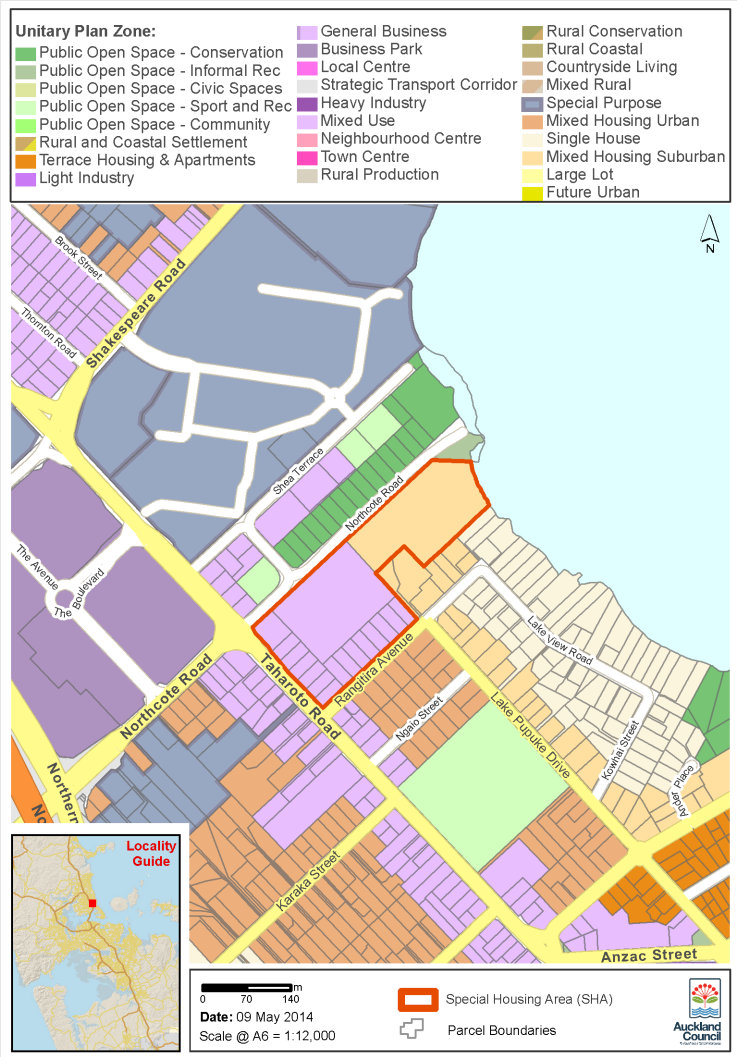
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AF
Northcote Road, Takapuna special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Northcote Road, Takapuna special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 68 DP 8306	CT-838/240	0.1011
Lot 67 DP 8306	CT-838/240	0.1011
Lot 66 DP 8306	CT-838/240	0.1011
Lot 65 DP 8306	CT-838/240	0.1011

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 64 DP 8306	CT-838/240	0.1011
Lot 63 DP 8306	CT-838/240	0.1011
Lot 62 DP 8306	CT-962/69	0.1011
Pt Allotment 72 PSH of Takapuna	CT-962/69	0.1010
Pt Allotment 72 PSH of Takapuna	NA482/119	1.9046
Pt Allotment 73 PSH of Takapuna	CT-1547/75	2.1398
Pt Lot 1 DP 84414	CT-40D/799	0.2116
Pt Lot 74 DP 8306	CT-12D/226, CT-12D/227, CT-12D/228	0.0926
Pt Lot 73 DP 8306	CT-12D/507, CT-12D/508, CT-12D/509	0.0949
Pt Lot 72 DP 8306	CT-51A/1374, CT-51A/1375	0.1012
Pt Lot 71 DP 8306	NA60A/968, CT-137D/334	0.1012
Pt Lot 70 DP 8306	NA20D/1295, NA57D/1470, CT-73A/64	0.1012
Pt Lot 69 DP 8306	CT-20D/1293, CT-20D/1294, CT-20D/1295	0.0960

Part 2
Criteria for qualifying developments in Northcote Road, Takapuna special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

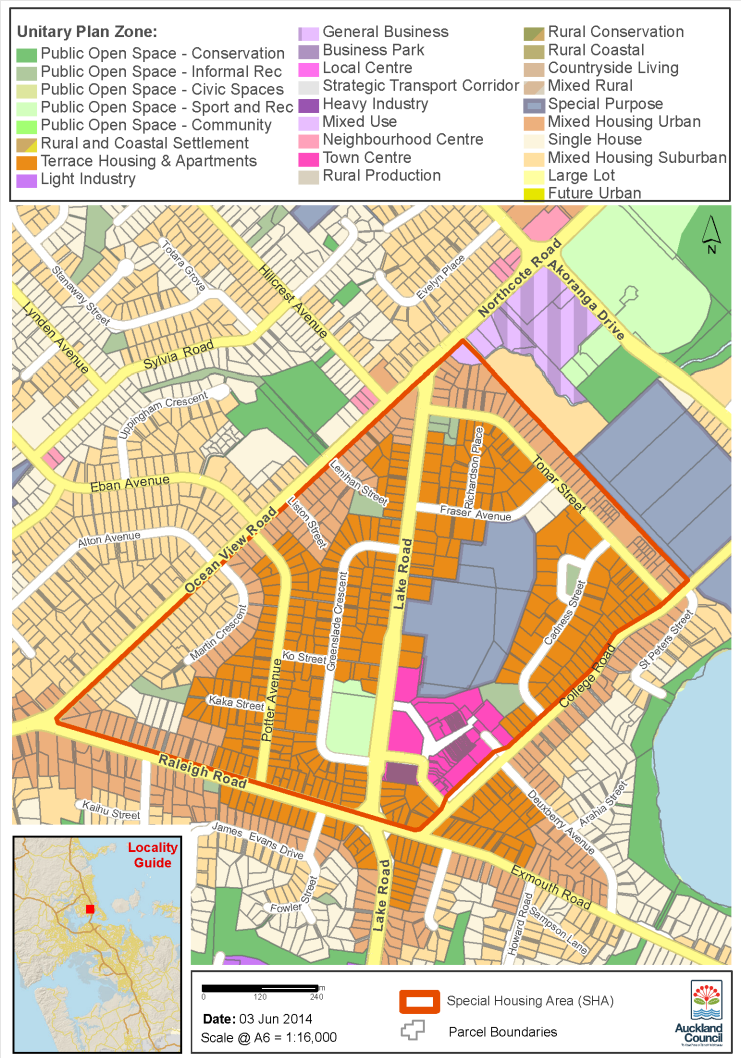
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AG
Northcote Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Northcote Strategic special housing area

All of the land in Northcote that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Urban, Mixed Housing Suburban, Single House, Town Centre, Mixed Use, Special Purpose or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a north western boundary marked by Ocean View Road; and

(b) a north eastern boundary marked by the south western boundary of Lot 1 DP 97019 and Lot 1 DP 85039; and

(c) a south eastern boundary marked by College Road; and

(d) a southern boundary marked by Raleigh Road.

Part 2
Criteria for qualifying developments in Northcote Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

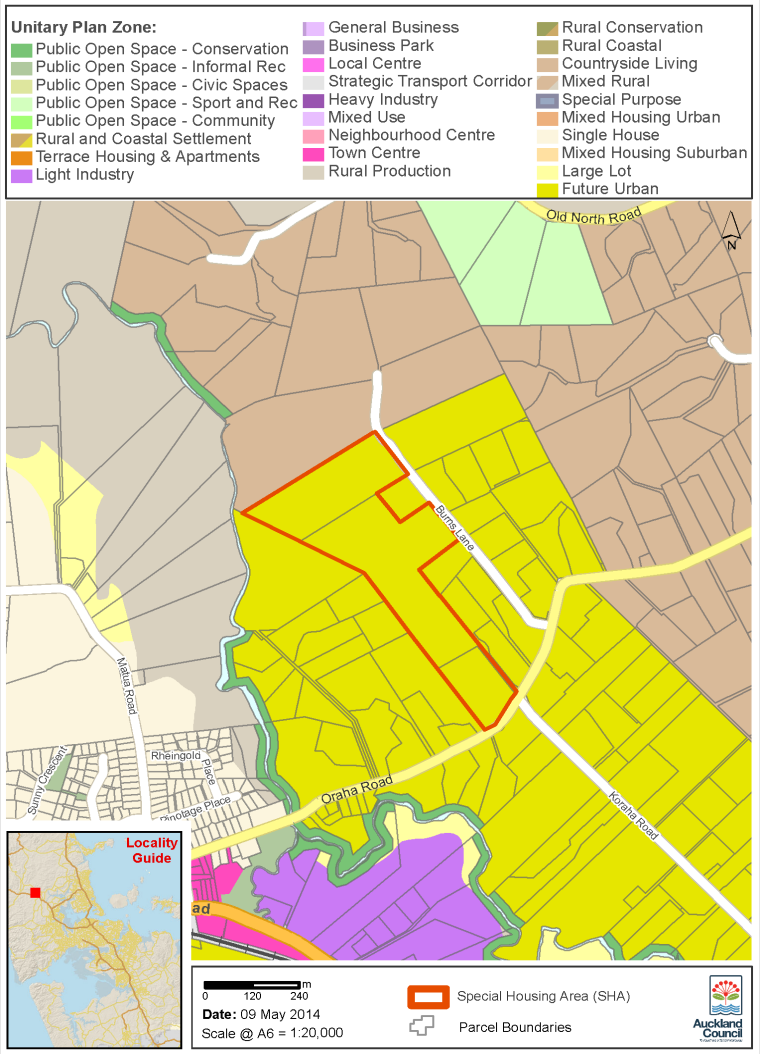
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8AH
Oraha Road, Kumeu special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Oraha Road, Kumeu special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 311880	CT-46818	2.2154
Lot 2 DP 452240	CT-577809	8.4140
Lot 16 DP 56200	CT-24C/429	5.3166

Part 2
Criteria for qualifying developments in Oraha Road, Kumeu special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	50
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 8B
Orakei Cluster special housing area

cls 4, 5

Part 1
Map of special housing area

Description of area declared to be Orakei Cluster special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 47143	NA46C/1409	0.1586
Lot 2 DP 47143	NA46C/1410	0.1722
Lot 1 DP 180110	CT-131B/520, CT-131B/521, CT-131B/522, CT-131B/523,	0.2522

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
	CT-131B/524, CT-131B/519, CT-131B/518, CT-131B/517	
Lot 1 DP 185104	CT-130B/716, CT-130B/717, CT-130B/718, CT-130B/719, CT-130B/720, CT-130B/721, CT-130B/722, CT-130B/723, CT-130B/724, CT-130B/725	0.1379
Lot 2 DP 180110	NA111A/514	0.1233
Lot 3 DP 180110	NA111A/515	0.1265
Lot 4 DP 180110	NA111A/516	0.2452
Lot 14 DP 46152	NA46A/487	0.0531
Lot 3 DP 102411	NA56C/240	0.1281
Lot 9 DP 38388	NA46A/479	0.0916
Lot 10A DP 46152	NA46A/482	0.0994
Lot 10 DP 46152	NA46A/483	0.0837
Lot 11 DP 46152	NA46A/484	0.0764
Lot 5 DP 38382	NA46A/475	0.0819
Lot 1 DP 102411	NA57A/286, NA57A/287	0.0688
Lot 2 DP 102411	NA58A/754 , NA58A/755, NA58A/756	0.1194
Lot 1 DP 188152	NA118A/730	0.0572
Lot 2 DP 188152	NA118A/731	0.0830
Section 48 Blk VIII Rangitoto SD	CT-53A/1068, CT-53A/1069	0.0357
Lot 1 DP 38382	CT-53A/1068, CT-53A/1069	0.0812
Lot 1 DP 317000	CT-66776	0.0346
Lot 2 DP 317000	CT-66777	0.0470
Lot 3 DP 38382	CT-18B/112	0.0812
Lot 4 DP 38382	CT-46A/474	0.0812
Lot 2 DP 179091	CT-110B/970	0.0386
Lot 1 DP 179091	CT-110B/969	0.0407
Lot 12 DP 46152	CT-83D/690, CT-112D/438	0.0883
Lot 1 DP 184921	CT-115C/40	0.0400
Lot 2 DP 184921	CT-115C/41	0.0391
Lot 14A DP 46152	CT-59D/768, CT-62B/528	0.0802
Lot 1 DP 121373	CT-70C/81, CT-73D/647	0.0619
Lot 16C DP 46152	CT-21C/1440	0.0620
Lot 1 DP 193891	CT-123A/298	0.0480
Lot 2 DP 193891	CT-123A/299	0.0435
Lot 15 DP 38382, Lot 15A DP 38387	CT-637182	0.0379
Lot 15A DP 38387, Lot 15 DP 38382	CT-124C/925	0.0868

Part 2
Criteria for qualifying developments in Orakei Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

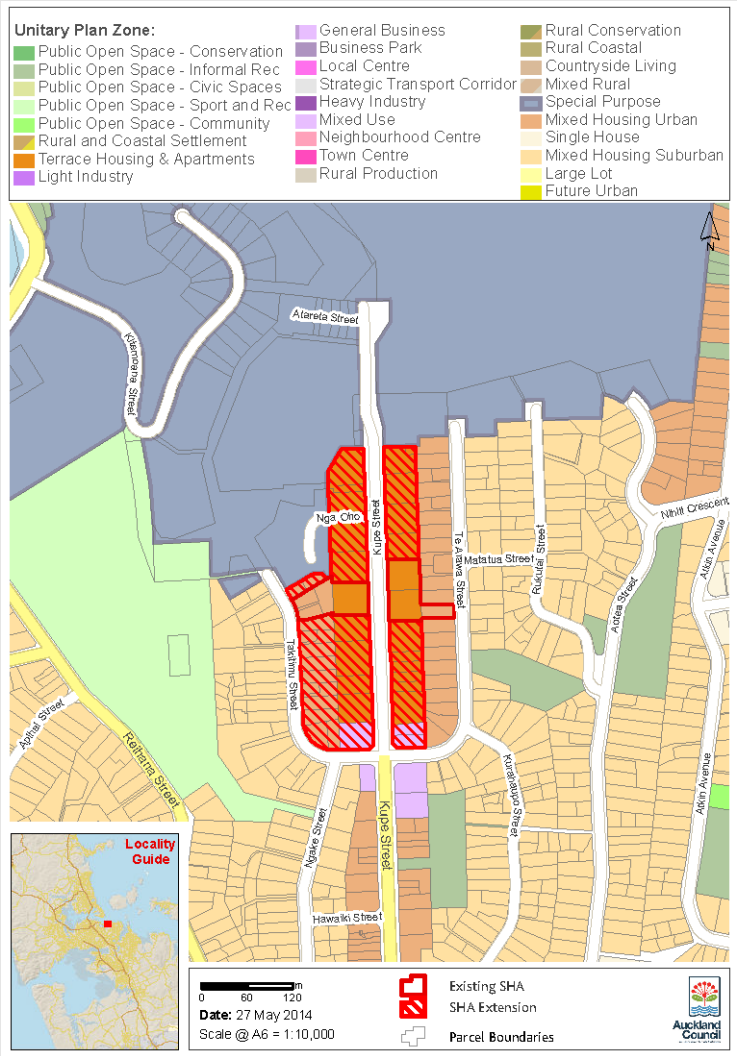
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9AA
Orakei–Ngati Whatua special housing area extension

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Orakei–Ngati Whatua special housing area extension

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 205259	CT-557120	0.0146
Lot 212 DP 37688	CT-557120	0.1343
Lot 213 DP 37688	CT-51C/1288, CT-51C/1289, CT-51C/1290, CT-51C/1291	0.1690

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 214 DP 37688	NA22C/287	0.1690
Lot 215 DP 37688	NA22C/288	0.1457
Lot 218 DP 44628	NA51D/228	0.1743
Lot 219B DP 49124	NA51D/230	0.0567
Lot 219A DP 49124	NA51D/229	0.0562
Lot 220B DP 49124	NA51D/232	0.0559
Lot 220A DP 49124	NA51D/231	0.0567
Lot 221 DP 49124	NA51D/233	0.1819
Lot 222B DP 49124	NA51D/235	0.0645
Lot 222A DP 49124	NA51D/234	0.0701
Section 4 SO 446762 That part of the site zoned Terrace Housing and Apartment Zone in the proposed Auckland combined plan	CT-99C/190 CT-366906	0.1900
Section 1 SO 446762 That part of the site zoned Terrace Housing and Apartment Zone in the proposed Auckland combined plan	CT-99C/189, CT-99C/185, CT-99C/186	0.0400
Section 6 SO 446762 That part of the site zoned Terrace Housing and Apartment Zone in the proposed Auckland combined plan	CT-99C/189, CT-99C/185, CT-99C/186	0.1800
Lot 113 DP 44628	NA50B/1259	0.1965
Lot 112 DP 44628	NA50B/1283	0.1958
Lot 110 DP 37688	NA50B/1281	0.1642
Lot 109 DP 37688	NA50B/1280	0.2114
Lot 108 DP 37688	NA50B/1279	0.1115
Lot 107 DP 37688	NA50B/1278	0.1725
Lot 106 DP 37688	NA50B/1277	0.1556
Lot 1 DP 65510	CT-21D/896	0.0797
Lot 2 DP 65510	CT-81A/785	0.0607
Lot 95A DP 37692	CT-3B/1026	0.0809
Lot 95 DP 37685	CT-77A/628, CT-77A/627	0.0809
Lot 2 DP 327173	CT-110334	0.0484
Lot 1 DP 327173	CT-110333	0.0325
Lot 93 DP 37685	CT-1934/64	0.0809
Lot 92 DP 37685	CT-87D/442, CT-95A/920	0.0809
Lot 91 DP 37685	CT-50B/1276	0.0809
Lot 2 DP 471156	638729	0.0479
Lot 1 DP 471156	638728	0.0351
Lot 89 DP 47657	CT-50B/1261	0.0807
Lot 1 DP 176093	CT-108B/678	0.0483
Lot 2 DP 176093	CT-108B/679	0.0302

Part 2
Criteria for qualifying developments in Orakei–Ngati Whatua special housing area extension

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

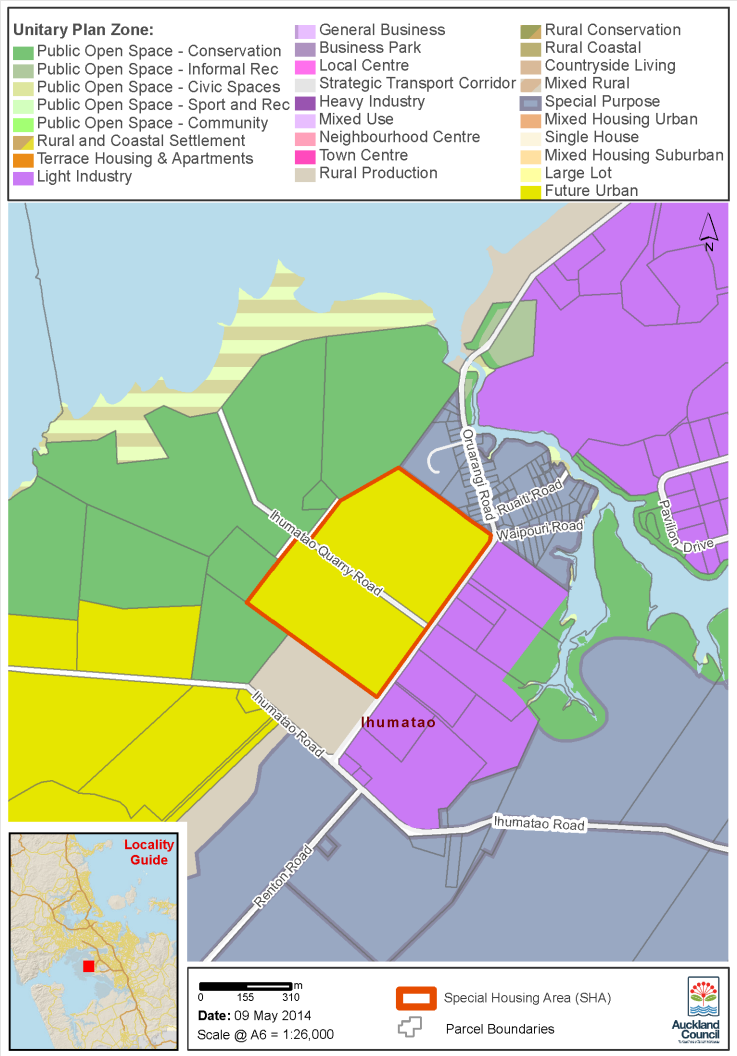
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9AB
Oruarangi Road, Mangere special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Oruarangi Road, Mangere special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Allotment 175 Parish Of Manurewa & Allotment 176 Parish Of Manurewa	81A/600	32.7698

Part 2
Criteria for qualifying developments in Oruarangi Road, Mangere special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	50
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

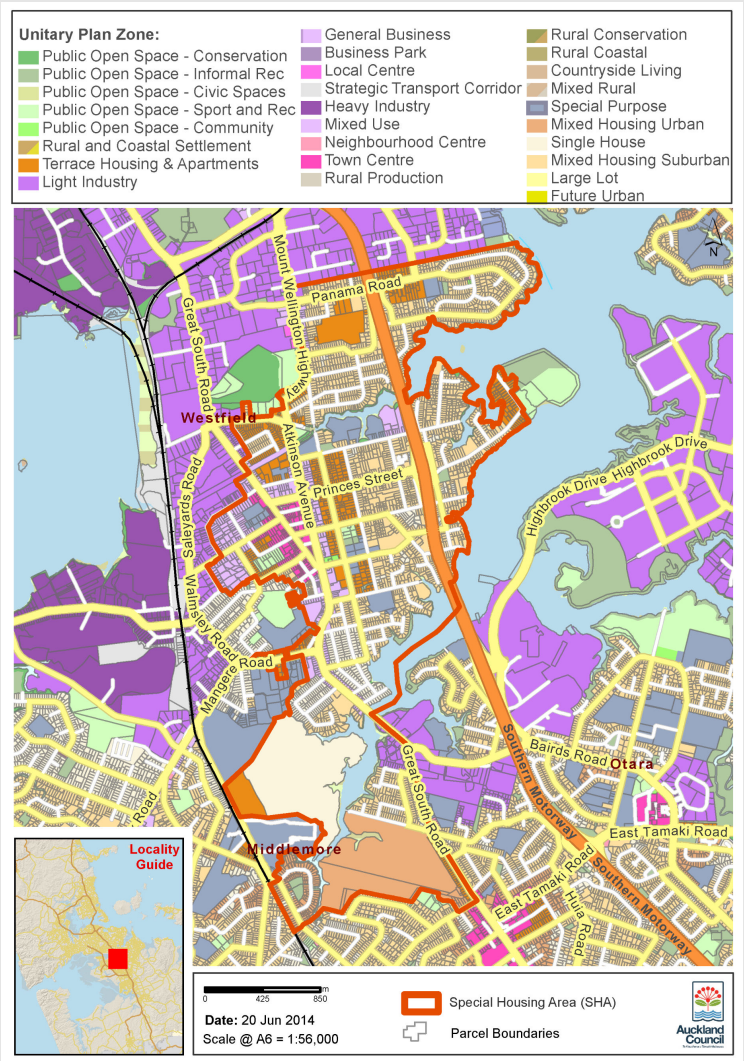
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9AC
Otahuhu Coast Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Otahuhu Coast Strategic special housing area

All of the land in the Otahuhu Coast area that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Suburban, Single House, Special Purpose, Neighbourhood Centre, Public Open Space or Coastal Transition in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the Southern Motorway; and

(b) a northern boundary marked by a line between the north western boundary point of Pt Lot 69 DP 10490 and the northern most boundary point of Pt Lot 282 DP 45394; and

(c) an eastern boundary marked by the coastline;

but excluding Seaside Park comprising Lot 2 DP 157444, Lot 4 DP 99739, Pt Lot 12 DP 39118, Pt Lot 1 and Lot 2 DP 69382, Allotment 16 Small Farms Near Otahuhu, 16A Small Farms Near Otahuhu, Allotment 49 Small Farms Near Otahuhu, and Allotment Section 63 Blk VI Otahuhu SD.

All of the land in the Otahuhu Coast area that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Suburban, Single House, Mixed Use, Light Industry, Special Purpose, Neighbourhood Centre, Public Open Space or Coastal Transition in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by Great South Road, Atkinson Avenue and Mount Wellington Highway; and

(b) a northern boundary marked by a line between the north western boundary point of Lot 1 DP 86145 and the north eastern boundary point of Pt Lot 68 DP 10490; and

(c) an eastern boundary marked by the Southern Motorway; and

(d) a southern boundary marked by the coastline;

and including—

(e) Lots 1 and 2 DP 208879; and

(f) Lots 2, 3 and 4 DP 19488; and

(g) Lot 9 DP 47429.

All of the land in the Otahuhu Coast area that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Suburban, Town Centre, Mixed Use, Special Purpose or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the North Island Main Trunk (NIMT) railway line; and

(b) a northern boundary marked by Portage Road; and

(c) an eastern boundary marked by Mount Wellington Highway and Atkinson Avenue; and

(d) a southern boundary marked by Great South Road between its intersection with Atkinson Avenue and Hall Avenue, Hall Avenue, Nikau Road, Walmsley Road and Kaka Street—

and including—

(e) Lots 1, 2, 3, 4, 5 and 6 of DP 49884; and

(f) Lots 1 and 2 DP 40800; and

(g) Lot 1 DP 34227; and

(h) Lots 1 and 2 of DP 358398; and

(i) Lots 4 and 5 DP 37491.

All of the land in the Otahuhu Coast area that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Suburban, Town Centre or Mixed Use in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the North Island Main Trunk (NIMT) railway line; and

(b) a northern boundary marked by Kaka Street, Walmsley Road, Nikau Road, Hall Avenue, Great South Road between its intersection with Hall Avenue and its intersection with Atkinson Avenue; and

(c) an eastern boundary marked by Great South Road between its intersection with Atkinson Avenue and its intersection with Mangere Road; and

(d) a southern boundary marked by Mangere Road.

All of the land in the Otahuhu Coast area that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Suburban, Mixed Use, Single House, Public Open Space or Coastal Transition in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the North Island Main Trunk (NIMT) railway line; and

(b) a northern boundary marked by Mangere Road; and

(c) an eastern boundary marked by Great South Road; and

(d) a southern boundary marked by the coastline and the eastern and southern boundaries of Lot 240 DP 43645—

but excluding the area of land—

(e) that is zoned Mixed Housing Suburban in the proposed Auckland combined plan on Golf Avenue; and

(f) that is zoned Single House in the proposed Auckland combined plan adjacent to and south of Mangere Road between Awa Street and McDonald Place and on Middlemore Road and Golf Avenue.

All of the land in the Otahuhu Coast area that is zoned Mixed Housing Suburban, Single House, Light Industry, Public Open Space or Coastal Transition in the proposed Auckland combined plan and that falls within the following boundaries:

(a) an eastern boundary marked by Great South Road; and

(b) a southern boundary marked by Grange Road; and

(c) a western boundary marked by the coastline.

All of the land in the Otahuhu Coast area that is zoned Terrace Housing and Apartment Buildings, Mixed Housing Urban, or Coastal Transition in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the North Island Main Trunk (NIMT) railway line; and

(b) a northern boundary marked by the southern and eastern boundaries of Lot 240 DP43645, the coastline and Grange Road; and

(c) an eastern boundary marked by Great South Road; and

(d) a southern boundary marked by Shirley Road, Coronation Road and Woolfield Road—

and including—

(e) Lots 7, 8, 9, 13 and 14 DP 195073; and

(f) Lot 204 DP 43645; and

(g) Lots 138 and 139 DP 44968; and

(h) Pt Lot 237 DP 43645 (Middlemore Park); and

(i) Lots 238 and 241 DP 43645 (Middlemore Crescent Reserve); and

(j) Lot 2 DP 103338.

Part 2
Criteria for qualifying developments in Otahuhu Coast Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

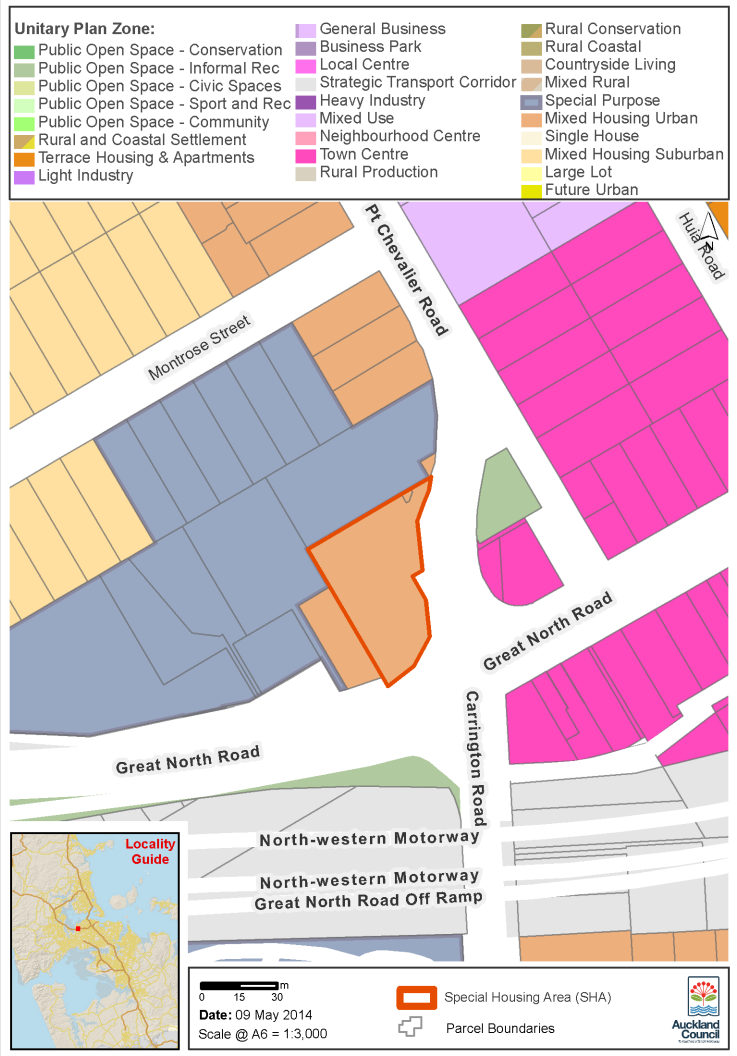
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9AD
Pt Chevalier Road, Pt Chevalier special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Pt Chevalier Road, Pt Chevalier special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 72941	NA28D/591	0.2170
Lot 2 DP 72941	NA28D/592	0.0012

Part 2
Criteria for qualifying developments in Pt Chevalier Road, Pt Chevalier special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

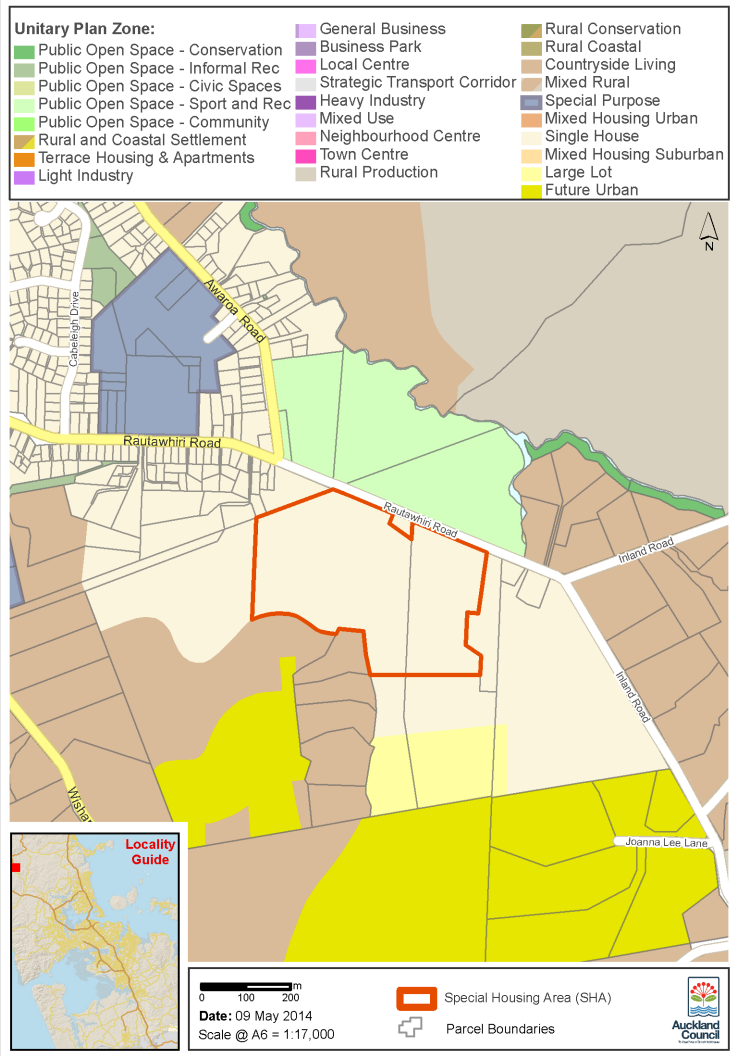
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9AE
Rautawhiri Road, Helensville special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Rautawhiri Road, Helensville special housing area

All of the land in the Rautawhiri Road, Helensville area that is zoned Single House in the proposed Auckland combined plan and that falls within the following boundaries:

(a) the northern boundary of Lot 1 DP 357658 between its northern most point and its boundary point with Lot 4 DP 107127; and

(b) a western boundary marked by a line drawn directly southward from the easternmost boundary point of Lot 4 DP 107127 to the point where it intersects with the boundary of land zoned Countryside Living in the proposed Auckland combined plan; and

(c) a southern boundary marked by the northern boundary of land zoned Countryside Living in the proposed Auckland combined plan to the south-eastern most boundary point of Lot 2 DP 357658 and a line drawn directly eastward from that point to the boundary of Lot 2 DP 158495; and

(d) the western boundary of Lot 2 DP 158495; and

(e) the southern boundary of Rautawhiri Road between the western boundary of Lot 2 DP 158495 and the northern most point of Lot 1 DP 357658;

but excluding Lot 1 DP 183540.

Part 2
Criteria for qualifying developments in Rautawhiri Road, Helensville special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

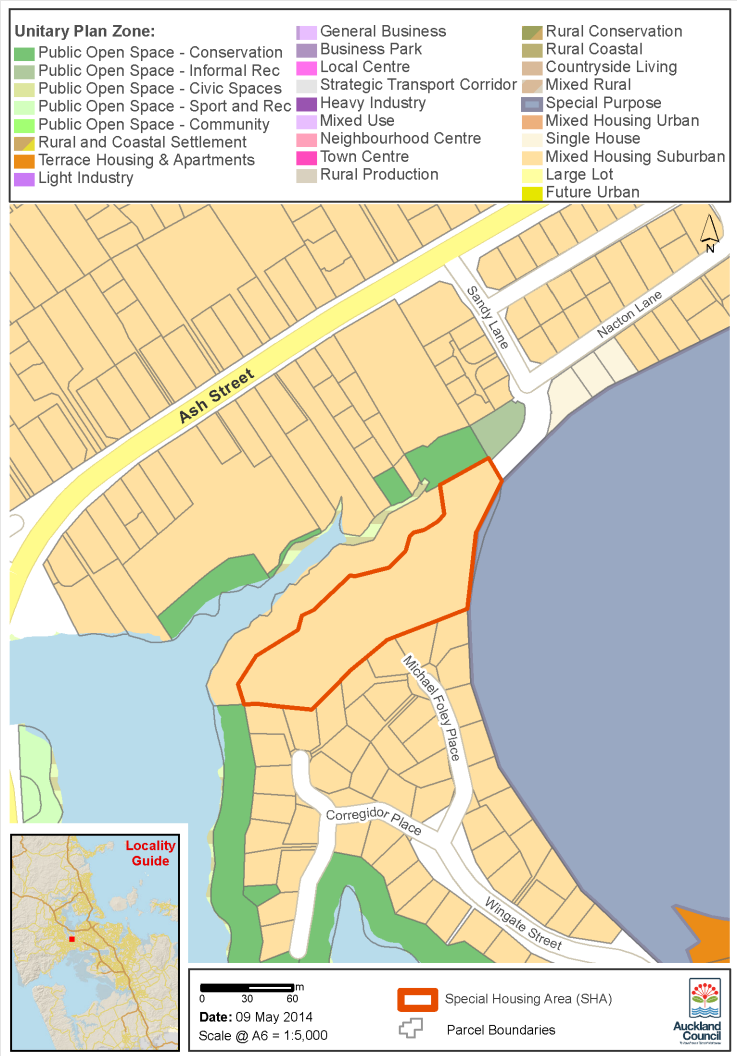
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9AAA
Sandy Lane, Avondale special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Sandy Lane, Avondale special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 470450	CT-635752	0.9719

Part 2
Criteria for qualifying developments in Sandy Lane, Avondale special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

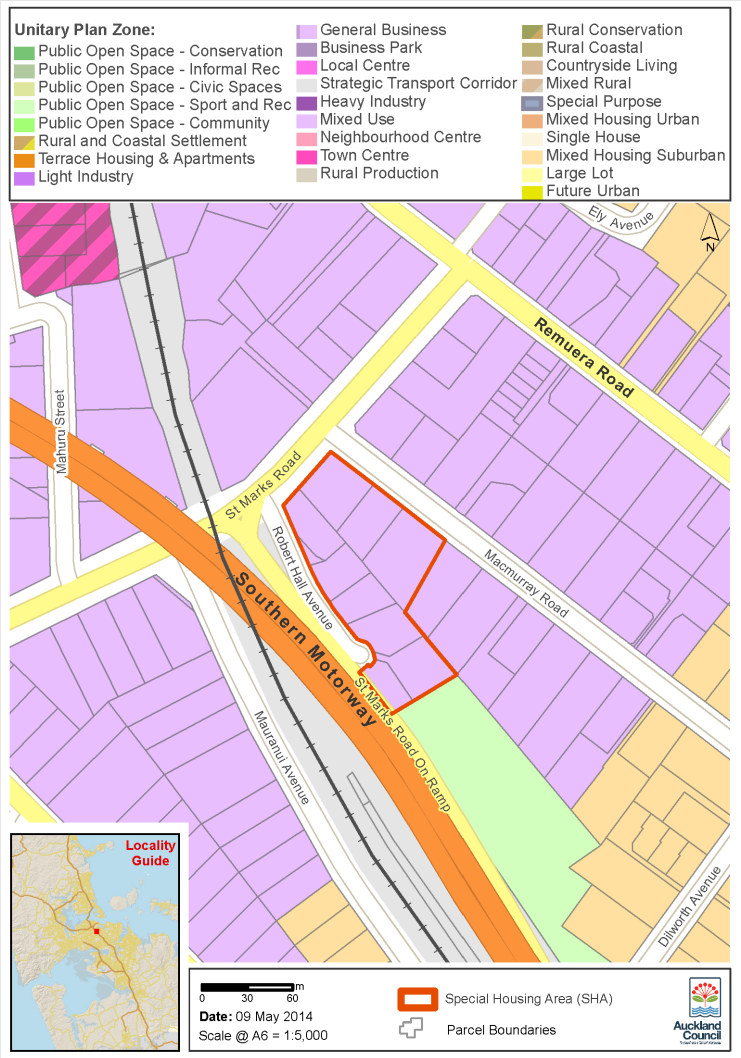
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9CA
St Marks Road, Remuera special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be St Marks Road, Remuera special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 51650	CT-58B/945	0.1317
Allot 39 sect 11 SBRS of Auckland	CT-69C/654, CT-69C/655, CT-69C/656	0.0113

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 44832	CT-69C/654, CT-69C/655, CT-69C/656	0.0895
Allotment 38 SECT 11 SBRS of Auckland	CT-56D/455, CT-59C/1001	0.0784
Allotment 37 SECT 11 SBRS of Auckland	CT-57D/1463, CT-87C/480,	0.0796
Lot 1 DP 113757	CT-64C/110	0.1914
Lot 2 DP 51650	CT-58B/946	0.1060
Allotment 33 SECT 11 SBRS of Auckland	CT-15B/434	0.0999
Allotment 35 SECT 11 SBRS of Auckland	CT-85A/963	0.1115
Allotment 41 SECT 11 SBRS of Auckland	NA78D/856	0.0609

Part 2
Criteria for qualifying developments in St Marks Road, Remuera special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before

the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

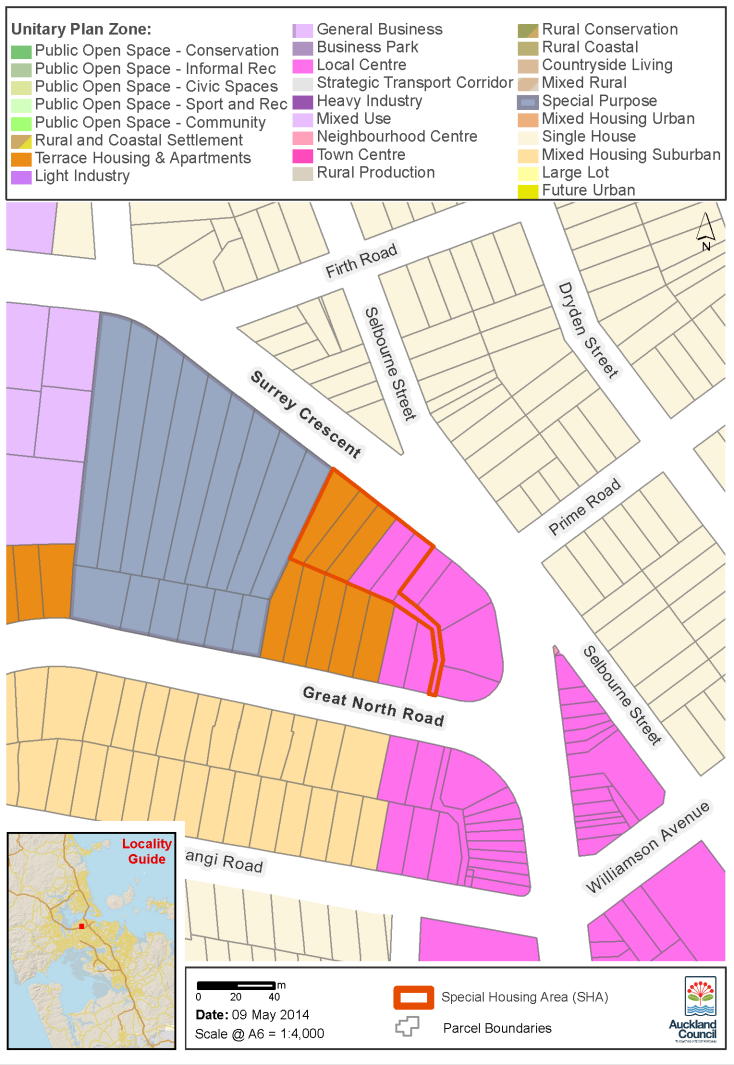
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9CB
Surrey Crescent, Grey Lynn special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Surrey Crescent, Grey Lynn special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 14 DP 21100	NA2029/80	0.0647
Lot 16 DP 21100	NA2029/80	0.0546
Lot 15 DP 21100	NA2029/80	0.0587
Lot 17 DP 21100	NA2029/80	0.0506

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 18 DP 21100	NA2029/80	0.0483
Pt Allotment 16 SBRS of Auckland SECT 9	NA98A/95, NA98A/97, NA98A/96, NA21D/949, 460025, 479385	0.0266

Part 2
Criteria for qualifying developments in Surrey Crescent, Grey Lynn special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

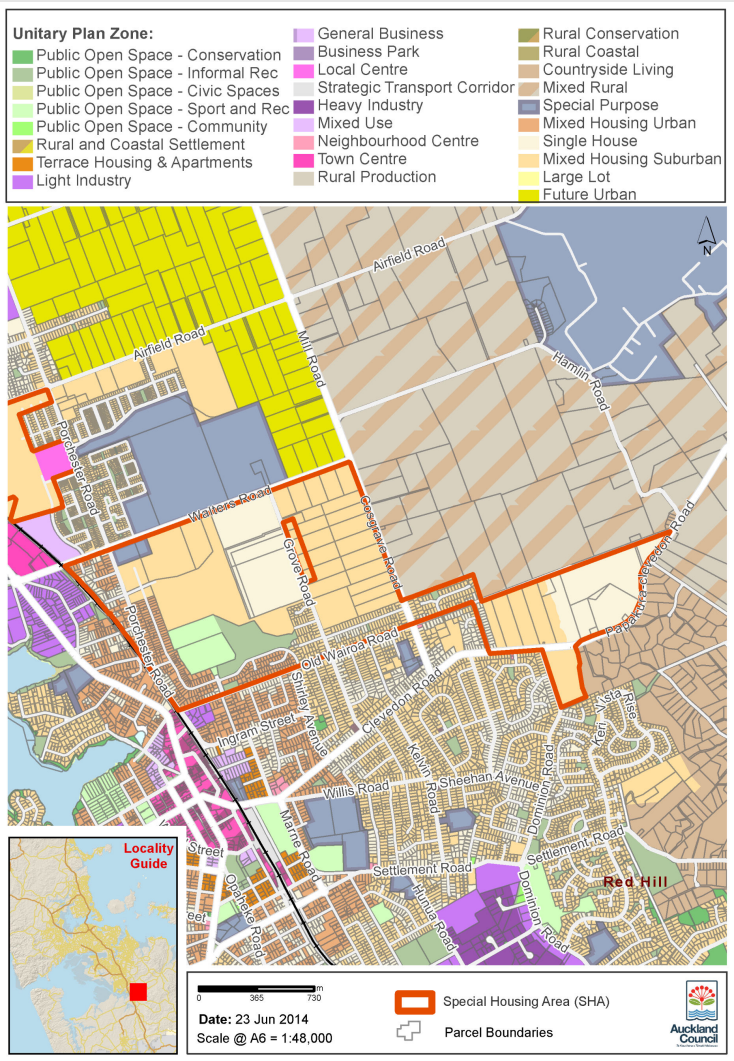
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9CC
Takanini Strategic special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Takanini Strategic special housing area

All of the land in Takanini that is zoned Mixed Housing Urban, Mixed Housing Suburban, Single House, Special Purpose, Neighbourhood Centre or Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by the North Island Main Trunk railway line; and

(b) a northern boundary marked by Walters Road; and

(c) a boundary marked by the rural urban boundary in the proposed Auckland combined plan between the intersection of Walters Road and Cosgrave Road and the point where the rural urban boundary meets Papakura–Clevedon Road; and

(d) a southern boundary marked by Papakura–Clevedon Road, Clevedon Road, Brightwell Road and Old Wairoa Road; and including Lot 2 DP 205382: but

(e) excluding the area of land known as the Papakura Military Camp Height Restriction Area as shown on the Cosgrave Structure Plan in Appendix 16A of the Auckland Council District Plan—Operative Papakura Section 1999—Section Three, Urban Papakura.

Part 2
Criteria for qualifying developments in Takanini Strategic special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

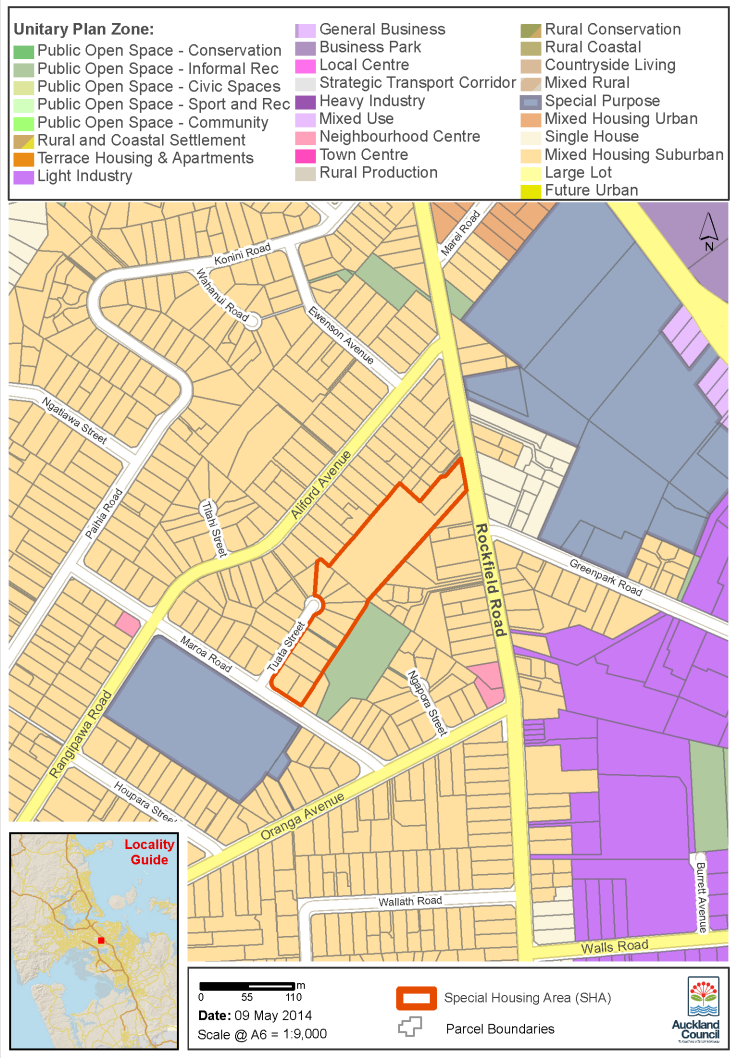
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9E
Tuata Street, One Tree Hill special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Tuata Street, One Tree Hill special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 2 DP 116751	NA66B/829	0.8572
Lot 2 DP 443129	CT-553659	0.1481
Lot 1 DP 196317	NA124C/401	0.0588
Lot 2 DP 196317	NA124C/402	0.0484

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 3 DP 196317	NA124C/403	0.0695
Lot 4 DP 196317	NA124C/404	0.0712
Lot 53 DP 37894	NA86D/814	0.0746
Lot 54 DP 37894	NA86D/815	0.0766
Lot 61 DP 37894	CT-824/251	0.0100
Lot 55 DP 37894	NA44C/34	0.0794
Lot 56 DP 37894	NA86D/816	0.0739
Lot 57 DP 37894	NA86D/817	0.0726
Lot 58 DP 37894	NA47C/483	0.0726
Lot 59 DP 37894	NA86D/818	0.0650

Part 2
Criteria for qualifying developments in Tuata Street, One Tree Hill special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

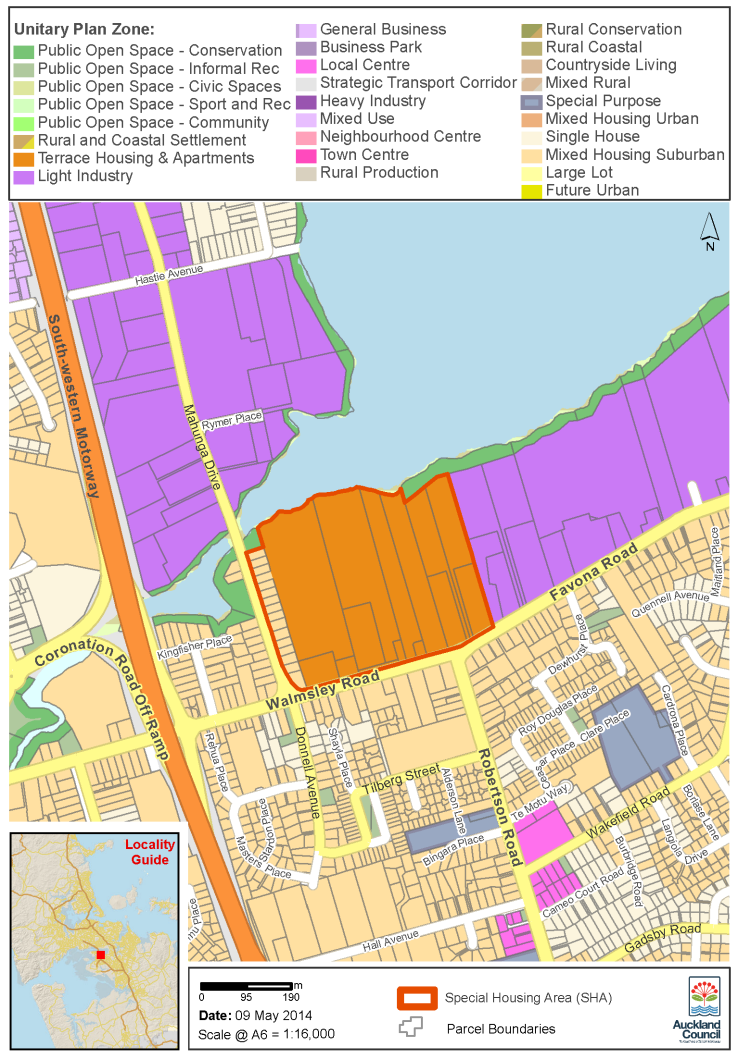
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9F
Walmsley Road, Mangere special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Walmsley Road, Mangere special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 1 DP 99764	NA54B/1350	0.1051
Lot 1 DP 424026	494010	0.4605
Lot 1 DP 59658	14C/793	0.1765
Lot 4 DP 424026	494012	0.8094

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 5 DP 424026	494013	2.9639
Lot 1 DP 40389	NA1072/226	0.0822
Pt Allotment 49 PSH of Manurewa	10B/504	1.4870
Lot 1 DP 57179	10B/326	0.0761
Pt Allotment 49 PSH of Manurewa	551/109	1.5555
Lot 1 DP 37791	993/127	0.6819
Lot 2 DP 37791	993/186	0.9978
Lot 3 DP 37791	993/6	1.1589
Lot 4 DP 37791	NA993/128	0.6794
Lot 16 DP 99763	54B/1347	0.0726
Lot 15 DP 99763	54B/1346	0.0646
Lot 14 DP 99763	54B/1345	0.0642
Lot 2 DP 424026	494011	3.9330
Lot 12 DP 99763	54B/1343	0.0635
Lot 11 DP 99763	54B/1342	0.0632
Lot 10 DP 99763	54B/1341	0.0628
Lot 9 DP 99763	54B/1340	0.0624
Lot 8 DP 99764	54B/1357	0.0621
Lot 7 DP 99764	54B/1356	0.0762
Lot 6 DP 99764	54B/1355	0.0756
Lot 5 DP 99764	54B/1354	0.0608
Lot 4 DP 99764	54B/1353	0.0605
Lot 3 DP 99764	54B/1352	0.0716
Lot 2 DP 99764	54B/1351	0.0637

Part 2
Criteria for qualifying developments in Walmsley Road, Mangere special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full

month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

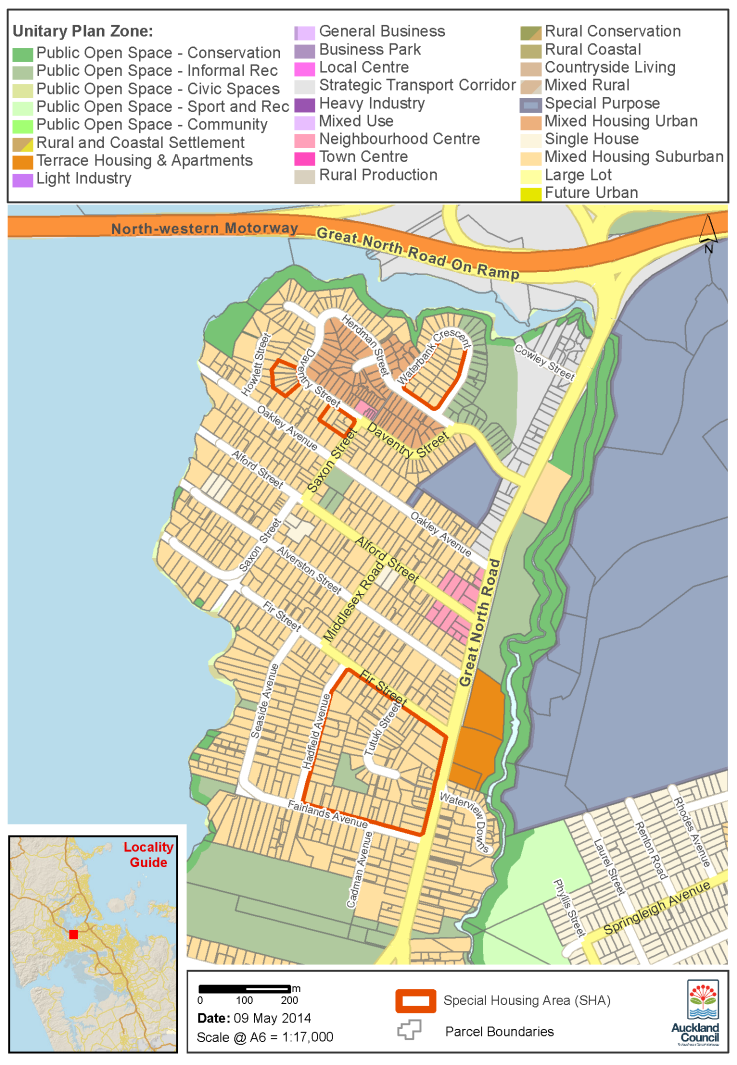
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 9G
Waterview Cluster special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Waterview Cluster special housing area

All of the land in Waterview that is zoned Mixed Housing Suburban and Public Open Space in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western boundary marked by Hadfield Avenue; and

(b) a northern boundary marked by Fir Street; and

(c) an eastern boundary marked by Great North Road; and

(d) a southern boundary marked by Fairlands Avenue.

All of the land in Waterview that is zoned Mixed Housing Suburban in the proposed Auckland combined plan and that falls within the following boundaries:

(a) a western, northern and eastern boundary marked by Waterbank Crescent; and

(b) a southern boundary marked by Herdman Street.

The land in Waterview that is zoned Mixed Housing Suburban in the proposed Auckland combined plan south and west of Daventry Street, comprising:

(a) Lots 5 and 6 DP 197837, Lots 1 and 2 DP 315928, Lot 41 DP 37888 and Lot 42 DP 49663; and

(b) Lots 1 and 2 DP 188534 and Lots 1, 2, 3 and 4 DP 198381.

Part 2
Criteria for qualifying developments in Waterview Cluster special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

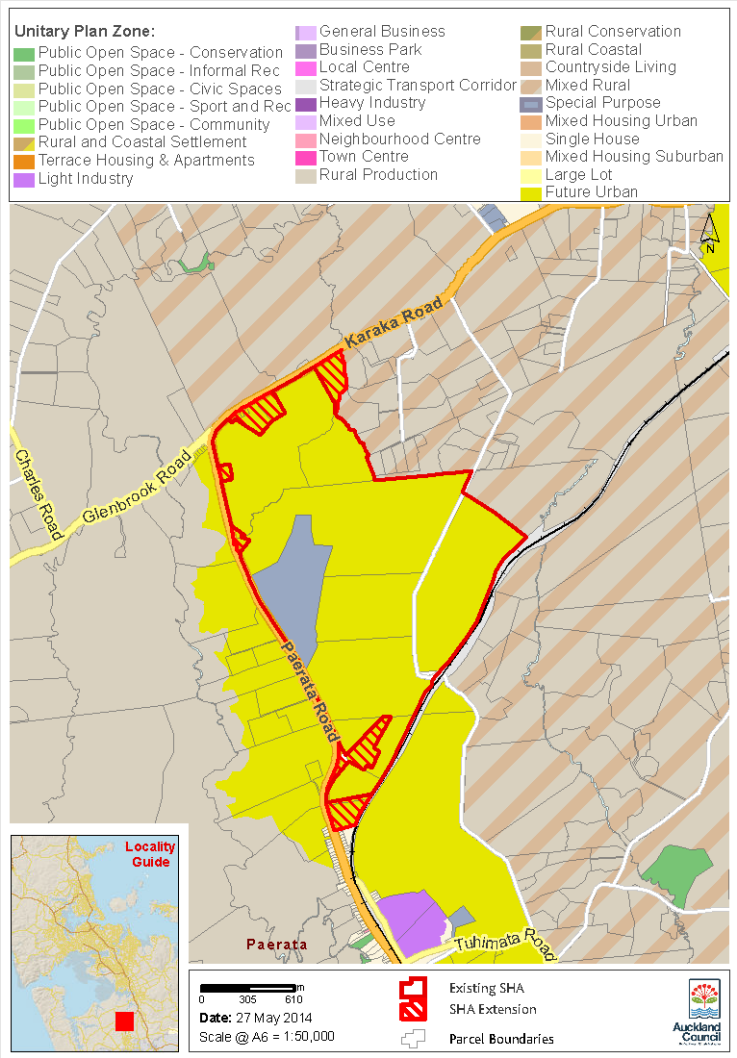
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 10A
Wesley College, Paerata special housing area extension

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Wesley College, Paerata special housing area extension

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 10 DP 148431	CT-88B/257	4.7100
Lot 1 DP 211133	CT-139B/256	2.0000
Pt Lot 1 DP 49602	CT-13A/888	2.4048
Lot 2 DP 42532	CT-1567/91	0.1012

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 3 DP 42532	CT-2B/51	0.1012
Lot 4 DP 42532	CT-2B/1139	0.1012
Lot 5 DP 42532	CT-1138/152	0.1012
Pt Lot 1 DP 49602	CT-8D/745, CT-SA8D/745	0.1113
Lot 1 DP 40937		0.1012
Lot 1 DP 78569	CT-34C/853	0.7496
Pt Allotment 58 PSH of Karaka	CT-762/274	0.5059
Pt Lot 3 DP 10780 KARAKA PSH BLK VII DRURY	CT-85A/591	0.4047
Lot 5 DP 135489	CT-79D/835	4.2393
Section 3 SO 70783	CT-31D/122, CT-615874	0.5747
Section 4 SO 70783		0.0783
Pt Lot 8 Deeds 188	CT-51D/1015	4.1035
Pt Lot 9 Deeds 188		

Part 2
Criteria for qualifying developments in Wesley College, Paerata special housing area extension

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household

income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

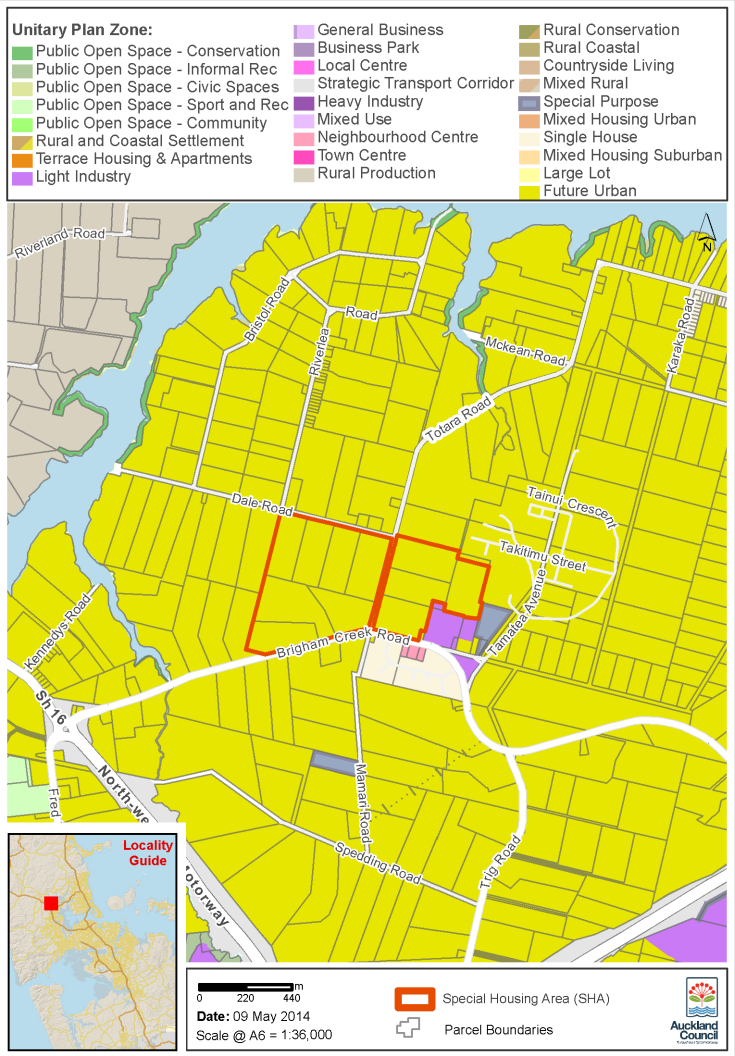
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 12
Whenuapai Village, Whenuapai special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Whenuapai Village, Whenuapai special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 4 DP 53740	CT-6B/1265	4.7391
Lot 1 DP 53740	CT-6B/1262	4.0549
Lot 2 DP 53740	CT-6B/1262	4.0539
Lot 3 DP 53740	CT-6B/1262	4.0542

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 5 DP 53740	CT-6B/1262	4.1473
Lot 6 DP 53740	CT-6B/1262	6.3303
Lot 7 DP 53740	CT-6B/1268	4.0491
Lot 2 DP 53062	CT-4A/1478	4.7551
That part of Lot 3 DP 53062 that is zoned Future Urban	CT-4A/1480	3.8600
Lot 4 DP 53062	CT-4A/1481	4.0469
That part of Pt Lot 1 DP 9146 that is zoned Future Urban and is north of Lot 5 DP 53062	CT-4A/1482	4.1400

Part 2
Criteria for qualifying developments in Whenuapai Village, Whenuapai special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	50
Percentage of dwellings tehat must be affordable dwellings:	(a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

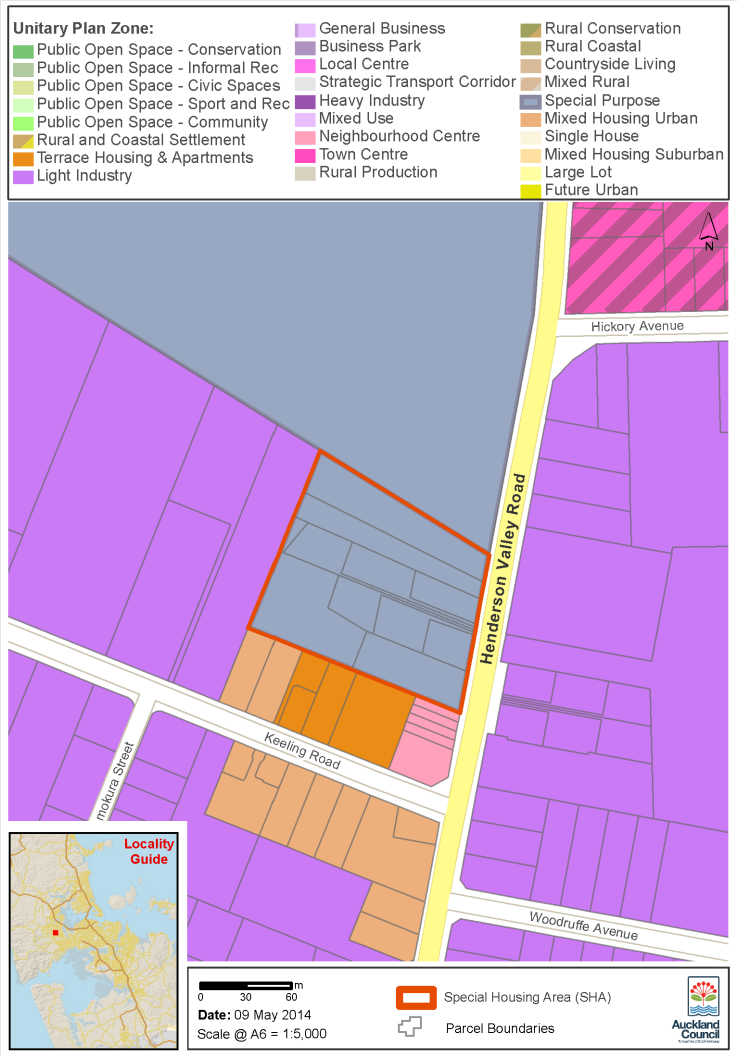
(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Schedule 13
Wilsher Village, Henderson special housing area

cls 4, 5

Part 1
Map of special housing area



Description of area declared to be Wilsher Village, Henderson special housing area

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Pt Section 8 Plumer HAM	CT-238/27	0.3035
Pt Section 8 Plumer HAM	CT-278/170	0.1942
Lot 1 DP 56094S	CT-9B/857	0.0162
Lot 1 DP 47225	CT-55A/38	0.0812

Lot and Deposited Plan	Title document	Land area (more or less) (ha)
Lot 2 DP 47225	CT-1888/54	0.1075
Pt Lot 3 DP 47225	CT-9B/119	0.1065
Lot 3 DP 80023	CT-71D/478	0.0914
Lot 1 DP 80023	CT-36D/262	0.0748
Lot 2 DP 80023	CT-36D/263	0.0973
Section 24 Plumer HAM	CT-102D/939	0.3237
Section 22 Plumer HAM	CT-102D/939	0.2023

Part 2
Criteria for qualifying developments in Wilsher Village, Henderson special housing area

Maximum number of storeys that buildings may have:	6
Maximum calculated height that buildings must not exceed:	27 metres
Minimum number of dwellings to be built:	4
Percentage of dwellings that must be affordable dwellings:	For developments relating to 15 or more dwellings only,— (a) 10%, according to criteria A; or (b) 5%, according to criteria B.

Criteria A

(1) A development relating to 15 or more dwellings meets **criteria A** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 10% of the proposed dwellings, the price at which a dwelling may be sold does not exceed 75% of the Auckland region median house price for the most recent full month of September (in relation to the relevant date) published by the Real Estate Institute of New Zealand; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

(2) For the purposes of calculating whether a development meets the 10% threshold in paragraph (1)(a),—

(a) a proposed dwelling may be treated as if it were 2 dwellings that meet the requirements for criteria A if the price at which the dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions set out in paragraph (a)(i) and (ii) of criteria B; and

(b) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

Criteria B

A development relating to 15 or more dwellings meets **criteria B** for the percentage of dwellings that must be affordable dwellings if,—

(a) in relation to 5% of the proposed dwellings, the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the relevant date) would not exceed 30% of the household's gross monthly income, based on the assumptions that—

(i) the dwelling is purchased with a 10% deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average 2-year fixed rate (in relation to the relevant date) published by the Reserve Bank of New Zealand as part of the data for its key graph on mortgage rates offered to new customers for residential home loans; and

(b) where the application is for a subdivision consent, the applicant—

(i) identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (a); and

(ii) specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

(c) if the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

In this Part, **relevant date** means the date that the relevant resource consent application or request to vary the proposed Auckland combined plan is made under the Act, whichever is the earlier.

Martin Bell,
for Clerk of the Executive Council.

Explanatory note

This note is not part of the order, but is intended to indicate its general effect.

This order, which comes into force 28 days after the date of its notification in the *Gazette*, amends the Housing Accords and Special Housing Areas (Auckland) Order 2013 (the **principal order**) to—

- declare a further 44 areas in Auckland to be special housing areas for the purposes of the Housing Accords and Special Housing Areas Act 2013 (the **Act**):
- change how the affordability criteria for the following 11 special housing areas are applied for the purpose of calculating whether a proposed development in one of those areas has the required percentage of affordable dwellings to be a qualifying development for the purposes of the Act:
  - Belmont, Pukekohe special housing area:
  - Clinker Place and Thom Street, New Lynn special housing area:

- George Terrace, Onehunga special housing area:
- Hingaia special housing area:
- Khyber Pass Road, Newmarket special housing area:
- Lake Pupuke Drive, Takapuna special housing area:
- Northern Tamaki special housing area:
- Royal Road, Massey special housing area:
- Scott Point, Sunderland Precinct, Hobsonville and surrounds special housing area:
- Silverdale special housing area:
- Trent Street, Avondale special housing area.

New special housing areas

In relation to each of the new special housing areas, the order inserts a separate schedule in the principal order. Each schedule sets out—

- the land that comprises the special housing area:
- the criteria that a development in that area or specified parts of that area must meet in order to be a qualifying development for the purposes of the Act. These criteria, which are additional to the requirement under the Act that the development will be predominantly residential, are—
  - the minimum number of dwellings to be built:
  - the maximum number of storeys that buildings in the development may have and the maximum height that they may be:
  - the percentage of dwellings that must be affordable dwellings:
  - the affordability criteria for those special housing areas or parts of special housing areas in which a percentage of the dwellings must be affordable.

The overall effect of this amendment is that, if a proposed development in one of the new special housing areas will be predominantly residential and meets the criteria specified for qualifying developments in that special housing area or relevant part of the special housing area, applications for resource consents relating to the development can (but do not have to) be made under the Act instead of the Resource Management Act 1991. Also, because Auckland Council is a party to a housing accord under the Act, an applicant for a resource consent can request a variation to the proposed Auckland combined plan (sometimes known as the Unitary Plan) in certain circumstances where this is associated with the resource consent application.

Changes to affordability criteria

Currently, in order for a development of 15 or more dwellings in any of the 11 special housing areas affected by this change to be a qualifying development,—

- 10% of those dwellings must be affordable dwellings according to criteria that require the price at which a dwelling may be sold to be not higher than 75% of the Auckland region median house price as published by the Real Estate Institute of New Zealand for a particular period (criteria A in the principal order); or
- 5% of those dwellings must be affordable dwellings according to criteria that require the price at which a dwelling may be sold to be not higher than an amount that, based on certain assumptions, would mean that the monthly mortgage payments for a household receiving the Auckland median household income as published by Statistics New Zealand for a particular period would be not more than 30% of the household's gross monthly income (criteria B, in the principal order).

The amendments have the effect of allowing any dwelling that would be affordable according to criteria B to be taken into account when calculating whether the development meets the 10% threshold of dwellings that must be affordable according to criteria A. If a dwelling would be affordable according to criteria B then that dwelling may be treated as if it were 2 dwellings that were affordable according to criteria A.

Regulatory impact statement

The Ministry of Business, Innovation, and Employment produced a regulatory impact statement on 21 May 2014 to help inform the decisions taken by the Government relating to the contents of this order.

A copy of this regulatory impact statement can be found at—

- http://www.mbie.govt.nz/about-us/publications/ris
- http://www.treasury.govt.nz/publications/informationreleases/ris

Issued under the authority of the Legislation Act 2012.
Date of notification in *Gazette*: 3 July 2014.

Reprints notes

1 General

This is a reprint of the Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014 that incorporates all the amendments to that order as at the date of the last amendment to it.

2 Legal status

Reprints are presumed to correctly state, as at the date of the reprint, the law enacted by the principal enactment and by any amendments to that enactment. Section 18 of the Legislation Act 2012 provides that this reprint, published in electronic form, has the status of an official version under section 17 of that Act. A printed version of the reprint produced directly from this official electronic version also has official status.

3 Editorial and format changes

Editorial and format changes to reprints are made using the powers under sections 24 to 26 of the Legislation Act 2012. See also http://www.pco.parliament.govt.nz/editorial-conventions/.

4 Amendments incorporated in this reprint

Housing Accords and Special Housing Areas Orders Revocation Order 2017 (LI 2017/240)

Wellington, New Zealand:
Published under the authority of the New Zealand Government—2017