

PLAN CHANGE 1 (HEARING STREAM 4) – KĀINGA ORA – TABLE WITH UPDATED POSITION ON SUBMISSIONS FOLLOWING S42A REPORT RECOMMENDATIONS

Sub. Ref.	Amendment / provision	Decision requested by submitter	S42A Officers Recommendation	Kāinga Ora position following S42A reports	S42A report section
158.001	General Comments – consideration policies	Considers that all of the policies in Chapter 4.2 have been worded to read as assessment criteria for consideration within other resource management approval processes such as resource consents. Notes that regional policy statements are to contain methods, but not rules (or the associated assessment criteria). Seek that all policies directing matters of consideration for resource consent are deleted from the regional policy statement in full.	Accept in part	Agree with s42A recommendation	Section 3.7
158.044	General Comments – consideration policies	Considers that a number of policies have been worded within the chapter to read as assessment criteria for consideration within other resource management approval processes such as resource consents. Notes that regional policy statements are to contain methods, but not rules (or the associated assessment criteria).	Reject	Agree with s42A recommendation	Sections 3.7 and 3.8
158.047	General Comments – Urban development	Seeks that the related objectives and policies are simplified and are more directive and applicable to the Wellington Region.	Accept in part	Kāinga Ora continues to seek this relief, in part, where relevant to matters addressed through evidence.	Sections 3.8, 4.2 and 4.11
158.048	General Comments – Urban development	Seeks that a defined centres hierarchy is included in line with the National Planning Standards and NPS-UD. Seek to identify Wellington City centre as the City Centre Zone of the region and that additional centres are identified as Metropolitan and Town Centres	Reject	Kāinga Ora continues to seek this relief through amendments to policies 30 and 31.	Sections 3.3 and 4.2

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158.036	Method UD.1: Development manuals and design guides	Amend the method as follows: Prepare the following development manuals and design guidance <u>when considered appropriate by district councils as non-statutory documents:</u> (a) Urban design guidance to provide for best practice urban design and amenity outcomes in accordance with Policy 67(a); (b) Papakāinga design guidance that are underpinned by Kaupapa which is Māori in partnership with Mana Whenua in accordance with Policy 67(f); and (c) Urban design guidance and development manuals to assist developers in meeting Policy CC.14 and Policy FW.3. Implementation: Wellington Regional Council and city and district councils (via the Wellington Regional Leadership Committee)	Reject	Agree with s42A recommendation	Section 4.15
158.037	Objective 22	Amend Objective 22 as follows: Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which: (a) Are compact and well designed; and (b) Provide for sufficient development capacity to meet the needs of current and future generations; and (c) Improve the overall health, well-being and quality of life of the people of the region. ;and (d) Prioritise the protection and enhancement of the quality and quantity of freshwater; and (e)	Reject	Agrees with s42A recommendations	Section 4.2

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		<p>Achieve the objectives in this RPS relating to the management of air, land, freshwater, coast, and indigenous biodiversity; and(f) Support the transition to a low emission and climate resilient region; and(g) Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and(h) Enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga; and (i) Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and(j) Provide for commercial and industrial development in appropriate locations, including employment close to where people live; and(k) Are well connected through multi-modal (private vehicles, public transport, walking, micro-mobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space. A compact ...</p>			
158.026	<p>Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant</p>	<p>Amend the policy as follows: District plans shall include policies, rules and/or methods that enable and manage a range of land use activities, <u>including high density residential living</u> that maintain and enhance the viability and vibrancy of: 1. the regionally significant central business district</p>	Accept in part	Kāinga Ora continues to seek this relief, in part, where relevant to matters addressed through evidence.	Section 5.3

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	centres – district plans	<p>ofWellington City <u>centre</u>;</p> <p>2. other regionally significant centres <u>The Metropolitan Centres of:</u></p> <p><u>(i) Johnsonville</u></p> <p><u>(ii) Kilbirnie</u></p> <p>(iii) Upper Hutt <u>Centre</u></p> <p>(iv) Lower Hutt <u>Centre</u></p> <p><u>(v) Petone</u></p> <p>(vi) Porirua</p> <p>(vii) Paraparaumu</p> <p>(viii) Masterton</p> <p>3. The <u>Town Centres locally significant centres of:</u>(i) Kilbirnie;<u>(ii) Mirimar</u>;<u>(iii) Newtown</u>;<u>(iv) Tawa</u>; (v) Petone;<u>(vi) Naenae</u><u>(vii) Waterloo</u><u>(viii) Mana</u>;(ix) Johnsonville</p> <p><u>(x) Ōtaki(Township)</u>;<u>(xi) Ōtaki (Main Road)</u>; <u>(xii) Paraparaumu Beach</u>; <u>(xiii) Raumati Town</u></p> <p>(xiv) Waikanae;(xv) Featherston;</p> <p>(xvi) Greytown(xvii) Carterton; and</p> <p>(xviii) Martinborough</p> <p>Explanation</p> <p>Policy 30 identifies the hierarchy of regional and locally significant centres within the Wellington Region for which district plans must maintain and enhance their vibrancy and vitality. The centres identified are of significance to the <u>Wellington region</u> s <u>to achieve a well functioning urban environment and compact form that provides many employment opportunities, is well-served by public transport and has a high demand for</u></p>			

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		<p>housing and business activities for economic development, transport movement, civic or community investment. Maintaining and enhancing the viability and vibrancy of these centres is important in order to encourage investment and development that supports an increased range and diversity of activities.</p> <p><u>Development and intensification of these areas will achieve a regional form that will contribute to meeting the objectives and policies of the RPS associated with climate change and land-use and transportation integration.</u> It is also important for their prosperity and resilience in the face of social and economic change. Wellington City centre The regional central business district is the major centre in the Wellington region; the other key centres also provide significant business, retailing and community services. This policy does not limit territorial authorities from identifying additional centres of local significance within the district plan</p>			
158.027	Policy 31: Identifying and enabling a range of building heights and density – district plan	<p>Amend Policy 31 as follows: District plans shall include policies, rules and/or methods that identify and enable a range of different building heights <u>and intensification density</u> 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) For any tier 1 territorial authority, identify areas for high density development within:</p>	Accept in part	Kāinga Ora continues to seek this relief, in part, where relevant to matters addressed through evidence.	Section 4.6

Sub. Ref.	Amendment / provision	Decision requested by submitter	S42A Officers Recommendation	Kāinga Ora position following S42A reports	S42A report section
		<p><u>i. As much capacity development capacity as possible to maximise the benefits of intensification within the Wellington City Centre and at least a 15-20 minute / 1200m-1600m walkable catchment from the edge of the City Centre Zone;</u></p> <p><u>ii. Building heights of at least 6 storeys and density of urban form to reflect demand for housing and business use within the Metropolitan Zones and at least 10-15min/800m-1200m walkable catchment from the edge of the Metropolitan Centre Zone and from existing and planned rapid transit stops;</u></p> <p><u>iii. Within and adjacent to the town centres, building heights of at least 6 storeys and densities of urban form commensurate with the level of commercial activity and community services and at least a 5-10 min/400-800m walkable catchment from the edge of the Town Centre Zones.</u></p> <p>(i) City centre zones and metropolitan centre zones; and</p> <p>(ii) any other locations, where there is with good access to:</p> <ol style="list-style-type: none"> 1. existing and planned rapid transit; 2. edge of city centre zones and metropolitan centre zones; and/or 3. areas with a range of commercial activities and community services. <p>(b) For any tier 1 territorial authority, identify areas for medium density residential development within</p>			

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		<p>any relevant residential zone.</p> <p>(c) For any other territorial authority not identified as a tier 1 territorial authority, identify areas for greater building height and density where:</p> <p>(i) there is good access to existing and planned active and public transport to a range of commercial activities and community services; and/or</p> <p>(ii) there is relative demand for housing and business use in that location.</p>			
158.028	Policy 32: Identifying and protecting key industrial-based employment locations – district plans	Retain as notified.	Accept in part	Agree with s42A recommendation	Section 4.7
158.031	Policy 67: Establishing and maintaining the qualities and characteristics of well-functioning urban environments- non-regulatory	Retain as notified	Accept in part	Agree with s42A recommendation	Section 4.13
158.002	Policy UD.3: Responsive planning to developments that provide for	Retain Policy UD.3 as amended within the relief sought in this submission and relocate to Chapter 4.1.	Reject	Agree with s42A recommendation	Section 4.9

Sub. Ref.	Amendment / provision	Decision requested by submitter	S42A Officers Recommendation	Kāinga Ora position following S42A reports	S42A report section
	significant development capacity - consideration				
158.029	Policy UD.3: Responsive planning to developments that provide for significant development capacity - consideration	<p>Amend Policy UD.3 (page 156) as follows: When considering a change of a district plan for a development in accordance with clause (d) of Policy 55, particular regard shall be given to whether the following criteria is met:</p> <p>a) <u>The development is not inconsistent with the Council's strategic outcomes as set out in any Future Development Strategy, or development framework / strategy that describes where and how future urban development should occur, should the Future Development Strategy not yet be released. This includes the prioritisation of intensification of existing urban areas.</u></p> <p>b) the location, design and layout of the proposal:</p> <p>i. contributes to establishing or maintaining the characteristics and qualities of a well-functioning urban environment identified in Policy55(a)(ii) and Objective 22, ii. well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors,</p> <p>ii. is well connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors and/or have access to existing or planned rapid transit stops; and / or</p> <p>iii. provides for resilience to the effects of climate</p>	Accept in part	Agree with s42A recommendation	Sections 4.3, 4.9 and 4.11

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		<p>change and support reductions in greenhouse gas emissions. iv. for housing will apply a relevant residential zone or other urban zone that provides for high density development or medium density residential development;</p> <p>c) The development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as 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 monitoring for:</p> <p>i. a variety of housing that meets the regional, district, or local shortages of housing in relation to the particular type, size, or format a variety of homes that meet the needs of different households in terms of type, configuration, price, and/or location;</p> <p>ii. a variety of homes that enable Māori to express their cultural traditions and norms;</p> <p>iii. business space or land of a particular size or locational type, or</p> <p>iv. community, cultural, health, or educational facilities, and</p> <p>v. the proposal contributes to housing affordability through a general increase in supply or through providing non-market housing, and</p> <p>d) when considering the significance of the proposal's contribution to a matter in (b), this means that the proposal's contribution:</p>			

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		<p>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, iii. is likely to be taken up, and iv. will facilitate a net increase in district wide up take in the short to medium term, <u>ii. will likely be realised in a manner earlier than the anticipated land release sequence; and /or iii. supports, and limits as much as possible adverse impacts on, the competitive operation of land and development markets.</u></p> <p>e) required development infrastructure can be provided effectively and efficiently for the proposal, and without material impact on 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.</p>			
158.049	Chapter 3.9 Regional form, design and function Anticipated environmental results	<p>Amend anticipated environmental results as follows:</p> <p>1. District plans:</p> <p>(a) contain policies, rules and/or other methods that encourage a range of land use activities to maintain and enhance the viability and vibrancy of <u>Wellington City Centre, the Metropolitan Centres and the Town Centres</u> the regionally and locally significant centres, including the regional central business district; and (b) identify and contain policies and methods to enable a range of building heights and density, including high and medium density development. <u>(c) identify and enable urban</u></p>	Reject	Agree with s42A recommendation	Section 5.16

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		<p><u>intensification, including building heights and built form density: i. As much capacity development capacity as possible to maximise the benefits of intensification within the Wellington City Centre and within at least a 15-20 minute / 1200m-1500m walkable catchment from the edge of the City Centre Zone;ii. Building heights of at least 6 storeys and density of urban form to reflect demand for housing and business use within the Metropolitan Zones and at least 15min/800m walkable catchment from the edge of the Metropolitan Centre Zone and from existing and planned rapid transit stops;iii. Within and adjacent to the town centres, building heights of at least 6 storeys and densities of urban form commensurate with the level of commercial activity and community services and at least within a 10 min/400-800m walkable catchment from the edge of the Town Centre Zones.</u></p>			
158.012	Chapter 3.9 Regional form, design and function introductory text	<p>Amendments sought to ensure that the chapter focuses on the regional form, design and function of the urban and rural environments. The proposed amendments and inclusions in the chapter create a ‘plan within a plan’ setting, for example, Objective 22 requires 11 matters to be met for enabling an urban development. Amendments are sought for simplification and implementation. The RPS should be read as a whole, and there is no need to include all matters that is covered across the various chapters of the</p>	Accept in part	Agree with s42A recommendation	Sections 4.2, 4.4, 4.5, 4.11 and 5.2

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		RPS into one objective. The focus should be on enabling urban development, form and function, including housing and infrastructure.			
158.042	Definition of 'urban areas'	Amend the definition as follows: The region's urban areas include residential zones, commercial, mixed use zones, <u>open space zones</u> and industrial zones <u>identified in the District Plans of the Wellington Region. city, Porirua city, Lower Hutt city, Upper Hutt city, Kāpiti coast and Wairarapa combined district plans.</u>	Reject	Agree with s42A recommendation	Section 4.16
158.040	Definition of 'city centre zone'	Amend the definition as follows: Has the same meaning as in Standard 8 of the National Planning Standards: Areas used predominantly for a broad range of commercial, community, recreational and residential activities. In the context of the Wellington Region, the City Centre Zone is that of Wellington City. The zone is the main centre for the district or region.	Reject	Agree with s42A recommendation	Section 4.16
FS12.009	Chapter 3.9: Regional form, design and function – General Comments	Kāinga Ora supports the deletion of reference to the Wellington Regional Growth Framework (WRGF) within the RPS.	Accept in part	Agree with s42A recommendation	Section 3.5
FS12.021	General comments - urban development	Kāinga Ora supports the relief sought by Waka Kotahi to clarify how Objective 22A provides the scope for Policy 55 to define what appropriate urban expansion is and how it will be provided	Accept in part	Agree with s42A recommendation	Section 4.1
FS12.015	Definition of 'high density development'	Kāinga Ora supports the relief sought by Porirua City Council and agrees that the proposed definition reads as a zone statement or direction to	Reject	Agree with s42A recommendation	Section 4.16

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		be provided within provisions, rather than a definition.			
FS12.016	Definition of 'medium density development'	Kāinga Ora supports the relief sought by Porirua City Council and agrees that the proposed definition reads as a zone statement or direction to be provided within provisions, rather than a definition.	Reject	Agree with s42A recommendation	Section 4.16
FS12.024	Method UD.1: Development manuals and design guides	Kāinga Ora supports the relief sought by Waka Kotahi and supports non-regulatory urban design guidance, including encouraging development in close proximity to existing public transport. Kāinga Ora considers that this method should also refer to planned public transport.	Accept	Agree with s42A recommendation	Section 4.15
FS12.012	Objective 22	Kāinga Ora supports the relief sought by Porirua City Council to the extent that it is consistent with its primary submission.	Accept in part	Agree with s42A recommendation	Section 4.2
FS12.017	Objective 22	Kāinga Ora opposes the relief sought by Toka Tu Ake (EQC). Consistent with its primary submission, Kāinga Ora considers that Objective 22 operates as a 'plan within a plan'. Natural hazards provisions are provided within separate, more comprehensive section of the RPS.	Reject	Agree with s42A recommendation	Section 4.2
FS12.014	Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres – district plans	Kāinga Ora considers that the RPS should give better guidance on how the NPS-UD should be implemented across the Wellington region. Kāinga Ora supports the Porirua City Council submission in relation to Policy 30, to the extent that it is consistent with its primary submission.	Accept in part	Kāinga Ora continues to seek this relief, in part, where relevant to matters addressed through evidence.	Section 5.3

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FS12.022	Policy 55: Providing for appropriate urban expansion – consideration	Kāinga Ora supports the relief sought by Waka Kotahi.	Accept	Agree with s42A recommendation	Section 4.10
FS12.0010	Policy 57: Integrating land use and transportation – consideration	Kāinga Ora opposes the relief sought by KiwiRail Holdings Limited in relation to reverse sensitivity effects and considers that effects from the operation of transport corridors should first be mitigated at the source. Kāinga Ora considers that a policy requiring decision makers to consider 'avoiding the potential' for reverse sensitivity effects is ambiguous, overly directive, and places undue responsibility on the receiving environment to mitigate adverse effects.	Reject	Kāinga Ora continues to seek this relief, in part, where relevant to matters addressed through evidence.	Section 5.5
FS12.011	Policy UD.3: Responsive planning to developments that provide for significant development capacity – consideration	Kāinga Ora opposes the relief sought by KiwiRail Holdings, particularly in relation to "avoiding the potential for reverse sensitivity effects" and consider that UD.3(a)(i) and the assessment in relation to the 'well-functioning urban environment' has broad coverage of issues with respect to future plan changes providing for development capacity.	Reject	Agree with s42A recommendation	Section 4.9
FS12.023	Policy UD.3: Responsive planning to developments that provide for significant development capacity – consideration	Kāinga Ora supports the relief sought by Waka Kotahi, accepting that intensification within existing urban areas should be a priority.	Accept in part	Agree with s42A recommendation	Section 4.9

