

Appendix 1 – Submitters’ recommended amendments to provisions (where specific and extensive) – *Urban development* Mika Zöllner

Table 1 Policy UD.5 changes

Submitter	Policy UD.5 changes
<p>S42A Recommendations (recommended changes in red)</p>	<p><u>Policy UD.5: Contributing to well-functioning urban areas – consideration</u></p> <p><u>When considering applications for a resource consent, or a change, variation or review of a district plan for urban development, including housing and supporting infrastructure, seek to achieve well-functioning urban areas by:</u></p> <ul style="list-style-type: none"> (a) <u>providing for the characteristics of well-functioning urban environments, in a way that uses urban-zoned land efficiently and, where providing housing, improves housing affordability, quality and choice, including providing for a diversity of housing typologies in close proximity, and</u> (b) <u>providing for safe access between housing, employment, services, amenities, green space, and local centres, preferably within walkable catchments and using low and zero-carbon emission transport modes, and</u> (c) <u>providing for and protecting mana whenua / tangata whenua values and sites of significance to mana whenua / tangata whenua, and</u> (d) <u>avoiding or mitigating potential adverse effects, including cumulative effects, of urban development on the natural environment and the ability to manage, use, and operate existing infrastructure, and</u> (e) <u>protecting and enhancing the quality and quantity of freshwater, and</u> (f) <u>protecting the operation and safety of regionally significant infrastructure from potential reverse sensitivity effects.</u> <p><u>Explanation</u></p> <p><u>Policy UD.5 articulates what contributing to well-functioning urban areas, as sought in Objective 22, means in the Wellington Region. This policy applies to all areas zoned residential, commercial or industrial and all local authorities in the region, and seeks to support the efficient use of urban-zoned land and infrastructure.</u></p> <p><u>Clause (a) references the characteristics of well-functioning urban environments as defined in Policy 1 of the National Policy Statement on Urban development 2020. Meeting clause (a) involves providing for a range of housing typologies, particularly including modest (i.e. small footprint) and</u></p>

	<p><u>multi-unit housing, to contribute to housing affordability and choice. This also includes non-market or partially subsidised affordable housing. Using land in urban areas efficiently means that both brownfield and greenfield development demonstrate compact development patterns.</u></p> <p><u>Clause (d) provides for environmentally responsive and integrated urban development, which uses existing infrastructure efficiently, while also ensuring that the impacts of urban development on existing infrastructure are anticipated and appropriately managed. It requires consideration of how the pattern and location of development might affect the natural environment and provide population densities necessary to the ability to continue to maintain infrastructure.</u></p>
<p>Summerset (submitter's changes in orange)</p>	<p>Policy UD.5 Contributing to well-functioning urban areas – consideration</p> <p>When considering applications for a resource consent, or a change, variation or review of a district plan for urban development, including housing and supporting infrastructure, seek to achieve well-functioning urban areas by:</p> <ul style="list-style-type: none"> a. providing for the characteristics of well-functioning urban environments, in a way that uses urban-zoned land efficiently and, where providing housing, provides for a variety of homes that meet the needs of different households, improves housing affordability, quality and choice, including providing for a diversity of housing typologies in close proximity, and b. providing for safe access between housing, employment, services, amenities, green space, and local centres, including by way of public or active transport preferably within walkable catchments and using low and zero-carbon emission transport modes, and c. providing for and protecting mana whenua / tangata whenua values and sites of significance to mana whenua / tangata whenua, and d. avoiding or mitigating potential adverse effects, including cumulative effects, of urban development on the natural environment and the ability to manage, use, and operate existing infrastructure, and (e) protecting and enhancing the quality and quantity of freshwater, and (f) protecting the operation and safety of regionally significant infrastructure from potential reverse sensitivity effects. <p>Explanation</p> <p>Policy UD.5 articulates what contributing to well-functioning urban areas, as sought in Objective 22, means in the Wellington Region. This policy applies to all areas zoned residential, commercial or industrial and all local authorities in the region, and seeks to support the efficient use of urban-zoned land and infrastructure.</p> <p>Clause (a) references the characteristics of well-functioning urban environments as defined in Policy 1 of the National Policy Statement on Urban development 2020. Meeting clause (a) involves providing for a range of housing typologies, particularly including modest (i.e. small footprint) and multi-unit housing, to contribute to housing affordability and choice. This also includes non-market or partially subsidised affordable housing. Using land in urban areas efficiently means that both brownfield and greenfield development demonstrate compact development patterns.</p> <p>Clause (d) provides for environmentally responsive and integrated urban development, which uses existing infrastructure efficiently, while also ensuring that the impacts of urban development on existing infrastructure are anticipated and appropriately managed. It requires consideration of</p>

	how the pattern and location of development might affect the natural environment and provide population densities necessary to the ability to continue to maintain infrastructure.
UHCC (submitter's changes in orange)	<p>Policy UD.5: Contributing to well-functioning <i>urban areas</i> – consideration</p> <p>When considering applications for a resource consent, or a change, variation or review of a district plan for <i>urban development</i>, including housing and supporting <i>infrastructure</i>, seek to achieve well-functioning <i>urban areas</i> by:</p> <p>(a) providing for the characteristics of <i>well-functioning urban environments</i>, in a way that uses <u>existing and proposed</u> urban-zoned land efficiently and, where providing housing, improves housing affordability, quality and choice, <u>including by</u> providing for a diversity of housing typologies in close proximity, and</p> <p>(b) providing for safe <u>multi-modal</u> access between housing, employment, services, amenities, green space, and local centres, preferably within <i>walkable catchments</i> and using low and zero-carbon emission transport modes, and</p> <p>...</p>

Table 2 Policy 55 changes

Submitter	Policy 55 changes
S42A Recommendations (recommended changes in red)	<p>Policy 55: <u>Contributing to a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form</u> Providing for appropriate urban expansion Maintaining a compact, well-designed and sustainable regional form – consideration</p> <p>When considering an application for a resource consent, or a change, variation or review of a district plan for <i>urban development</i> beyond the region's <i>urban areas</i> (as at March 2009 August 2022), <u>its contribution to achieving a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form shall be determined by</u> particular regard shall be given to whether:</p> <p>(a) <u>the location, design and layout of the urban proposed development is the most appropriate option to achieve Objective 22</u> contributes to establishing or maintaining the qualities of a well-functioning urban environment, including:</p> <ol style="list-style-type: none"> 1. <u>contributes to well-functioning urban areas, as articulated in Policy UD.5; and</u> 2. <u>(i) the urban development will be well-connected to the existing or planned urban area, particularly if it is located which means:</u> <ol style="list-style-type: none"> i) <u>adjacent to existing urban areas with access to employment and amenities, and</u>

- ii) along existing or planned multi-modal transport corridors, or
- iii) supports the efficient and effective delivery of new or upgraded transport services; and
- 3. concentrates building heights and densities to:
 - i) maximise access to, and efficient use of, existing development infrastructure, and
 - ii) use urban-zoned land efficiently, and
 - iii) support viable and vibrant neighbourhood, local, town, metropolitan and city centres, and
 - iv) support travel using low and zero-carbon emission transport modes, including efficient provision of public transport services, and
- 4. ~~(ii)the proposed development proposal shall~~ applies the specific management or protection for values or resources identified required by this Regional Policy Statement, including:
 - i) ~~Avoiding inappropriate~~ Managing subdivision, use and development in accordance with the areas at risk from natural hazards as required by Policy 29,
 - ii) Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,
 - iii) Protecting outstanding natural features and landscape values as identified by Policy 25,
 - iv) Protecting historic heritage values as identified by Policy 22,
 - v) ~~Integrates~~ Giving effect to *Te Mana o Te Wai* consistent with Policy 42, and
 - vi) Providing for climate-resilience and support ings a low ~~and-or~~ zero-carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.9A, CC.14 and CC.14A7,
 - vii) ~~Recognises and providing~~ es for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands,

~~water, sites, wāhi tapu and other taonga for values, of significance to mana whenua / tangata whenua, and~~

~~viii) Protecting Regionally significant infrastructure consistent with as identified by Policy 8,~~

~~ix) Protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60,~~

~~x) Managing effects on natural character in the coastal environment, consistent with Policy 36; and~~

~~(b) the proposed urban development is consistent with any the Wellington Region Future Development Strategy or, if the Future Development Strategy has not been notified, the Council's regional or local strategic growth and/or development framework or strategy that describes where and how future urban development should will occur in that district or region, should the Future Development Strategy be yet to be released; and/or~~

~~(c) a structure plan has been prepared and approved by the relevant city or district council, or prepared by the relevant city or district council in partnership with mana whenua / tangata whenua and in consultation with the regional council; and/or~~

~~(d) it would add significantly to development capacity, even if it is out-of-sequence with planned land release or unanticipated by the district plan, if it is:~~

~~1. in the form of a plan change, and~~

~~2. in a city or district containing part or all of an urban environment, and~~

~~3. in accordance with Policy UD.3.~~

~~Any urban development that would provide for significant development capacity, regardless of if the development was out of sequence or unanticipated by growth or development strategies.~~

Explanation

~~Policy 55 gives direction to the matters that must be considered in any proposal that will result in urban development occurring beyond the region's existing urban areas, which is any greenfield development. This includes involves ensuring that Objective 22 is achieved. the qualities and characteristics of a well-functioning urban environment are provided for through cClause (a); which includes managing values or resources~~

	<p>as required identified elsewhere in the RPS.</p> <p>Policy 55 seeks that greenfield developments demonstrate appropriate development densities to use the new urban-zoned land efficiently. They should also be located, zoned, laid out, and designed to best support existing or new centres (for example through mixed use zoning) and provide for low and zero-carbon travel, to support compact, connected, <i>climate-resilient</i>, diverse and low-emission neighbourhoods.</p> <p>Clause (b) requires consideration to be given to the consistency of the development with the <i>Future Development Strategy</i> which will look to deliver well-functioning <i>urban environments</i> through a regional spatial plan. To provide for the interim period where the <i>Wellington Region Future Development Strategy</i> is in development, clause (b) also requires consideration to be given to the consistency with any regional <i>or local</i> strategic growth <i>and/or</i> development framework <i>which is currently the Wellington Regional Growth Framework</i>.</p> <p>Clause (c) requires consideration to be given to whether a structure plan has been provided. A structure plan is a framework to guide the development or redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of <i>infrastructure</i> (including transportation links), and other key features and constraints that influence how the effects of development are to be managed.</p> <p>Clause (d) requires consideration of <i>any proposal a plan change</i> that would add significantly to development capacity, <i>which regardless of whether it is out of sequence or unanticipated by growth or development strategies</i>. This clause gives effect to Policy 8 of the <i>National Policy Statement on Urban development 2020</i>. <i>Clause (d) should be considered in conjunction with Policy UD.3.</i></p>
<p>Summerset (submitter's changes in orange)</p>	<p>...</p> <p>(i) adjacent <i>well-connected</i> to existing urban areas with access to employment and amenities, and</p> <p>(ii) along existing or planned multi-modal transport corridors, or</p> <p>(iii) supports the efficient and effective delivery of new or upgraded transport services; and</p> <p>3. responds to any specific locational requirements of the proposed urban development; and</p> <p>3. concentrates building heights and densities to:</p> <p>(i) maximise access to, and efficient use of, existing development infrastructure, and</p> <p>(ii) use urban-zoned land efficiently, and</p> <p>(iii) support viable and vibrant neighbourhood, local, town, metropolitan and city centres, and</p> <p>(iv) support travel using low and zero-carbon emission transport modes, including efficient provision of public transport services, and</p> <p>4. applies the specific management or protection for values or resources required by this Regional Policy Statement, including:</p> <p>i) Managing subdivision, use and development in accordance with the risk from natural hazards as required by Policy 29,</p> <p>ii) Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,</p> <p>iii) Protecting outstanding natural features and landscape values as identified by Policy 25,</p> <p>iv) Protecting historic heritage values as identified by Policy 22,</p>

	<p>v) Giving effect to Te Mana o Te Wai consistent with Policy 42, and</p> <p>vi) Providing for climate resilience and supporting a low and zero-carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.9, CC.14 and CC.14,</p> <p>vii) Providing for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga, and</p> <p>viii) Protecting Regionally significant infrastructure consistent with Policy 8, 18</p> <p>ix) Protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60,</p> <p>x) Managing effects on natural character in the coastal environment, consistent with Policy 36; and</p> <p>(b) the urban development is consistent with the Wellington Region Future Development Strategy or, if the Future Development Strategy has not been notified, the regional or local strategic growth or development framework or strategy that describes where and how future urban development should will occur in that district or region; and</p> <p>(c) a structure plan has been prepared and approved by the relevant city or district council, or prepared by the relevant city or district council in partnership with mana whenua / tangata whenua and in consultation with the regional council; and <u>or</u></p> <p>(d) it would add significantly to development capacity, even if it is out-of-sequence with planned land release or unanticipated by the district plan, if it is:</p> <ol style="list-style-type: none"> 1. <u>is</u> in the form of a plan change; and 2. <u>where necessary incorporates a structure plan; and</u> 3. <u>is consistent with matters (a)(1) and (a)(2) of this policy; and</u> 4. <u>is</u> in a city or district containing part or all of an urban environment; and 5. <u>is</u> in accordance with Policy UD.3. <p>Explanation</p> <p>Policy 55 gives direction to the matters that must be considered in any proposal that will result in urban development occurring beyond the region's existing urban areas, which is any greenfield development. This involves ensuring that Objective 22 is achieved. Clause (a) includes managing values or resources as required elsewhere in the RPS.</p> <p>Policy 55 seeks that greenfield developments demonstrate appropriate development densities to use the new urban-zoned land efficiently. They should also be located, zoned, laid out, and designed to best support existing <u>urban development and existing</u> or new centres (for example through mixed use zoning) and provide for low and zero-carbon travel, to support compact, connected, climate-resilient, diverse and low-emission neighbourhoods. <u>The policy also seeks to recognise that some land uses may have specific location requirements.</u></p> <p>...</p>
<p>PCC (submitter's changes in orange)</p>	<p>Policy 55: Contributing to a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form <u>Regional form</u> – consideration</p> <p>When considering an application for a resource consent, or a change, variation or review of a district plan for urban development beyond the region's urban areas (as at March 2009August 2022), its contribution to achieving a compact, <u>and</u> well-designed, climate-resilient, accessible and environmentally responsive regional form shall be determined by particular regard shall be given to whether:</p> <p>...</p>

2. (i) is well-connected to the existing or planned urban area, which means:

- i) is adjacent to existing urban areas with access to employment and amenities,; and either
- ii) is along existing or planned ~~multi-modal~~ transport corridors that provide for multi-modal transport options, including public transport; or
- iii) supports the efficient and effective delivery of new or upgraded transport infrastructure including for public transport services; and

3. ~~concentrates-provides for~~ building heights and densities to:

- i) maximise access to, and efficient use of, existing development infrastructure; and
- ii) use urban-zoned land efficiently; and
- iii) support viable and vibrant neighbourhood, local, town, metropolitan and city centres,; and
- iv) support reductions in greenhouse gas emissions by travel using use of low and zero-carbon emission transport modes, including efficient provision of public transport services; and

4. ~~(ii) the proposed development proposal shall apply the specific management or protection for values or resources identified required by this Regional Policy Statement, including:~~

- ~~i) Avoiding inappropriate Managing subdivision, use and development in accordance with the areas at risk from natural hazards as required by Policy 29,~~
- ~~ii) Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,~~
- ~~iii) Protecting outstanding natural features and landscape values as identified by Policy 25,~~
- ~~iv) Protecting historic heritage values as identified by Policy 22,~~
- ~~v) Integrates Giving effect to Te Mana o Te Wai consistent with Policy 42, and~~
- ~~vi) Provides for climate resilience and supportings a low and or zero carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.910, CC.14 and CC.14A7.,~~
- ~~vii) Recognises and pProvides for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga for values, of significance to mana whenua / tangata whenua, and~~
- ~~viii) Protecting Regionally significant infrastructure consistent with as identified by Policy 8,~~
- ~~ix) Protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60,~~
- ~~x) Managing effects on natural character in the coastal environment, consistent with Policy 36; and~~

(b) ~~the urban development~~ is consistent with the Wellington Region Future Development Strategy or, if the Future Development Strategy has not been notified under section 83 of the Local Government Act 2002, the Council's regional or local strategic growth and/or development framework or strategy that describes where and how future urban development will occur in that district or region, should the Future Development Strategy be yet to be released; and

(c) a structure plan has been prepared and ~~approved~~ adopted by the relevant city or district council, ~~or prepared by the relevant city or district council in partnership with mana whenua / tangata whenua and in consultation with the regional council~~; and

(d) it would add significantly to development capacity, even if it is out-of-sequence with planned land release or unanticipated by the district plan, if it is:

- ~~1. in the form of a plan change, and~~
- ~~2. in a city or district containing part or all of an urban environment, and~~
- ~~3. in accordance with Policy UD.3.~~

	...
WCC (submitter's changes in orange)	<p>...</p> <p>When considering an application for a resource consent, or a change, variation or review of a district plan for <i>urban development</i> beyond the region's <i>urban areas</i> (as at August 2022), its contribution to achieving a compact, well-designed, <i>climate-resilient</i>, accessible and environmentally responsive <i>regional form</i> shall be determined by whether:</p> <p>...</p> <p>applies the specific management or protection for values or resources required by this Regional Policy Statement, including:-</p> <ul style="list-style-type: none"> i) Managing subdivision, use and development in accordance with the risk from natural hazards as required by Policy 29,- ii) Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,- iii) Protecting outstanding natural features and landscape values as identified by Policy 25, iv) Protecting historic heritage values as identified by Policy 22,- v) Giving effect to <i>Te Mana o Te Wai</i> consistent with Policy 42, and vi) Providing for climate-resilience and supporting a low and zero-carbon multimodal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.9, CC.14 and CC.14A,- vii) Providing for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga, and viii) Protecting Regionally significant infrastructure consistent with Policy 8,- ix) Protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60,- x) Managing effects on natural character in the coastal environment, consistent with Policy 36; and <p>(b) the urban development is consistent with the Wellington Region Future Development Strategy or, if the Future Development Strategy has not been notified, the regional or local strategic growth or development framework or strategy that describes where and how future urban development will occur in that district or region; and</p> <p>...</p>

Table 3 Policy UD.3 changes

Submitter	Policy UD.3 changes
S42A Recommendations (recommended changes in red)	<p>Policy UD.3: Responsive planning to <u>plan changes developments</u> that provide for significant development capacity – consideration</p> <p><u>For local authorities with jurisdiction over part, or all, of an urban environment, Wwhen considering whether a change of a district plan for a urban development in accordance with clause (d) of Policy 55, particular regard shall be given to whether adds significantly to development capacity, the following criteria is must be met:</u></p> <p><u>(i) — contributes to establishing or maintaining the characteristics and qualities of a well-functioning urban environment identified in Policy</u></p>

55(a)(ii) and Objective 22,

~~(ii) — is well connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors,~~

(a) ~~(b)~~the proposal makes a significant contribution to meeting a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage identified ~~in through~~ monitoring or otherwise for:

- (i) a variety of housing that meets the regional, district, or local shortages of housing in relation to the particular type, size, or format,
or
- (ii) business space or land of a particular size or locational type, or
- (iii) community, cultural, health, or educational facilities; and

(b) ~~(iii)~~where it provides for housing, the proposal will:

- (i) ~~will apply a relevant residential zone or other urban zone that~~ provides for high density development or medium density ~~residential~~ development, and
- (ii) ~~(iv) the proposal~~ contributes to housing affordability through a general increase in housing choice and supply or through providing non-market housing; and

(c) when considering the significance of the proposal's contribution to a matter in (ba), this means that the proposal's contribution:

- (i) is of high yield relative to either the forecast demand or the identified shortfall,
- (ii) will be realised in a timely (i.e., rapid) manner and earlier than any urban development anticipated by the district plan, and
- (iii) responds to demonstrated demand for the short-medium term in that particular location is likely to be taken up; and
~~(iv) will facilitate a net increase in district-wide up-take in the short to medium term,~~

(d) ~~(d)~~the required development infrastructure can be provided effectively and efficiently for the proposal, and without material impact on the ~~capacity provided by existing or committed development infrastructure -planned development infrastructure provision to, or reduction in development infrastructure capacity available~~ for other feasible, likely to be realised developments, in the short-medium term, and

(e) the proposal justifies the need for additional urban-zoned land as the most appropriate option to meet housing and business demand, including consideration of existing development capacity enabled within the urban area, and

(f) the proposal can demonstrate it will mitigate any potential adverse effects on the ability of existing urban areas and rural areas

	<p><u>to be well functioning, including by minimising potential land use conflicts and impacts on the feasibility, affordability, or deliverability of urban development anticipated by the district plan.</u></p> <p>Explanation</p> <p><u>Policy UD.3 provides for responsiveness in considering significant development capacity under Policy 55(d) and outlines the criteria that need to be met for a development to be considered to provide ‘significant development capacity’ as required by Subpart 2 clause 3.8 (3) of the National Policy Statement on Urban development 2020. Responsive planning applies to both greenfield and brownfield (infill/intensification) developments. All of Policy 55 will also need to be considered for any out-of-sequence or unanticipated plan change for greenfield development.</u></p> <p><u>For proposals that are providing for housing, they can provide for high density development or medium density development through a relevant residential zone, a centre zone or a mixed use zone. Development infrastructure as referred to in clause (f) includes but is not limited to three waters infrastructure and transport infrastructure, including low or zero carbon, multi modal and public transport infrastructure.</u></p>
<p>Summerset (submitter’s changes in orange)</p>	<p>Policy UD.3: Responsive planning to plan changes that provide for significant development capacity – consideration</p> <p>For local authorities with jurisdiction over part, or all, of an urban environment, when considering whether a change of a district plan for urban development adds significantly to development capacity, <u>particular regard should be given to</u> the following criteria must be met:</p> <p>(a) the proposal makes a significant contribution to meeting <u>overall housing demand</u>, a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage identified through monitoring or otherwise for:</p> <ul style="list-style-type: none"> (i) a variety of housing that meets the regional, district, or local shortages of housing in relation to the particular type, size, or format, or (ii) business space or land of a particular size or locational type, or (iii) community, cultural, health, or educational facilities; and <p>(b) where it provides for housing, the proposal will:</p> <ul style="list-style-type: none"> (i) provides for high density development or medium density development, and (ii) contributes to housing affordability through a general increase in housing choice and supply or through providing non-market housing; and <p>(c) when considering the significance of the proposal’s contribution to a matter in (a), this means that the proposal’s contribution:</p> <ul style="list-style-type: none"> (i) is of high yield relative to either the forecast demand or the identified shortfall, (ii) will be realised in a timely (i.e. rapid) manner and earlier than any urban development anticipated by the district plan, and (iii) responds to demonstrated demand for the short, medium <u>or long</u> term in <u>the urban area that particular location</u>; and <p>(d) the required development infrastructure can be provided effectively and efficiently for the proposal, and without material impact on the capacity provided by existing or committed development infrastructure for other feasible, likely to be realised developments, in the short-medium term., and</p> <p>(e) the proposal justifies the need for additional urban-zoned land as the most appropriate option to meet housing and business demand, including consideration of existing development capacity enabled within the urban area, and</p>

	<p>(f) the proposal can demonstrate it will mitigate any potential adverse effects on the ability of existing urban areas and rural areas to be well functioning, including by minimising potential land use conflicts and impacts on the feasibility, affordability, or deliverability of urban development anticipated by the district plan.</p> <p>Explanation Policy UD.3 outlines the criteria that need to be <u>given particular regard</u> met for a development to be considered to provide ‘significant development capacity’ as required by clause 3.8 (3) of the National Policy Statement on Urban development 2020. Responsive planning applies to both greenfield and brownfield (infill/intensification) developments. All of Policy 55 will also need to be considered for any out-of-sequence or unanticipated plan change for greenfield development.</p> <p>For proposals that are providing for housing, they can provide for high density development or medium density development through a relevant residential zone, a centre zone or a mixed use zone. Development infrastructure as referred to in clause (f) includes but is not limited to three waters infrastructure and transport infrastructure, including low or zero carbon, multi-modal and public transport infrastructure.</p>
UHCC (submitter’s changes in orange)	<p>...</p> <p>(b) where it provides for housing, the proposal will:</p> <ul style="list-style-type: none"> (i) <u>as part of a mix of housing typologies</u> provide for high density development or medium density development, and (ii) contribute to housing affordability through a general increase in housing choice and supply or through providing non-market housing; and <p>(c) when considering the significance of the proposal’s contribution to a matter in (a), this means that the proposal’s contribution:</p> <ul style="list-style-type: none"> (i) is of high yield relative to either the forecast demand or the identified shortfall, (ii) will be realised in a timely (i.e., rapid) manner and earlier than any <i>urban development</i> anticipated by the district plan, and (iii) responds to demonstrated demand for <u>housing or business types proposed</u>, the short-medium term in that particular location; and <p>...</p> <p>(e) the proposal justifies the need for additional urban-zoned land, <u>in that particular location</u>, as the most appropriate option to meet housing and business demand, including consideration of existing development capacity enabled within the <i>urban area</i>, and</p> <p>...</p>
HCC	Policy UD.3: Responsive planning to plan changes that provide for significant development capacity – consideration

<p>(submitter's changes in orange)</p>	<p>For local authorities with jurisdiction over part, or all, of an urban environment, when considering whether a change of a district plan for a urban development adds significantly to development capacity, the following criteria is must be met:- <u>When determining whether a plan change will be treated by a local authority as adding significantly to development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release, the following criteria are to be applied:</u></p> <p>(a) the proposal-plan change makes a significant contribution to <u>providing significant development capacity</u> meeting a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage <u>otherwise</u> identified through monitoring or otherwise for:</p> <ul style="list-style-type: none"> (i) a variety of housing that meets the a regional, district, or local shortage of housing in relation to the particular type, size, or format, or (ii) business space or land of a particular size or locational type, or (iii) community, cultural, health, or educational facilities,; and <p>(b) where it provides for housing, the proposal-plan change will:</p> <ul style="list-style-type: none"> (i) provide for high density development or medium density development, and (ii) contributes to <u>increasing</u> housing affordability through a general increase in housing choice and supply or through providing non-market housing; and <p>(c) when considering the significance of the proposal's contribution to a matter in (ba), this means that the proposal's contribution:</p> <ul style="list-style-type: none"> (i) is of high yield relative to either the forecast demand or the identified shortfall, (ii) <u>will is likely to</u> be realised in a timely (i.e., rapid) manner and earlier than any urban development anticipated by the district plan, and (iii) responds to demonstrated demand for the short-medium term in that particular location; and <p>(d) the required development infrastructure can be provided <u>in an integrated, efficient and comprehensive manner</u> effectively and efficiently for the proposal, and without material impact on the capacity provided by existing or committed development infrastructure for, other feasible, likely to be realised developments, in the short-medium term, and</p> <p>(e) the proposal justifies the need for additional urban-zoned land as the most appropriate option to meet housing and business demand, including consideration of existing development capacity enabled within the urban area, and-</p> <p>(f) the proposal can demonstrate it will mitigate any potential adverse effects on the ability of existing urban areas and rural areas to be well functioning, including by minimising potential land use conflicts and impacts on the feasibility, affordability, or deliverability of urban development anticipated by the district plan.</p> <p>...</p>
<p>PCC (submitter's changes in orange)</p>	<p>Policy UD.3: Responsive planning to plan changes that provide for significant development capacity – consideration</p> <p>For local authorities with jurisdiction over part, or all, of an urban environment, Wwhen considering whether a change of a district plan for a urban development in accordance with clause (d) of Policy 55, particular regard shall be given to whether adds significantly to development capacity, the following criteria is must be met:- <u>When determining whether a plan change will be treated by a local authority as adding significantly to development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release, the following criteria are to be applied:</u></p>

	<p>(a) the proposal-plan change makes a significant contribution to <u>providing significant development capacity</u> meeting a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage <u>otherwise</u> identified through monitoring or otherwise for:</p> <ul style="list-style-type: none"> (i) a variety of housing that meets the a regional, district, or local shortage of housing in relation to the particular type, size, or format, or (ii) business space or land of a particular size or locational type, or (iii) community, cultural, health, or educational facilities;; and <p>(b) where it provides for housing, the proposal-plan change will:</p> <ul style="list-style-type: none"> (i) provide for high density development or medium density development, and (ii) contributes to <u>increasing</u> housing affordability through a general increase in housing choice and supply or through providing non-market housing; and <p>(c) when considering the significance of the proposal's contribution to a matter in (b), this means that the proposal's contribution:</p> <ul style="list-style-type: none"> (i) is of high yield relative to either the forecast demand or the identified shortfall, (ii) <u>will is likely to</u> be realised in a timely (i.e., rapid) manner and earlier than any urban development anticipated by the district plan, and (iii) responds to demonstrated demand for the short-medium term in that particular location; and <p>(d) the required development infrastructure can be provided <u>in an integrated, efficient and comprehensive manner</u> effectively and efficiently for the proposal, and without material impact on the capacity provided by existing or committed development infrastructure for, other feasible, likely to be realised developments, in the short-medium term, and</p> <p>(e) the proposal justifies the need for additional urban-zoned land as the most appropriate option to meet housing and business demand, including consideration of existing development capacity enabled within the urban area, and</p> <p>(f) the proposal can demonstrate it will mitigate any potential adverse effects on the ability of existing urban areas and rural areas to be well functioning, including by minimising potential land use conflicts and impacts on the feasibility, affordability, or deliverability of urban development anticipated by the district plan.</p> <p>...</p>
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Table 4 Policy 31 changes

Submitter	Policy 31 changes
S42A Recommendations (recommended changes in red)	<p>Policy 31: Identifying and enabling a range of building heights and density promoting higher density and mixed use development <u>Enabling intensification to contribute to well-functioning urban areas</u> – district plans</p> <p><u>District plans shall include policies, rules and/or methods that identify and enable intensification within urban areas where it contributes to a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form with well-functioning urban areas (as</u></p>

~~articulated in Policy UD.5) by: a range of different building heights and density within *urban areas* where it contributes to maintaining, establishing or improving the qualities and characteristics of well-functioning *urban environments*, including as a minimum:~~

(a) ~~F~~for any tier 1 territorial authority, identifying a range of building heights and urban form densities to:

(i) realise as much development capacity as possible in *city centre zones*; and

(ii) ~~enable-identify areas for~~ high density development within: ~~City centre zones~~ metropolitan centre zones; and any other locations, within a walkable catchment of ~~where there is with good access to:~~

1. ~~existing and planned rapid transit; or~~

2. ~~edge of city centre zones and metropolitan centre zones; and/or~~

3. ~~areas with a range of commercial activities and community services; and~~

(iii) ~~(b) For any tier 1 territorial authority, identify areas for enable~~ medium density residential development ~~within any relevant residential zone; and~~

(iv) ~~otherwise reflect the purpose of, and level of commercial activities and community services within, town, local and neighbourhood centres; and~~

(b) ~~(c)~~for any other territorial authority not identified as a tier 1 territorial authority, identifying areas for greater building height and urban form densities ~~where:~~

(i) ~~within, and adjacent to town centre zones where appropriate; and~~

(ii) ~~where~~ there is good access to existing and planned active and public transport ~~and~~ a range of commercial activities and community services; ~~and/or~~

(iii) ~~there is to meet~~ relative demand for housing and business use in that location.

	<p>District plans shall:</p> <p>(a) identify key centres suitable for higher density and/or mixed use development;</p> <p>(b) identify locations, with good access to the strategic public transport network, suitable for higher density and/or mixed use development; and</p> <p>(c) include policies, rules and/or methods that encourage higher density and/or mixed use development in and around these centres and locations, so as to maintain and enhance a compact, well designed and sustainable regional form.</p> <p>Explanation</p> <p>Policy 31 requires identification of areas suitable for intensification, and enables intensification in these areas, giving effect to Policy 3 of the National Policy Statement on <i>Urban development</i> 2020. <u>Sufficient development capacity to meet expected housing demand in the short, medium, and long term must be achieved in any tier 1 urban environment, as required by Objective 22A. Rapid transit is as identified in the current Regional Land Transport Plan.</u></p> <p>Policy 31 also enables greater building height and densities to be provided for in non-tier 1 territorial authorities, <u>which includes Masterton being a tier 3 territorial authority, as well as Carterton and South Wairarapa.</u> Providing for this development is consistent with Policy 5 of the National Policy Statement on Urban development 2020.</p>
<p>Kāinga Ora (submitter's changes in orange)</p>	<p>...</p> <p>District plans shall include policies, rules and/or methods that enable intensification within <i>urban areas</i> where it contributes to a compact, well-designed, <i>climate-resilient</i>, accessible and environmentally responsive <i>regional form</i> with well-functioning <i>urban areas</i> (as articulated in Policy UD.5) by:</p> <p>(a) for any <i>tier 1 territorial authority</i>, identifying a range of building heights and urban form <i>densities</i> to:</p> <ul style="list-style-type: none"> (i) realise as much development capacity as possible in <u>the</u> city centre zones; and (ii) enable high density development within <u>mMetropolitan eCentre zones and Town Centre Zones in Larger urban</u>

	<p><u>areas</u>; and any other locations, within a walkable catchment of:</p> <ol style="list-style-type: none"> 1. existing and planned rapid transit; or 2. edge of <u>eCity eCentre zones</u> and M<u>Metropolitan eCentre zones and Town Centres in Larger urban areas</u>; or 3. areas with a range of commercial activities and community services; and <p>(iii) enable medium density development; and</p> <p>(iv) otherwise reflect the purpose of, and level of commercial activities and community services within, town, local and neighbourhood centres; and</p> <p>(b) for any other territorial authority not identified as a <i>tier 1 territorial authority</i>, identifying areas for greater building height and urban form densities:</p> <ol style="list-style-type: none"> i. within, and adjacent to T<u>Town eCentre zones</u> where appropriate; and ii. where there is good access to existing and or planned active and public transport and a range of commercial activities and community services; or iii. to meet relative demand for housing and business use in that location. <p>...</p>
<p>PCC (submitter's changes in orange)</p>	<p><u>Policy 31: Wellington regional form – urban intensification – district plans</u></p> <p><u>District plans shall include objectives, policies, rules and/or other methods that identify and enable urban intensification, including building heights and built form density, in a way that:</u></p> <ol style="list-style-type: none"> <u>1. For Wellington city centre: Realises as much development capacity as possible to maximise the benefits of intensification in this regionally significant centre;</u> <u>2. For Metropolitan centres identified in Policy 30: Reflect demand for housing and business activity in these locations, but at a minimum, building heights of at least 6 storeys;</u>

	<p><u>3. Within and adjacent to locally significant town centres identified in Policy 30 and other centres: Reflect the purpose of these centres and their planned level of commercial activities and community services;</u></p> <p><u>4. Provide for building heights of at least 6 storeys in areas that are within a walkable catchment of the edge of the Wellington city centre, or the edge of a Metropolitan centre identified in Policy 30, or an existing or planned rapid transit stop as identified in the Regional Land Transport Plan; and</u></p> <p><u>5. For any other territorial authority not identified as a tier 1 territorial authority, identify areas for greater building height and density where:</u></p> <p style="padding-left: 20px;"><u>a. there is good access to existing and planned active and public transport to a range of commercial activities and community services; and/or</u></p> <p style="padding-left: 20px;"><u>b. there is relative demand for housing and business use in that location.</u></p>
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Table 5 Policy 67 changes

Submitter	Policy 67 changes
<p>S42A Recommendations (recommended changes in red)</p>	<p>Policy 67: Establishing, and maintain the qualities and characteristics of well-functioning urban environments and enhancing a compact, well designed, climate-resilient, accessible, and environmentally responsive regional form and sustainable regional form – non-regulatory</p> <p>To establish, and maintain and enhance a compact, well-designed, climate-resilient, accessible, and environmentally responsive regional form with well-functioning urban areas and rural areas the qualities and characteristics of well-functioning urban environments and sustainable regional form by:</p> <ul style="list-style-type: none"> (a) implementing the New Zealand Urban Design Protocol and <u>any urban design guidance, including mātauranga Māori, that provides for best practice urban design and amenity outcomes, including for high density development and medium density residential development; and</u> (b) promoting best practice on the location and design of rural residential development; <u>and</u> (c) recognising and enhancing the role of the region’s open space network; <u>and</u> (d) encouraging <u>providing for supporting the provision of</u> a range of housing types and developments to meet the community’s social, cultural, and economic needs, including affordable housing, <u>and to</u> improve the health, safety and well-being of the community; <u>and</u> (e) implementing the non-regulatory actions in the Wellington Regional Strategy for the Regional Focus Areas <u>Wellington Region Future Development Strategy</u> or, the regional and local strategic growth and/or development framework or strategy that describes where

	<p>and how future <i>urban development</i> should will occur in thethat district or region; and</p> <p>(f) work together and partnering with mana whenua / tangata whenua to prepare papakāinga design guidelines that are underpinned by kaupapa Māori; and</p> <p>(g) safeguarding the productive capability of rural areas.</p> <p>Explanation</p> <p>Policy 67 supports the non-regulatory measures, such as urban design guidance and other best practice guidance, to in- contributeing to achieving Objective 22 the qualities and characteristics a well-functioning urban environment.</p> <p>Policy 67 recognises that non-regulatory actions are required to support the implementation of best practice urban and rural development. The policy outlines the actions that local authorities in the Wellington Region can undertake to ensure that the way development occurs achieves a compact, well-designed, climate-resilient, accessible, and environmentally responsive regional form, with well-functioning urban and rural areas.</p>
<p>PCC (submitter’s changes in orange)</p>	<p>Policy 67: Establishing, maintaining and enhancing a compact, well designed, climate resilient, accessible, and environmentally responsive regional form Sustainable regional form – non-regulatory</p> <p>To establish, maintain and enhance a compact, well-designed, climate resilient, accessible, and environmentally responsive regional form with well-functioning urban areas and rural areas <u>sustainable regional form</u> by:</p> <p>(a) implementing the New Zealand Urban Design Protocol and any applicable urban design guidance, including mātauranga Māori, where appropriate that provides for best practice urban design and amenity outcomes, including for high-density development and medium density residential development; and</p> <p>(b) promoting best practice on the location and design of rural residential development; and</p> <p>(c) recognising and enhancing the role of the region’s open space network; and</p> <p>(d) supporting the provision of a range of housing types and developments to meet the community’s social, cultural, and economic needs, including affordable housing, and to improve the health, safety and wellbeing of the community; and</p> <p>(e) implementing the non-regulatory actions in the Wellington Region Future Development Strategy or, the regional and local strategic growth and/or development framework or strategy that describes where and how future urban development will occur in the that district or region; and</p> <p>(f) partnering with mana whenua / tangata whenua to prepare papakāinga design guidelines that are underpinned by kaupapa Māori; and</p> <p>(g) safeguarding the productive capability of rural areas.</p>