

Auckland Unitary Plan Upzoning — City-Wide Zoning Reform and Its Measured Effect on Permits and Rents

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Quality score: 67/100

Evidence strength: Moderate

Summary

In 2016 Auckland upzoned roughly three-quarters of residential land. Synthetic-control studies find permits roughly doubled and rents 22–28% below the counterfactual, though distributional effects remain debated.

Key dimensions

Dimension	Score
Evidence of impact / measured results	3/3
Transferability / demonstrated replication	2/3
Scalability	3/3
Sustainability / continuity	2/3
Innovation	2/3
Inclusiveness / equity	1/3
Multi-stakeholder collaboration	1/3

Evaluated by C-NAPSE

Data sources

[C-NAPSE web research](#) — accessed 2026-10-03

[Auckland Council](#) — accessed 2026-10-03

[Cityscape \(HUD\): Causes and Consequences of Zoning Reform in Auckland](#) — accessed 2026-10-03

[Economic Inquiry: Can zoning reform reduce housing costs? Evidence from rents in Auckland](#) — accessed 2026-10-03

[Urban Studies: Can zoning reform change urban development patterns?](#) — accessed 2026-10-03

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