

Urban development

Briefing for HS4
2 October 2023

Structure

- Context
 - National Policy Statement on Urban Development 2020
 - Characteristics of well-functioning urban areas
- Provisions notified under the Freshwater Planning Process (Mika Zöllner)
 - Key issues raised in submissions
 - Amendments recommended
 - Remaining issues
- Provisions notified under the standard Schedule 1 process (Owen Jeffreys)
 - Key issues raised in submissions
 - Amendments recommended
 - Remaining issues
- General issues remaining across both processes

National Policy Statement on Urban Development 2020

- Achieving well-functioning urban environments
- Enabling more people to live in, and more businesses to be located in areas:
 - near centres with employment opportunities
 - well-serviced by existing or planned public transport
 - with high demand for housing or business land
- Taking into account the principles of Te Tiriti o Waitangi
- Supporting housing affordability, climate resilience and reducing GHG emissions
- Decisions on urban development are:
 - **integrated with infrastructure** planning and funding decisions
 - **strategic** over the medium and long term
 - **responsive** to proposals supplying significant development capacity

National Policy Statement on Urban Development 2020

- Specific direction to regional policy statements to:
 - Enable intensification (Policies 3 and 5)
 - Accommodate qualifying matters (Policy 4)
 - Set housing bottom lines (Policy 7) – **already in operative RPS Table 9A**
 - Insert criteria for what plan changes will be treated as adding significantly to development capacity (clause 3.8 and Policy 8)



Well-functioning urban areas - characteristics

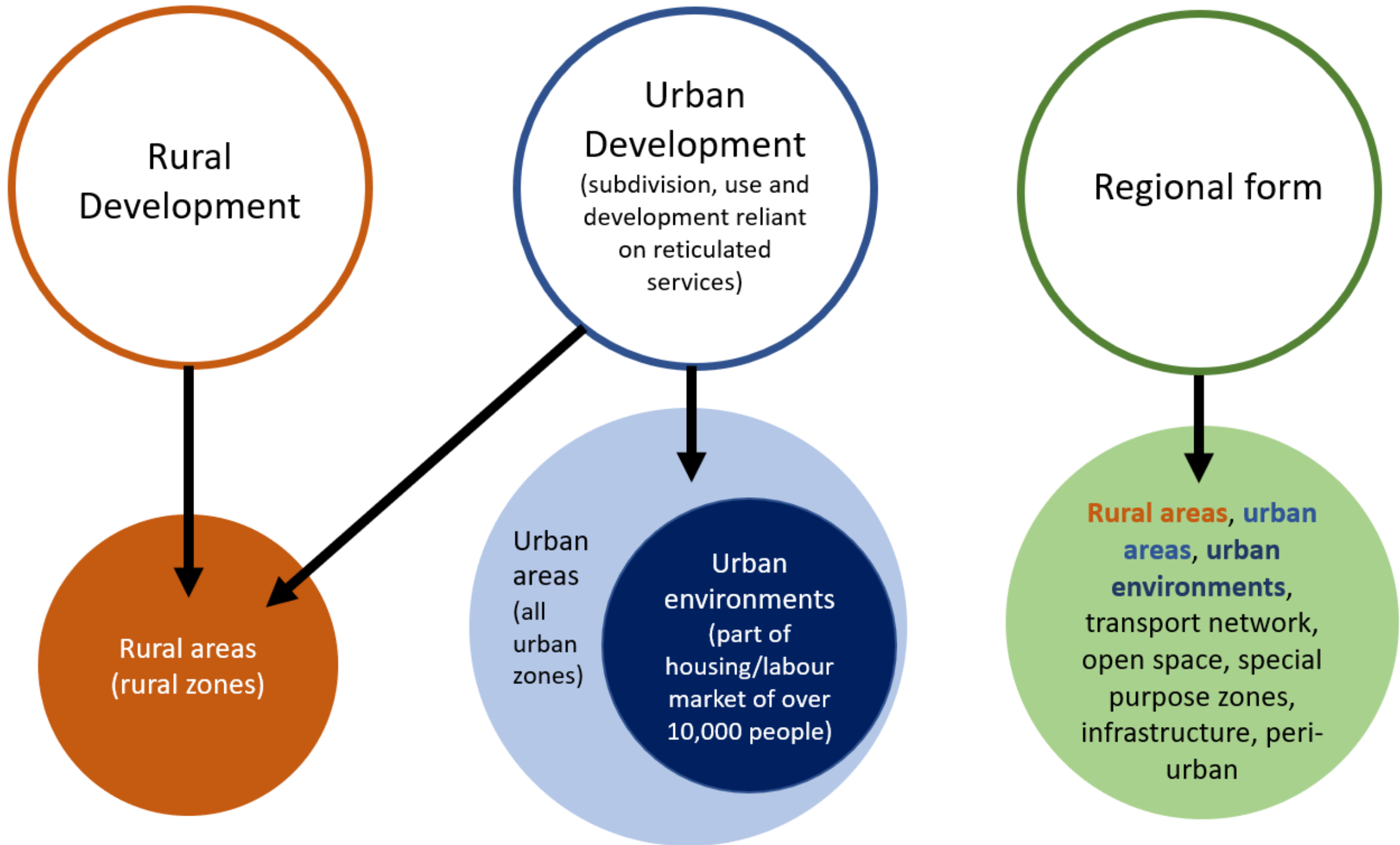
- Improve housing affordability and choice
- Urban development not at the expense of the natural environment and mana whenua / tangata whenua values
- Integrated with and supported by adequate infrastructure
- Located near and supporting the use of active and public transport
- Access to and between housing, employment, centres and green space
- Support health and wellbeing of residents
- Use urban land and infrastructure efficiently

Freshwater provisions

Author – Mika Zöllner

Topic Provisions

- Objective 22, ~~Objective 22B*~~
- Chapter introduction, regionally significant issues B, 1, 2, 4
- Chapter 4.1:
 - Policy 31 – enabling intensification
 - Policy 32 – industrial-based employment*
 - Policy 33 – Regional Land Transport Plan*
 - Policy UD.4 – compact regional form
- Chapter 4.2:
 - Policy 55 – Greenfield development
 - Policy UD.2 – Māori culture and traditions
 - Policy UD.3 – responsive planning*
 - Policy UD.5 – well-functioning urban areas
- Chapter 4.4:
 - Policy 67 – non-regulatory
- Chapter 4.5:
 - Method UD.1 – design guides and manuals
 - ~~Method 46 – complex development opportunities*~~
 - Method UD.3 – Kaupapa Māori frameworks
- Definitions:
 - Regional form, urban areas, urban zones, rural areas, city centre zone, metropolitan centre zone, ~~relevant residential zone~~, town centre zone
 - Medium density development, high density development, walkable catchment, environmentally responsive



Objectives 22 (urban), 22B (rural), new Policy UD.5

Key issues raised by submitters

- Duplication with other RPS provisions
- Lack of centres hierarchy
- Policy-level direction
- Unclear role of urban areas (not urban environments)
- Natural hazards, RSI, productive land to be added
- Objective 22B unclear
- Too urban-centric

Amendments (S42A & rebuttal)

- Combine objectives, reinstate regional form
- Make outcome focussed
- Add infrastructure
- Add strategic land use
- Add RSI protection from reverse sensitivity
- Move well-functioning urban environments to new policy UD.5
- Add definition for 'environmentally responsive'

Remaining issues

- Length, duplication
- Use of new terms
- Level of flexibility
- Qualifiers for integrating infrastructure, reducing GHG emissions and being climate-resilient
- Strength of protection of natural environment and existing infrastructure

Greenfield development – Policy 55

Key issues raised by submitters

- Remove cross-references to other RPS provisions
- Manage reverse sensitivity impacts on RSI
- Clarify where it applies
- Clarify relationship to responsive planning
- Strength regarding structure planning

Amendments (S42A & rebuttal)

- Amend chapeau and title for clarity and remove dates
- Add cross-references to natural character and mineral resources
- Clarify relationship to Policy UD.3
- Add reference to scale for structure planning

Remaining issues

- Duplication with rest of RPS
- Strength of direction to unanticipated or out-of-sequence developments
- Future Development Strategy
- Application to resource consents

Responsive planning – Policy UD.3

Key issues raised by submitters

- Impacts of unanticipated or out-of-sequence development
- Shouldn't seek medium or high-density development
- Too residential-focussed
- Should allow for monitoring shortfalls
- Improve clarity
- Prioritise intensification

Amendments (S42A & rebuttal)

- Streamline interaction with Policy 55
- Amendments to clarify scope, application, requirements
- Provide for some flexibility regarding monitoring, density, land use types
- Add justification for new urban land
- Add consideration of reverse sensitivity and impacts on anticipated urban development

Remaining issues

- Going further than minimum required by NPS-UD
- Flexibility and wording of criteria
- Clarity/certainty

New Policy UD.4

Key issues raised by submitters

- Prioritise intensification
- Seek compact development
- Clarify how development types are related
- Strengthen protection of mana whenua / tangata whenua values and sites
- Strengthen infrastructure and mixed land use direction

Amendments (S42A & rebuttal)

- New Policy UD.4 in Chapter 4.1, with prioritisation of intensification in existing urban areas and filling policy gaps
- Clarify wording in response to evidence
- Replace 'urban areas' with newly defined 'urban zones' for clarity

Remaining issues

- Constraining greenfield development and responsive planning
- Duplication

Policy 31 & related definitions

Key issues raised by submitters

- Duplication with NPS-UD
- Conflicts with NPS-UD
- Lack of centres hierarchy
- Need definitions for rapid transit & walkable catchments
- Medium/high density development definition too broad
- Too residential-focussed

Amendments (S42A & rebuttal)

- Insert town centre zones
- Better reflect NPS-UD language/direction
- Remove references to minimum building heights
- Make less residential-centric
- Amend walkable catchments definition

Remaining issues

- Value add, duplication with NPS-UD
- Level of intensification direction to town centre zones
- Whether high-level definitions add value

Schedule 1 provisions

Author – Owen Jeffreys

Topic Provisions

- Policy 30 - Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres – district plans
- Policy 56 - Managing development in rural areas - consideration
- Policy 57 – Integrating land use and transportation – consideration
- Policy 58 - Co-ordinating land use with development and operation of infrastructure – consideration
- Policy UD.1 - Providing for the occupation, use, development and ongoing relationship of mana whenua / tangata whenua with their ancestral land – district plans
- Methods 40, 41, 42, 42, 43, 44, 45, 47, UD.2
- Definitions for: Marae, Papakāinga, Regionally Significant Centres, Key Centres and Regional Form

Policy 30

Issues raised by Submitters

- Centres included in the hierarchy
- Use of National Planning Standards terminology
- Purpose of the hierarchy and regional council functions

Proposed amendments (S42A & rebuttal)

- Addition of centres and recognising Johnsonville, Kilbirnie, and Petone as regionally significant
- Use of National Planning Standards terminology
- Changes to improve phrasing and terminology

Remaining issues (post-evidence)

- Centres included in the hierarchy
- Use of National Planning Standards terminology

Policy 56

Issues raised by Submitters

- FDS and growth strategies (including WRGF)
- Giving effect to the NPS-HPL
- Reverse sensitivity
- Relationship with Policy 55 and Policy UD.3
- Climate resilience and mana whenua / tangata whenua values

Proposed amendments (S42A & rebuttal)

- Splitting the clause on reverse sensitivity and a new definition for primary production
- Urban development consistency with Policy 55
- New clauses on climate resilience and mana whenua / tangata whenua values

Remaining issues (post-evidence)

- Role of the FDS and growth strategies for rural development
- Matters duplicated across provisions
- General matters across consideration policies

Policy 57

Issues raised by Submitters

- Implementation of this policy for the Wairarapa
- Application to resource consents
- Achievability and implementation
- Scope of the policy in relation to council functions

Proposed amendments (S42A & rebuttal)

- Amendments to chapeau, including removing 'require' for resource consents and NORs
- Addressing duplication within the policy
- Consideration of reverse sensitivity effects on transport corridors

Remaining issues (post-evidence)

- General matters across consideration policies
- Implementation

Policy 58

Issues raised by Submitters

- Infrastructure captured by the policy
- Whether the policy provides for responsive planning
- Effects on enabling development
- Recognition of funding mechanisms for infrastructure

Proposed amendments (S42A & rebuttal)

- Amendments to chapeau
- Directing use of existing infrastructure capacity
- Removing requirement for infrastructure 'prior to development occurring'
- Recognising private and public funding of infrastructure in explanation

Remaining issues (post-evidence)

- General matters across consideration policies
- Enabling development in response to existing infrastructure capacity/availability

Policy UD.1

Issues raised by Submitters

- Ancestral land definition
- Scope of land included within the policy
- Which mana whenua / tangata whenua groups included
- Inclusion of Mātauranga Māori

Proposed amendments (S42A & rebuttal)

- Amendments to explanation to provide clarity on land included within the policy scope
- Inclusion of Mātauranga Māori

Remaining issues (post-evidence)

- Ancestral land definition

Hearing Stream 4 – general issues remaining

- Duplication
- Consideration policies – application to resource consents, and complexity of consenting processes
- Level of intensification to centres
- Seeking consistency with Future Development Strategy
- Implementation through district plans
- Implementation of National Policy Statement on Highly Productive Land (2022)