

**Before the Hearings Panel
At Greater Wellington Regional Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of Proposed Change 1 to the Regional Policy Statement for the Wellington Region

Hearing Topic Hearing Stream 4 – Urban development

**Statement of evidence of Rory Smeaton on behalf of Porirua City Council
(Planning)**

Date: 15 September 2023

INTRODUCTION

- 1 My full name is Rory McLaren Smeaton. I am employed as a Principal Policy Planner by Porirua City Council (PCC).
- 2 I have prepared this statement of evidence on behalf of PCC to provide planning evidence in support of its submission to Greater Wellington Regional Council's (the Council) Proposed Change 1 (Change 1) to the Regional Policy Statement for the Wellington Region (RPS).
- 3 Specifically, this statement of evidence relates to the matters in Hearing Stream 4 – Urban Development.
- 4 I am authorised to provide this evidence on behalf of PCC. While I am an employee of PCC, I am giving this evidence as a planning expert, and the views I express in this evidence are my own.

QUALIFICATIONS AND EXPERIENCE AND CODE OF CONDUCT

- 5 My qualifications and experience are set out in my evidence on the Integrated Management topic for Hearing Stream 2.
- 6 I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence. My qualifications as an expert are set out in my evidence on the Integrated Management topic for Hearing Stream 2. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

SCOPE OF EVIDENCE

7 My statement of evidence addresses the following matters arising from PCC's submission on Change 1:

- Overarching matters;
- Regional form, design and function chapter introduction;
- Objectives 22 and 22B;
- Policies, 30, 31, 32, 55, 56, 57, 58, 67, UD.1, UD.2, UD.3 and UD.5;
and
- Method UD.1.

8 In preparing my evidence, I have reviewed the following:

- The Section 32 Evaluation of provisions for Proposed Change 1 to the Regional Policy Statement for the Wellington Region (Section 32 Evaluation Report);
- Section 42A Hearing Report Hearing Stream 4 – Urban Development (Section 42A Report);
- The National Policy Statement on Urban Development; and
- The National Planning Standards.

9 No other planning or technical evidence has been provided by the Council other than the Section 42A report.

10 I have included recommended amendments to the Urban Development provisions addressed in my evidence in Appendix A.

Overarching matters

11 The PCC submission raises a number of concerns with the Urban Development provisions proposed through Change 1. While I consider that the recommended amendments in the Section 42A Report have somewhat improved the provisions, there remain a range of general matters that I consider need to be addressed across a number of the provisions.

Implementing the NPS-UD

12 One of the key drivers for the promulgation of Change 1 is to give effect to the National Policy Statement on Urban Development 2020 (NPS-UD). PCC's submission opposes Chapter 3.9 and seeks that it be amended to give effect to the NPS-UD and increase regulatory certainty. The stated reasons include that:

- The chapter fails to appropriately give effect to the NPS-UD and to recognise the benefits of urban development;
- Objective 22 duplicates other objectives in the RPS; and
- The provisions will create a polycentric urban form with six regionally significant commercial centres, contrary to the NPS-UD.

13 I agree with the submission from PCC and its reasons. I also acknowledge that the NPS-UD is one of several national policy statements that the RPS must give effect to. I also note that Policy 3 in the NPS-UD is highly directive, as is the direction in the RMA that required incorporation of the medium density residential standards (MDRS).

14 I consider that significant revision of a number of the Urban Development provisions is required in order to more appropriately implement the NPS-UD, including, in particular, Objective 22, Policy 30 and Policy 31.

Undefined and unclear terms

15 The Section 42A Report recommends using several terms within the provisions that are undefined and reduce the clarity of the provisions. These include:

- 'Environmentally responsive';
- 'Accessible';
- 'High quality housing'; and
- 'Affordable housing'.

16 While these terms are frequently used in everyday language (with the exception of 'environmentally responsive'), and a general sense of what the Section 42A Report author means can be assumed by the reader, I consider that they are subjective and are not sufficiently clear when used in RMA provisions as they will lead to unnecessary uncertainty or debate.

17 For example, there is no clear definition of what 'affordable housing' means in relation to its use in clause (a) of Objective 22, as recommended by the Section 42A Report author. As used in this context the term appears to create an absolute measurement; the housing is either affordable or it is not. However, whether housing is affordable is relative and will depend on the individual circumstances of each person or household. Without setting objective criteria for determining 'affordability', I consider that it would be virtually impossible to determine whether there is 'sufficient' affordable housing within the Wellington Region, as is sought to be achieved in that clause. I note that this is quite different to 'housing affordability' as used in the NPS-UD, as that is a relative term that can be measured by a range of indicators, and is specifically linked to planning decision supporting competitive land and development markets and so has a clear and directive policy implication.

- 18 Similarly, I consider that the use of ‘environmentally responsive’ in the provisions as recommended by the Section 42A Report author is unclear and confusing. I consider that it is an example of an ‘empty signifier’; it could mean anything. While the Section 42A Report author notes that this term is used in the chapter introduction, its use within the provisions themselves requires a significantly higher level of understanding and clarity. Arguably, the draining of wetlands could be ‘environmentally responsive’ in certain contexts as it could be viewed as an action responding to the environmental context of a place. However, that is obviously contrary to the actual intent of the Section 42A Report author.
- 19 I consider that the terms above require definitions, or otherwise that the provisions that use the terms are amended to explain exactly what the terms are seeking to achieve, in order to ensure that PCC can appropriately give effect to the RPS.

Climate-resilient

- 20 The Section 42A Report for the ‘Climate resilience and nature-based solutions’ topic in Hearing Stream 3 introduced the definition of ‘climate-resilient’. Mr Michael Rachlin provided evidence on behalf of PCC on that topic.
- 21 I agree with Mr Rachlin’s evidence on that topic, and do not repeat it here. By way of high level summary, I consider that the use of the term ‘climate-resilient’ in the regional form, design and function provisions¹ needs to be reconsidered to ensure that the outcome sought by those provisions is clear and able to be practically implemented through district plans.

¹ Objective 22, Policies 31-33, 55, 56, 67, UD.4.

Duplication of other provisions

- 22 I consider that the Urban Development provisions often duplicate objectives and policies in other RPS chapters, including climate change, freshwater quality, infrastructure, and natural hazards. For example, clause (4) of Policy 55. Such duplication results in unnecessary length and complexity of the provisions.

Explanations

- 23 Due to time and resource constraints, I have not provided specific commentary on the explanations contained in Change 1. At a general level, I consider that the explanations are overly long and complex, and in some cases are proposed to contain information that for regulatory certainty should be clearly set out in the provisions.

REGIONAL FORM, DESIGN AND FUNCTION CHAPTER INTRODUCTION

- 24 PCC's submission seeks that the chapter introduction be amended so that it is shorter and uses language consistent with national direction. Proposed amendments were provided. The Section 42A Report recommends significant amendments to the introduction.
- 25 I agree with the overarching comment in PCC's submission. The chapter introduction is overly long and complex, and should be simplified.
- 26 I consider that the recommendations of the Section 42A Report author have only added to the length and complexity of the introduction. For example, the introduction does not need to summarise the provisions in the chapter.
- 27 I recommend that the amendments to the introduction recommended by the Section 42A Report should be deleted and the amendments the PCC seeks through its submission be accepted.

URBAN DEVELOPMENT ISSUES

- 28 PCC's submission does not include a specific submission point on the resource management issues for the 'Regional form, design and function' chapter, however, I note that the Section 42A Report author recommends addition of the following issue statement:

*4. Inadequate infrastructure
There is insufficient supporting infrastructure to enable urban development, while providing for high-quality, well-functioning urban areas.*

- 29 While I generally agree with the submissions from WWL and Kāinga Ora on this matter and the intent of the issue statement, I consider that in responding to those submitters the Section 42A Report author has removed nuance and inadvertently phrased the issue in a way that is incorrect. The recommended issue statement reads as if there is insufficient infrastructure to enable any urban development, which is not the case.

- 30 As such, I consider that the issue statement should be amended to read as follows:

The development of well-functioning urban environments, including providing for sufficient development capacity, is constrained in many locations within the region by a lack of capacity in existing development infrastructure and additional infrastructure. These constraints include the availability and affordability of funding required for delivery of new or upgrading of existing infrastructure.

- 31 I consider that the reworded issues statement above is clearer and more accurately states the issue in relation to infrastructure.

OBJECTIVES

Objective 22

- 32 PCC's submission seeks that the objective be amended so that the outcome sought is clear. A proposed reworded objective was provided.

I agree with PCC's submission, including the proposed reworded objective.

33 The Section 42A report author recommends significant amendments to Objective 22. Some of the recommended amendments do improve the objective. For example, I support the incorporation of "health and wellbeing" in the built environment in clause (e).

34 However, I consider that the recommended amendments do not resolve all of the concerns expressed in PCC's submission. These concerns include duplication with other RPS provisions. For example, clause (d) repeats the outcomes sought through the general climate provisions, while clause (c) simply requires that Te Mana o Te Wai is given effect to which is addressed through the freshwater provisions. I note my understanding that the objectives and policies in a policy statement or plan must be read as a whole. Therefore, if the general climate provisions or freshwater provisions of the RPS are relevant to urban development, the objectives and policies set out within those parts of the RPS will apply to decision making and do not need to be replicated within Objective 22.

35 Additionally, as expressed in evidence for PCC in previous hearing streams, the value of the RPS is in translating and reconciling higher order direction in the Wellington context. The recommended wording, however, appears to add no further direction over and above that in the NPS-UD.

36 The wording proposed in PCC's submission addresses these matters and I therefore consider that this proposed wording is more appropriate.

Section 32AA Evaluation

37 In my opinion, the wording of Objective 22 proposed in PCC's submission is the most appropriate way to achieve the purpose of the RMA. In particular, I consider that:

37.1 The objective will be more effective in achieving the purpose of the RMA by providing greater clarity in wording, thereby reducing the potential implementation issues, and will be in greater accordance with the NPS-UD which it is intended to give effect to.

37.2 The objective will not add any additional social, environmental, cultural or economic costs, but will have economic and social benefits through easier interpretation and implementation, and will therefore be more efficient.

Objective 22B

38 PCC's submission seeks that Objective 22B be amended so that the outcome sought is clear, along with a definition of 'strategically planned'. The Section 42A Report recommends the objective be deleted. I support the Section 42A Report recommendation.

POLICIES

Policy 30

39 PCC's submission seeks that the policy be amended to provide clear and appropriate direction to plan users in line with objectives. A reworded policy was provided. I agree with PCC's submission, including the proposed reworded policy. Definitions for 'rapid transit stop' and 'walkable catchment' were also sought. I have addressed the definitions in a separate section below.

40 The Section 42A Report recommends some amendments to the policy. The recommendations include the addition of "Other local and neighbourhood centres that provide for the daily and weekly needs of their residential catchments" as sought by PCC, and which I agree with. However, the Section 42A Report recommends the elevation of Johnsonville and Kilburnie to 'regionally significant centres', which I

disagree with. My concern is that their inclusion will undermine the overall centres hierarchy and specifically the importance of the regionally significant centres such as Porirua.

41 The operative version of Policy 30 clearly identifies the Wellington central business district as ‘regional’ and the other centres as ‘sub-regional centres’, while Petone, Kilbernie and Johnsonville are ‘suburban centres’.

42 The Section 42A Report author sets out their consideration of the policy in section 5.3.2. I consider that the analysis and conclusions reached lacks sufficient robustness.

43 The analysis of the appropriate hierarchy in the Section 42A Report appears to rely heavily on the zoning included in proposed district plans and specifically the Wellington City Proposed District Plan. While I acknowledge that appropriate recognition of subordinate planning documents is important when proposing changes to the RPS to ensure vertical integration, I consider that in this particular case it results in an unacceptable outcome. In my opinion, Johnsonville and Kilbernie are clearly not regionally significant centres, despite the Wellington City Proposed District Plan proposing Metropolitan Centre zoning.

44 I note that Statistics New Zealand’s online ‘Commuter Waka’ website provides robust national data for daily commuter behaviour based on 2018 Census data, and presents this as a geographic visualisation tool.² I have tabulated the arrivals and departures data for the centres listed in Policy 30 in Table 1 below.³

² See <https://commuter.waka.app/>

³ The numbers for each centre relate to the best-matched SA2 unit. As there was no obvious best-matched SA2 unit for Raumati I have not included that centre in the table.

Table 1: Commuter data for Wellington Centres

Centre		Arrivals	Departures	Live and Work/School
Wellington	Wellington	42,738	1,572	822
	Johnsonville	1,629	1,266	264
	Kilbernie	2,562	1,095	300
Hutt Valley	Hutt Central	6,918	258	192
	Petone	4,629	330	120
	Upper Hutt	2,667	189	105
Porirua	Porirua	8,064	78	63
Wairarapa	Masterton	3,579	111	153
	Carterton	543	621	417
	Greytown	819	438	759
	Featherston	102	588	411
	Martinborough	408	291	561
Kapiti	Paraparaumu	2,958	1,002	636
	Otaki	1,077	516	834
	Waikanae	984	834	669

45 I acknowledge that the data in Table 1 above relate only to people traveling to work or school, and therefore do not capture travel for recreation, retail or other commercial activities. I also acknowledge that the data reflect the historic situation rather than what may occur in the future. However, I consider that they provide a solid empirical basis for a broad comparison of the relative current importance of each centre within the wider regional context.

46 I consider that the data support the hierarchy set out in PCC's wording for Policy 30. The data do not appear to support Kilbernie and Johnsonville as 'regionally significant centres' as recommended by the Section 42A Report author. If any, Petone may be considered to be significant enough to be elevated to that level.

47 I also consider that the hierarchy set out in PCC's wording for Policy 30 is also supported by the descriptions of zones set out in the National Planning Standards.

48 Given the issues above, I consider PCC's recommended rewording of Policy 30 (as set out in its submission) to be the most appropriate.

Policy 31

- 49 PCC's submission seeks that the policy be amended so that it provides clear and appropriate direction. Comprehensive rewording of the policy was provided. I agree with the reasons and the recommended rewording of the policy as set out in PCC's submission.
- 50 While the Section 42A Report author has recommended accepting the submission point in part, not all of the amendments sought have been carried forward.
- 51 I consider that the amendments recommended in the Section 42A Report do not entirely resolve the concerns expressed in PCC's submission in relation to clarity of wording and providing regional guidance on implementation of the NPS-UD, and consider that PCC's version (expressed in its submission) is the most appropriate.

Policy 32

- 52 PCC's submission states that the Council generally supports this policy as industrial activities are an important part of Porirua's local economy and they can be compromised by inappropriate use, development and subdivision. A minor grammatical change is sought.
- 53 The Section 42A Report author recommends replacing the phrase 'the qualities and characteristics of well-functioning urban environments' with 'a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form with well-functioning urban areas and rural areas' in the chapeau. I disagree with this change, as it introduces ambiguous terms, which I have discussed earlier in my evidence.

Policy UD.1

- 54 PCC's submission seeks that Policy UD.1 be amended so that it provides clear and appropriate direction. Proposed amendments were provided. The stated reasons include that, while the policy is supported in principle, a definition of 'ancestral land' is needed and there are issues around the applicability of clause (a) to land that is not ancestral land.
- 55 I support the amendments proposed in PCC's submissions, for the reasons stated. I have included the recommended amendments to the policy in Appendix A.

Policy 55

- 56 PCC's submission seeks that the policy be amended so that it provides clear and appropriate direction. The reasons stated include that the policy lacks the necessary precision to enable its meaningful implementation, contains unnecessary duplication, and does not align with objectives. I agree with these reasons. PCC's submission includes proposed amendments.
- 57 The Section 42A Report author, while accepting the submission in part, has not carried forward all of PCC's amendments sought. I agree with the amendments sought in PCC's submission, particularly in relation to the deletion of unnecessary duplication with other provisions. I have included the recommended amendments to the policy in Appendix A.
- 58 While some of the Section 42A Report author's recommended amendments are appropriate, some of the wording requires further refinement as it is complex and, in some cases, duplicates other provisions. As such, I recommend a range of other amendments, to simplify and clarify the policy, so that it reads as follows:

Policy 55: Regional form– consideration

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 August 2022),

its contribution to achieving a compact and well-designed regional form shall be determined by whether:

(a) the location, design and layout of the urban development:

1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and

2. 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

ii) is along existing or planned 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; and

3. 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 use of low and zero-carbon emission transport modes, including efficient provision of public transport services; and

(b) 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 or development framework or strategy that describes where and how future urban development will occur in that district or region; and/or

(c) a structure plan has been prepared and adopted by the relevant city or district council; and

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

59 I consider that my recommended policy provides clearer and more appropriate direction.

Policy 56

60 PCC's submission seeks that a minor typographical error be addressed in Policy 56. That error has been addressed through the amendments proposed by the Section 42A Report author.

61 However, the Section 42A Report author recommends significant additional amendments to the policy. While I generally agree with the majority of the recommended changes, I consider that the

recommended new clauses (d), (f), (g) and (j) are superfluous as other provisions address those matters. These do not need to be reiterated in every potentially relevant policy.

62 Additionally, the phrase “seek to manage impacts” is not precise enough for an RPS, as impacts may be positive or negative, and the RMA refers to effects rather than impacts.

63 I have provided my recommended amendments to the policy in Appendix A.

Policy 57

64 PCC’s submission seeks that the proposed amendments to the policy be deleted. This is because it is not clear how a requirement to “require land use and transport planning within the Wellington Region is integrated in a way” relates to resource consents or notices of requirement, and that the policy duplicates the regulatory policies. I agree.

65 I do not consider that the amendments recommended in the Section 42A Report resolve the concerns expressed by PCC in its submission. In some cases, the recommended changes exacerbate those concerns, including by introducing terms such as ‘equitable’ which relate to concepts that are not able to be addressed through RMA processes.

66 Given these issues, I consider that the proposed amendments to the policy should be deleted, and the policy simply amended so that it only applies to resource consents and notices of requirement and remove reference to the Wellington Regional Land Transport Strategy. I have provided my recommended amendments to the policy in Appendix A.

Policy 58

67 PCC’s submission seeks that the policy be deleted, or amended so that it provides clear and appropriate direction. The stated reasons include that

policy lacks the necessary precision to enable its meaningful implementation. I agree.

68 I also consider that the policy uses unusual and imprecise wording that is not appropriate for an RMA document, such as “infrastructure serving the area in question”.

69 I do not consider that the amendments recommended in the Section 42A Report resolve the concerns expressed by PCC in its submission. For example, the recommended amendments to clause (c) appear to ignore that the approval of and funding for infrastructure are different matters, and that infrastructure for development may be delivered directly by the developer as agreed with a territorial authority through Developer Agreements.

70 Given these issues, I consider that the proposed amendments to the policy should be deleted, and the policy simply amended so that it only applies to resource consents and notices of requirement as other provisions will address these matters in relation to district plans. I have provided my recommended amendments to the policy in Appendix A.

Policy UD.2

71 PCC’s submission seeks that the policy be amended so that it provides clear and appropriate direction. PCC’s reasons state that the policy as drafted provides no value beyond section 6(e) of the RMA and that the RPS needs to provide direction at a regional level rather than repeat requirements in the RMA. The explanation to the policy is noted as providing the necessary guidance and direction at a regional level. I agree.

72 I consider that the policy should only apply to resource consents and notices of requirements as other provisions will address these matters in relation to district plans. I also consider that the matters in the

explanation should be brought into the policy wording itself. I have provided a potential redrafted policy, set out in Appendix A.

Policy UD.3

73 PCC's submission seeks that the policy be amended so that it provides clear and appropriate direction, and provides proposed rewording. The Section 42A Report author recommends significant changes to the policy, and has incorporated some of the PCC's proposed amendments.

74 I disagree with the recommended additional clauses (e) and (f) recommended by the Section 42A Report author. I consider that these are not consistent with the intent of the relevant clauses in the NPS-UD. In particular, I consider that the recommended clause (e) presupposes the final outcome of a plan change, rather than the consideration of whether it will be treated as adding significantly to development capacity. Whether the plan change is the 'most appropriate' would be considered through a section 32 evaluation in relation to whether the change gives effect to the objectives.

75 I also consider that the policy can be drafted to better implement the NPS-UD and be more concise and directive. As such, I consider the policy should be redrafted as below:

Policy UD.3: Responsive planning to plan changes that provide for significant development capacity – consideration

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:

(a) the plan change makes a contribution to providing significant development capacity meeting a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage identified 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) where it provides for housing, the plan change will contribute to increasing 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 contribution to a matter in (a), this means that the contribution:
(i) is likely to be realised in a timely manner; and
(ii) responds to demonstrated demand for the short-medium term in that particular location; and
(d) the required development infrastructure can be provided in an integrated, efficient and comprehensive manner.

Policy UD.5

- 76 The Section 42A Report author recommends the addition of a new Policy UD.5 relating to contributing to well-functioning urban areas for the reason that “this is more appropriate in a policy than objective”.⁴
- 77 While I do not have a fundamental disagreement with the introduction of a consideration policy addressing well-functioning urban environments, I consider that Policy UD.5 is lacks clarity and does not seem to provide additional direction beyond that already provided in the RPS. Furthermore, it appears to set the bar for future urban development at an extremely high level, to the extent that most (if not all) development may struggle to meet Policy UD.5.
- 78 For example, the efficient use of natural and physical resources is already a matter under section 7 of the RMA that decision-makers must have particular regard to; the wording in clause (a) provides little additional guidance of value to RPS readers on this matter. Conversely, within the same clause, the policy seeks that housing quality is improved, which is not something addressed by the NPS-UD or the RMA itself and is regulated under the Building Act 2004. The clause also uses vague terms such as ‘close proximity’, which provides no meaningful direction.

⁴ Section 42A report, para.287.

- 79 The matters addressed under clauses (b) to (f) are all covered by other provisions in the RPS; there is no need to reiterate those in a new policy.
- 80 Additionally, the wording used goes further than is realistically achievable. Clause (d) requires that **all** potential adverse effects of urban development on the natural environment be avoided or mitigated. Clause (e) requires that the quality and quantity of freshwater be protected **and** enhanced. Not all adverse effects can be avoided or mitigated, and I am not aware of any way that the quantity of freshwater could be enhanced through urban development activities.
- 81 Overall, I consider that Policy UD.5, as recommended by the Section 42A Report author, should be deleted.

Policy 67

- 82 PCC's submission seeks that the policy be deleted or amended so that it provides clear and appropriate direction. PCC's reasons state that "This policy does not make sense. It is a non-regulatory policy that requires a regulatory response." I agree.
- 83 I consider that the wording of the policy should be simplified. Reference to non-regulatory actions of a Future Development Strategy is superfluous: an FDS has statutory weight in its own right, and any non-regulatory actions do not require mention in an RPS policy. Additionally, 'safeguarding' the productive capability of rural areas is outside the ability of a non-regulatory policy; such a strong direction requires a regulatory response.
- 84 I have set out my recommended amendments to this policy in Appendix A

Section 32AA Evaluation

85 In my opinion, the amendments I have recommended to the policies are the most appropriate way to achieve the objectives of the RPS. In particular, I consider that:

85.1 My recommended amendments to policies will be more effective in achieving the relevant objectives by providing greater clarity in wording, thereby reducing the potential implementation issues.

85.2 My recommended deletion of policies will be more effective in achieving the relevant objectives by ensuring the package of policies achieve the purpose of the RMA and are in accordance with relevant national policy statements.

85.3 My recommended amendments to policies will not add any additional social, environmental, cultural or economic costs, but will have economic benefits through easier interpretation and implementation, and will therefore be more efficient.

METHODS

Method UD.1

86 PCC's submission seeks that the method be amended to recognise that design guides should be produced where necessary and reflect that there is already regional and national guidance that can be used. The Section 42A Report author recommends acceptance of PCC's submission point and recommends appropriate amendments. I support those recommendations.

DEFINITIONS

Complex development opportunities

87 PCC's submission seeks that the definition be deleted, or amended to provide clear and appropriate direction. The Section 42A Report author recommends deletion. I support the deletion of the definition.

High density development and Medium density residential development

88 PCC's submission seeks that the definitions of 'high density development' and 'medium density residential development' are deleted or amended to provide clear and appropriate direction. The Section 42A Report author recommends amendments to the definitions which provide greater consistency between them.

89 I consider that the definitions as recommended to be amended by the Section 42A Report author are still fundamentally flawed as they only provide subjective descriptions, and what is 'high' or 'medium' density will be different for the various activities referred to in the definitions. Therefore, in my opinion, they do not provide practical and useable definitions for RPS readers. I also note that I have recommended deletion of the policy clauses that refer to 'high density development' and 'medium density residential development'. Consequently, I recommend that both definitions also be deleted.

Tier 1 territorial authority

90 PCC's submission seeks that the definition be deleted and replaced with the definition in section 2 of the RMA. The Section 42A Report author recommends acceptance of that submission point and recommends the definition be amended as sought by PCC. I support that recommendation.

Urban areas

91 PCC's submission seeks that the definition be amended to include sport and open space zones so that it aligns with the National Planning Standards. I agree with PCC's submission that a definition of 'urban areas' needs to recognise that these include open space and sport and active recreation zones. Good accessibility to such areas is essential to well-functioning urban environments (as articulated in clause (c) of Policy 1 of the NPS-UD).

92 At a more fundamental level, I consider that, as proposed in Change 1 and recommended to be amended in the Section 42A Report, the definition does not actually define the urban areas in the Wellington region but merely provides an inclusive list of zones that may exist with urban areas.

93 Change 1 includes a proposed definition of 'urban environments' taken from the NPS-UD. The lack of recognition of open space and sport and active recreation zones within urban areas means that the two definitions are inconsistent. As such, I consider that the definition of 'urban areas' now provides no practical use to RPS readers and should be deleted.

Walkable catchment

94 PCC's submission seeks a definition of 'walkable catchment' through its submission point on Policy 31. The Section 42A Report for the Transport topic in Hearing Stream 3 recommended a definition of 'walkable catchment'.

95 I noted in my evidence on Hearing Stream 3 that the recommended definition may create issues where a district plan has already been varied by an Intensification Planning Instrument (IPI) and does not already

define the term. The rebuttal evidence of Ms Louise Allwood consequently recommended the definition be amended to:

A walkable catchment is an area that an average person could walk from a specific point to get to multiple destinations. A walkable catchment consists of a maximum 20 minute average walk, or as otherwise identified by territorial authorities.

96 I generally agree that the definition as recommended in Ms Allwood's rebuttal evidence responds to the concerns I raised.

97 However, while I recognise that Ms Allwood has taken wording from a relevant guidance document and its inclusion would not detract from PCC giving effect to the RPS, in my opinion it lacks clarity and direction. As such, it may be more appropriate to delete the definition. I also note that the relevant territorial authorities, including PCC, have already notified their IPs and therefore the use of the definition in the future is not clear.

Rapid transit stop

98 PCC's submission on Policy 31 also seeks a definition of 'rapid transit stop' (or the inclusion of criteria within that policy). The Section 42A Report author does not consider a definition "to be appropriate at this stage, given the complexities and change in what is deemed to be rapid transit". I consider that it is appropriate for the RPS through Change 1, in implementing the NPS-UD, to set criteria for rapid transit stops within the Wellington region. Doing so will ensure that a consistent approach is taken by territorial authorities in implementing their obligations under Policy 3 of the NPS-UD.

99 The NPS-UD already includes a definition of 'rapid transit stop', along with an associated definition for 'rapid transit service'. A regional council must prepare and change its regional policy statement in accordance with a national policy statement.

100 As such, in the absence of a definition more specific to the Wellington region, I consider that it is appropriate for the RPS to include both of the definitions from the NPS-UD.

New definitions

101 PCC's submission includes a general point addressing definitions, and seeks that definitions be added for terms that are unclear and would assist in interpretation and implementation. The Section 42A Report recommends the introduction of definitions for 'regional form', 'well-functioning urban environments', 'primary production' and 'town centre zone'.

102 I support the inclusion of the definitions in the National Planning Standards for 'primary production' and 'town centre zone' as recommended in the Section 42A Report.

103 I also support the use of the wording from Policy 1 of the NPS-UD for the definition of 'well-functioning urban environments' but recommend two minor amendments to make this more consistent with the NPS-UD.

104 I do not support the recommended definition of 'regional form' I consider that it should be clearer and more concise, and recommend the following wording:

The spatial distribution and arrangement of the region's urban and rural areas, infrastructure networks, and their relationship with natural environmental features.

CONCLUSION

105 I consider that the urban development objectives and supporting provisions require significant amendments to avoid potential issues in interpretation and implementation of Change 1. Amendments are also required to ensure the provisions appropriately implement the NPS-UD.

106 Without these amendments, it will be difficult for the territorial authorities (including PCC) to give effect to Change 1 through district plans and consenting functions, and attempts to give effect to Change 1 may give rise to unacceptable costs.

Rory Smeaton

15 September 2023

Appendix A. Summary of PCC submission points and s42A report recommendations

PCC Submission Point Ref.	Provision	Relief Sought by PCC (green text where relevant)	S42A report Recommendation		Recommended Amendments to s42A Version (blue text)
			Response	Recommended Changes (red text)	
S30.020	General comments – urban development	Amend the chapter to give effect to the NPS-UD, and increase regulatory certainty.	Accept in part	[Significant amendments recommended in the section 42A report throughout chapter]	See specific amendments to provisions below.
S30.021	Regional form, design and function introductory text	Amend introduction to shorten and use language consistent with national direction, and/or reword as follows: [...]	Accept in part	[Significant amendments recommended in the section 42A report to the chapter Introduction]	Significant rewriting of the introduction is required. I support the proposed drafting in PCC's submission.
S30.022	Objective 22	<p>Amend the objective so that it is clear what the outcome sought is, and/or reword as follows:</p> <p><u>The Wellington regional form:</u></p> <p><u>A. Is compact, well designed and has good accessibility between housing, employment opportunities, community services, natural spaces, and open spaces, including:</u></p> <ol style="list-style-type: none"> <u>1. A network and hierarchy of commercial centres which support the primacy of the Wellington city centre followed by:</u> <ol style="list-style-type: none"> <u>i. Metropolitan Centres,</u> <u>ii. Town Centres,</u> <u>iii. Local Centres; and</u> <u>iv. Neighbourhood Centres;</u> <u>2. A Regional urban form that is integrated with existing and planned transport network;</u> <u>3. Commercial and industrial activities distributed in appropriate locations and in a way that supports the commercial centres hierarchy identified in A.1 above;</u> <u>4. More people living in, and more business and community services located in, areas that are in or near a commercial centre and/or well-served by public transport;</u> <u>5. Urban built environments that meet the health and wellbeing needs of people.</u> <p><u>B. Supports the competitive operation of land and development markets in ways that contribute to improved housing affordability and business activity, including:</u></p> <ol style="list-style-type: none"> <u>1. A variety of homes that meet the needs, in terms of type and location, of different households.</u> 	Accept in part	<p>Objective 22</p> <p>A compact, well-designed, climate-resilient, accessible, and environmentally responsive regional form with well-functioning urban areas and rural areas, where:</p> <p>Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which:</p> <p>(a) Are compact and well designed; and</p> <p>(a)(b) there is Provide for sufficient development capacity, affordable housing and housing choice to meet the needs of current and future generations, with a diversity of housing typologies within neighbourhoods; and</p> <p>(b)(h) Enable Māori are able to express their cultural and traditional norms, and by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga is provided for; and</p> <p>(c)(d) Te Mana o Te Wai is given effect to Prioritise the protection and enhancement of the quality and quantity of freshwater; and</p> <p>(d)(f) subdivision, use and development is located, designed, and constructed in a way that is Supports the transition to a low-emission and climate-resilient region; and</p> <p>(e)(k) built environments meet the health and wellbeing needs of all people, Are well connected through with high-quality housing and multi-modal access (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, local and regional centres, green space, natural spaces, and open space; and</p> <p>(f) the biophysical characteristics, location, values, capability and limitations of land inform its use and development; and</p> <p>(g) existing urban-zoned land, and infrastructure capacity including transport infrastructure, is used efficiently; and</p> <p>(h) new or upgraded infrastructure, including transport infrastructure, is integrated and sequenced with development, and development densities are sufficient to support its provision and ongoing maintenance; and</p> <p>(i) Provide for a variety of residential, commercial, mixed use and industrial development in appropriate locations contributes to viable and vibrant</p>	<p><u>The Wellington regional form:</u></p> <p><u>A. Is compact, well designed and has good accessibility between housing, employment opportunities, community services, natural spaces, and open spaces, including:</u></p> <ol style="list-style-type: none"> <u>1. A network and hierarchy of commercial centres which support the primacy of the Wellington city centre, followed by:</u> <ol style="list-style-type: none"> <u>i. Metropolitan Centres;</u> <u>ii. Town Centres;</u> <u>iii. Local Centres; and</u> <u>iv. Neighbourhood Centres;</u> <u>2. A Regional urban form that is integrated with existing and planned transport network;</u> <u>3. Commercial and industrial activities distributed in appropriate locations and in a way that supports the commercial centres hierarchy identified in A.1 above;</u> <u>4. More people living in, and more business and community services located in, areas that are in or near a commercial centre and/or well-served by public transport;</u> <u>5. Urban built environments that meet the health and wellbeing needs of people;</u> <p><u>B. Supports the competitive operation of land and development markets in ways that contribute to improved housing affordability and business activity, including:</u></p> <ol style="list-style-type: none"> <u>1. A variety of homes that meet the needs, in terms of type and location, of different households;</u> <u>2. Sufficient housing and business development capacity in the short and medium term as identified in Table 9A to RPS Objective 22A;</u> <u>3. A range of buildings and sites in appropriate locations that provide opportunities for commercial and industrial activities in a way that achieves the commercial centres hierarchy identified in A.1 above and maintains the primacy of the Wellington city centre;</u> <p><u>C. Optimises the efficient use of existing infrastructure.</u></p>

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			Response	Recommended Changes (red text)	
		<p>2. Sufficient housing and business development capacity in the short and medium term as identified in Table 9A to RPS Objective 22A.</p> <p>3. A range of buildings and sites in appropriate locations that provide opportunities for commercial and industrial activities in a way that achieves the commercial centres hierarchy identified in A.1 above and maintains the primacy of the Wellington city centre.</p> <p>C. Optimises the efficient use of existing infrastructure.</p>		<p>centres at a range of scales, and industrial-based employment locations, including employment close to where people live; and</p> <p>(c) Improve the overall health, well-being and quality of life of the people of the region; and</p> <p>(g) Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and</p> <p>(i) Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and</p>	
S30.023	Objective 22B	Amend the objective so that it is clear what the outcome sought is. Provide a definition of 'strategically planned'.	Accept in part	<p>Objective 22B</p> <p>Development in the Wellington Region's rural area is strategically planned and impacts on significant values and features identified in this RPS are managed effectively.</p>	Support the section 42A report recommended amendment to delete this objective.
S30.051	Policy 30	<p>Amend policy so that it provides clear and appropriate direction to plan users in line with objectives, and/or reword policy as follows:</p> <p>Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres-Wellington regional form – commercial centres hierarchy– district plans</p> <p><u>District plans shall include objectives, policies, rules and/or other methods that identify and manage subdivision, use and development in the centres listed below in a way that recognises and maintains the viability and vibrancy of:</u></p> <p><u>1. The regionally significant Wellington city centre;</u></p> <p><u>2. The sub-regional metropolitan centres at:</u></p> <p><u>a. Upper Hutt</u></p> <p><u>b. Lower Hutt</u></p> <p><u>c. Porirua</u></p> <p><u>d. Paraparumu</u></p> <p><u>e. Masterton</u></p> <p><u>3. The locally significant town centres at:</u></p> <p><u>a. Petone</u></p> <p><u>b. Kilbirnie</u></p> <p><u>c. Johnsonville</u></p> <p><u>d. Ōtaki</u></p> <p><u>e. Waikanae</u></p>	Accept in part	<p>Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres – district plans</p> <p>District plans shall include policies, rules and/or methods that enable and manage a range of land use activities that maintain and enhance the viability and vibrancy of regional central business district in the Wellington city and the:</p> <p><u>1. the regionally significant central business district of Wellington City;</u></p> <p><u>2. other regionally significant centres:</u></p> <p>i. Upper Hutt city centre;</p> <p>ii. Lower Hutt city centre;</p> <p>iii. Porirua city centre;</p> <p>iv. Paraparumu town centre;</p> <p>v. Masterton town centre; and the</p> <p><u>vi. Johnsonville; and</u></p> <p><u>vii. Kilbirnie.</u></p> <p><u>3. the locally significant centres of Suburban centres in:</u></p> <p>i. Petone;</p> <p>ii. Kilbirnie; and</p> <p>iii. Johnsonville,;</p> <p><u>ii. Ōtaki Main Road;</u></p> <p><u>iii. Ōtaki Township;</u></p> <p><u>iv. Raumati Town;</u></p> <p><u>v. Waikanae;</u></p> <p><u>vi. Featherston;</u></p>	<p><u>Policy 30: District plans shall include objectives, policies, rules and/or other methods that identify and manage subdivision, use and development in the centres listed below in a way that recognises and maintains the viability and vibrancy of:</u></p> <p><u>1. The regionally significant Wellington city centre;</u></p> <p><u>2. The sub-regional metropolitan centres at:</u></p> <p><u>a. Upper Hutt</u></p> <p><u>b. Lower Hutt</u></p> <p><u>c. Porirua</u></p> <p><u>d. Paraparumu</u></p> <p><u>e. Masterton</u></p> <p><u>3. The locally significant town centres at:</u></p> <p><u>a. Petone</u></p> <p><u>b. Kilbirnie</u></p> <p><u>c. Johnsonville</u></p> <p><u>d. Ōtaki</u></p> <p><u>e. Waikanae</u></p> <p><u>f. Featherston</u></p> <p><u>g. Greytown</u></p> <p><u>h. Carterton</u></p> <p><u>i. Martinborough</u></p> <p><u>4. Other local and neighbourhood centres that provide for the daily and weekly needs of their residential catchments.</u></p>

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		<p>f. Featherston</p> <p>g. Greytown</p> <p>h. Featherston</p> <p>i. Carterton</p> <p>j. Martinborough</p> <p>4. Other local and neighbourhood centres that provide for the daily and weekly needs of their residential catchments.</p>		<p>vii. Greytown;</p> <p>viii. Carterton; and</p> <p>ix. Martinborough.</p> <p>4. Other local and neighbourhood centres that provide for the daily and weekly needs of their residential catchments.</p> <p>a. Sub-regional centres of:</p> <p>i. Upper Hutt city centre;</p> <p>ii. Lower Hutt city centre;</p> <p>iii. Porirua city centre;</p> <p>iv. Paraparaumu town centre;</p> <p>v. Masterton town centre; and the</p> <p>b. Suburban centres in:</p> <p>i. Petone;</p> <p>ii. Kilbirnie; and</p> <p>iii. Johnsonville.;</p>	
S30.052	Policy 31	<p>Amend policy so that it provides clear and appropriate direction to plan users in line with objectives, and/or reword policy as follows:</p> <p>Policy 31: Identifying and enabling a range of building heights and density promoting higher density and mixed use development Wellington regional form – urban intensification – district plans</p> <p>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:</p> <p>1. For Wellington city centre: Realises as much development capacity as possible to maximise the benefits of intensification in this regionally significant centre;</p> <p>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;</p> <p>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; and</p> <p>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</p>	Accept in part	<p>Policy 31: Identifying and enabling a range of building heights and density promoting higher density and mixed use development Enabling intensification to contribute to well-functioning urban areas – district plans</p> <p>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 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 wellfunctioning urban environments, including as a minimum:</p> <p>(a) For any tier 1 territorial authority, identifying a range of building heights and urban form densities to:</p> <p>(i) realise as much development capacity as possible in city centre zones; and</p> <p>(ii) enable identify areasfor high density development within: City centre zones metropolitan centre zones; and any other locations, within a walkable catchment ofwhere there is with good access to:</p> <p>1. existing and planned rapid transit; or</p> <p>2. edge of city centre zones and metropolitan centre zones; and/or</p> <p>3. areas with a range of commercial activities and community services.;</p> <p>and</p> <p>(iii) (b) For any tier 1 territorial authority, identify areasfor enable medium density residential developmentwithin any relevant residential zone; 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>Policy 31: Identifying and enabling a range of building heights and density promoting higher density and mixed use development Wellington regional form – urban intensification – district plans</p> <p>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:</p> <p>1. For Wellington city centre: Realises as much development capacity as possible to maximise the benefits of intensification in this regionally significant centre;</p> <p>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;</p> <p>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;</p> <p>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</p> <p>5. For any other territorial authority not identified as a tier 1 territorial authority, identify areas for greater building height and density where:</p> <p>a. 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>b. there is relative demand for housing and business use in that location.</p>

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		<p><u>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.</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><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><u>b. there is relative demand for housing and business use in that location.</u></p>		<p>(b) (e)Ffor any other territorial authority not identified as a tier 1 territorial authority, identifying areas for greater building height and urban form densities where:</p> <p>(i) within, and adjacent to town centre zones where appropriate; and</p> <p>(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</p> <p>(iii) there isto meet relative demand for housing and business use in that location.</p>	
S30.053	Policy 31	Include definitions for 'rapid transit stop' and 'walkable catchment'.	Accept in part	<p>Definition of 'walkable catchment' included in Hearing Stream 3 section 42A report for 'Transport' topic.</p> <p>No definition recommended for 'rapid transit stop'.</p>	<p>rapid transit service</p> <p>Has the same meaning as in subpart 1.4 of the National Policy Statement for Urban Development 2020:</p> <p>means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic.</p> <p>rapid transit stop</p> <p>Has the same meaning as in subpart 1.4 of the National Policy Statement for Urban Development 2020:</p> <p>means a place where people can enter or exit a rapid transit service, whether existing or planned.</p>
S30.054	Policy 32	<p>Amend policy as follows:</p> <p>[no changes identified]</p> <p>Reasons state:</p> <p><i>Council generally supports this policy as industrial activities are an important part of our local economy and they can be compromised by inappropriate use, development and subdivision.</i></p> <p><i>Delete comma as it does not make sense grammatically.</i></p>	Accept	<p>Policy 32: Identifying and protecting key industrial-based employment locations – district plans</p> <p>District plans should shall include policies, rules and/or methods that identify and protect key industrial-based employment locations where they contribute to 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 by: maintain and enhance compact, well-designed and sustainable regional form</p> <p>(a) Recognising the importance of industrial based activities and the employment opportunities they provide; and</p> <p>(b) Identifying specific locations and applying zoning suitable for accommodating industrial activities and their reasonable needs and effects including supporting or ancillary activities; and</p> <p>(c) Identifying a range of land sizes and locations suitable for different industrial activities, and their operational needs including land-extensive activities; and</p> <p>(d) Managing the establishment of non-industrial activities, in industrial zones, by avoiding activities likely to result in reverse sensitivity effects on</p>	<p>Policy 32: Identifying and protecting key industrial-based employment locations – district plans</p> <p>District plans should shall include policies, rules and/or methods that identify and protect key industrial-based employment locations where they contribute to 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 by: maintain and enhance compact, well-designed and sustainable regional form</p> <p>(a) Recognising the importance of industrial based activities and the employment opportunities they provide; and</p> <p>(b) Identifying specific locations and applying zoning suitable for accommodating industrial activities and their reasonable needs and effects including supporting or ancillary activities; and</p> <p>(c) Identifying a range of land sizes and locations suitable for different industrial activities, and their operational needs including land-extensive activities; and</p> <p>(d) Managing the establishment of non-industrial activities, in industrial zones, by avoiding activities likely to result in reverse sensitivity effects on industrial activities, or likely to result in an inefficient use of industrial zoned land or infrastructure.</p>

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				industrial activities, or likely to result in an inefficient use of industrial zoned land or infrastructure.	
S30.055	Policy UD.1	<p>Amend policy so that it provides clear and appropriate direction to plan users in line with objectives, and/or reword policy as follows:</p> <p>District plans shall include objectives, policies, rules and/or methods that provide for the occupation, use, development and ongoing relationship of mana whenua / tangata whenua with their ancestral land, by:</p> <p>(a) enabling mana whenua / tangata whenua to exercise their Tino Rangatiratanga; and</p> <p>(b) recognising that marae and papakāinga are a Taonga and making appropriate provision for them; and</p> <p>(c) recognising the historical, contemporary, cultural, and social importance of papakāinga; and</p> <p>(d) if appropriate, identifying a Māori Purpose Zone; and</p> <p>(e) recognising Te Ao Māori and enabling mana whenua / tangata whenua to exercise Kaitiakitanga and their Tino Rangatiratanga; and</p> <p>(f) providing for the development of land owned by mana whenua / tangata whenua.</p>	Reject	<p>Policy UD.1: Providing for the occupation, use, development and ongoing relationship of mana whenua / tangata whenua with their ancestral land – district plans</p> <p>District plans shall include objectives, policies, rules and/or methods that provide for the occupation, use, development and ongoing relationship of mana whenua / tangata whenua with their ancestral land, by:</p> <p>a. enabling mana whenua / tangata whenua to exercise their Tino Rangatiratanga; and</p> <p>b. recognising that marae and papakāinga are a Taonga and making appropriate provision for them; and</p> <p>c. recognising the historical, contemporary, cultural, and social importance of papakāinga; and</p> <p>d. if appropriate, identifying a Māori Purpose Zone; and</p> <p>e. recognising Te Ao Māori and Mātauranga Māori, and enabling mana whenua / tangata whenua to exercise Kaitiakitanga; and</p> <p>f. providing for the development of land owned by mana whenua / tangata whenua.</p>	<p>Policy UD.1: Providing for the occupation, use, development and ongoing relationship of mana whenua / tangata whenua with their ancestral land – district plans</p> <p>District plans shall include objectives, policies, rules and/or methods that provide for the occupation, use, development and ongoing relationship of mana whenua / tangata whenua with their ancestral land, by:</p> <p>a. enabling mana whenua / tangata whenua to exercise their Tino Rangatiratanga; and</p> <p>ba. recognising that marae and papakāinga are a Taonga and making appropriate provision for them; and</p> <p>eb. recognising the historical, contemporary, cultural, and social importance of papakāinga; and</p> <p>ec. if appropriate, identifying a Māori Purpose Zone; and</p> <p>ed. recognising Te Ao Māori and Mātauranga Māori, and enabling mana whenua / tangata whenua to exercise Kaitiakitanga and their Tino Rangatiratanga; and</p> <p>fe. providing for the development of land owned by mana whenua / tangata whenua.</p>
S30.072	Policy 55	<p>Amend policy so that it provides clear and appropriate direction to plan users in line with objectives, and/or reword policy as follows:</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 2009 August 2022), particular regard shall be given to whether:</p> <p>(a) the urban proposed development is the most appropriate option to achieve Objective 22 contributes to establishing or maintaining the qualities of a well-functioning urban environment, including:</p> <p>(i) the urban development will be well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors;</p> <p>(ii) the location, design and layout of the proposed development shall achieve the objectives and policies of the RPS apply the</p>	Accept in part	<p>Policy 55: Contributing to a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form 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 urban development beyond the region’s urban areas (as at March 2009 August 2022), its contribution to achieving a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form shall be determined by particular regard shall be given to whether:</p> <p>(a) the location, design and layout of the urban proposed development is the most appropriate option to achieve Objective 22 contributes to establishing or maintaining the qualities of a well-functioning urban environment, including:</p> <p>1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and</p> <p>2. (i) the urban development will be well-connected to the existing or planned urban area, particularly if it is located which means:</p> <p>i) adjacent to existing urban areas with access to employment and amenities, and</p>	<p>Policy 55: Contributing to a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form Providing for appropriate urban expansion Maintaining a compact, well designed and sustainable regional form – Regional form – 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 2009 August 2022), its contribution to achieving a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form shall be determined by particular regard shall be given to whether:</p> <p>(a) the location, design and layout of the urban proposed development is the most appropriate option to achieve Objective 22 contributes to establishing or maintaining the qualities of a well-functioning urban environment, including:</p> <p>1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and</p> <p>2. (i) the urban development will be well-connected to the existing or planned urban area, particularly if it is located which means:</p> <p>i) is adjacent to existing urban areas with access to employment and amenities; and either</p> <p>ii) is along existing or planned multi-modal transport corridors that provide for multi-modal transport options, including public transport; or</p>

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		<p>specific management or protection for values or resources identified by this RPS, including:</p> <p>1. Avoiding inappropriate subdivision, use and development in areas at risk from natural hazards as required by Policy 29;</p> <p>2. Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23;</p> <p>3. Protecting outstanding natural features and landscape values as identified by Policy 25;</p> <p>4. Protecting historic heritage values as identified by Policy 22;</p> <p>5. Integrates Te Mana o Te Wai consistent with Policy 42;</p> <p>6. Provides for climate resilience and supports a low or zero carbon transport network consistent with Policies CC.1, CC.4, CC.10 and CC17;</p> <p>7. Recognises and provides for values of significance to mana whenua / tangata whenua;</p> <p>8. Protecting Regionally Significant Infrastructure as identified by Policy 8; and</p> <p>(b) the proposed urban development is consistent with any the Wellington Region Future Development Strategy, or 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 if the Future Development Strategy has not been notified under section 83 of the Local Government Act 2002 be yet to be released; and/or</p> <p>(c) a structure plan has been prepared.; and/or</p> <p>(d) Any The 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.</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. 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. (ii) the proposed development proposal shall apply the specific management or protection for values or resources identified required by this Regional Policy Statement, including:</p> <p>i) Avoiding inappropriate Managing subdivision, use and development in accordance with the areas at 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) Integrates Giving effect to Te Mana o Te Wai consistent with Policy 42, and</p> <p>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,</p> <p>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</p> <p>viii) Protecting Regionally significant infrastructure consistent with as identified by Policy 8,</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 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</p>	<p>iii) supports the efficient and effective delivery of new or upgraded transport infrastructure including for public transport services; and</p> <p>3. concentrates provides for 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 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</p> <p>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:</p> <p>i) Avoiding inappropriate Managing subdivision, use and development in accordance with the areas at 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) Integrates Giving effect to Te Mana o Te Wai consistent with Policy 42, and</p> <p>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;</p> <p>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</p> <p>viii) Protecting Regionally significant infrastructure consistent with as identified by Policy 8;</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 proposed urban development is consistent with any 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 should will occur in that district or region, should the Future Development Strategy be yet to be released; and/or</p> <p>(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</p>

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			Response	Recommended Changes (red text)	
				<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/or</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. 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. <p>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.</p>	<p>partnership with mana whenua / tangata whenua and in consultation with the regional council; and/or</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. 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. <p>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.</p>
S30.073	Policy 56	Amend policy: [Amend to address minor typographical error.]	Accept	<p>Policy 56 – Managing development in rural areas - consideration</p> <p>When considering an application for a resource consent or a change, variation or review of a district plan for subdivision, use, and development in rural areas (as at March 2009 August 2022), seek to manage impacts on rural areas by considering whether the proposal: particular regard shall be given to whether:</p> <p>(a) the proposal will result in a loss of retains the productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals; and</p> <p>(b) results in reverse sensitivity issues, including on existing production activities, and extraction and distribution of aggregate minerals operations; and</p> <p>(c) (b) the proposal will reduce retains or enhances the amenity aesthetic, cultural and open space values in rural areas between and around settlements; and</p> <p>(d) provides for mana whenua / tangata whenua values, including the relationship with their traditions, ancestral lands, water, sites, wāhi tapu and other taonga; and</p> <p>(e) (c) the proposal's location, design or density will minimises demand for non-renewable energy resources through appropriate location, design and density of development; and</p> <p>(f) is climate-resilient; and</p> <p>(g) gives effect to Te Mana o Te Wai; and</p> <p>(h) (d) for rural residential development, the proposal 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; or</p>	<p>Policy 56 – Managing development in rural areas - consideration</p> <p>When considering an application for a resource consent or a change, variation or review of a district plan for subdivision, use, and development in rural areas (as at March 2009 August 2022), seek to manage impacts adverse effects on rural areas by considering whether the proposal: particular regard shall be given to whether:</p> <p>(a) the proposal will result in a loss of retains the productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals; and</p> <p>(b) results in reverse sensitivity issues, including on existing production activities, and extraction and distribution of aggregate minerals operations; and</p> <p>(c) (b) the proposal will reduce retains or enhances the amenity, aesthetic, cultural and open space values in rural areas between and around settlements; and</p> <p>(d) provides for mana whenua / tangata whenua values, including the relationship with their traditions, ancestral lands, water, sites, wāhi tapu and other taonga; and</p> <p>(e) (c) the proposal's location, design or density will minimises demand for non-renewable energy resources through appropriate location, design and density of development; and</p> <p>(f) is climate-resilient; and</p> <p>(g) gives effect to Te Mana o Te Wai; and</p> <p>(h) (d) for rural residential development, the proposal is consistent with any 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 should will occur in that district or region, should the Future Development Strategy be yet to be released; or</p>

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			Response	Recommended Changes (red text)	
				<p>(i) (e) in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity; and</p> <p>(j) for urban development, is consistent with Policy 55.</p>	<p>(i) (e) in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity; and</p> <p>(j) for urban development, is consistent with Policy 55.</p>
S30.074	Policy 57	Delete proposed amendments to policy.	Reject	<p>Policy 57 – Integrating land use and transportation – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, for subdivision, use or development, require, seek to achieve integration between land use and transport planning within the Wellington Region is integrated in a way which:</p> <p>(a) supports a safe, reliable, equitable, inclusive and efficient transport network; and</p> <p>(a) supports connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity; and</p> <p>(b) minimises private vehicle travel and trip length while supporting mode shift to public transport or active modes and support the move towards low and zero-carbon modes; and</p> <p>(d) encourages an increase in the amount of travel made by public transport and active modes;</p> <p>(d) (e) provides for well-connected, safe and accessible multi modal transport networks while recognising that the timing and sequencing of land use and public transport may result in a period where the provision of public transport may not be efficient or practical; and</p> <p>(e) (f) supports and enables the growth corridors in the Wellington Region as illustrated in Figure 3, including:</p> <p>i. Western Growth Corridor – Tawa to Levin;</p> <p>ii. Eastern Growth Corridor – Hutt to Masterton;</p> <p>iii. Let’s Get Wellington Moving Growth Corridor; and</p> <p>(f) minimises the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors.</p> <p>to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:</p> <p>a. whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;</p> <p>b. connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;</p> <p>c. whether there is good access to the strategic public transport network;</p> <p>d. provision of safe and attractive environments for walking and cycling; and</p> <p>e. whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.</p>	<p>Policy 57 – Integrating land use and transportation – consideration</p> <p>When considering an application for a resource consent, or notice of requirement, or a change, variation or review of a district plan, for subdivision, use or development, particular regard shall be given to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:</p> <p>a. whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;</p> <p>b. connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;</p> <p>c. whether there is good access to the strategic public transport network;</p> <p>d. provision of safe and attractive environments for walking and cycling; and</p> <p>e. whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.</p> <p>require, seek to achieve integration between land use and transport planning within the Wellington Region is integrated in a way which:</p> <p>(a) supports a safe, reliable, equitable, inclusive and efficient transport network; and</p> <p>(a) supports connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity; and</p> <p>(b) minimises private vehicle travel and trip length while supporting mode shift to public transport or active modes and support the move towards low and zero-carbon modes; and</p> <p>(d) encourages an increase in the amount of travel made by public transport and active modes;</p> <p>(d) (e) provides for well connected, safe and accessible multi-modal transport networks while recognising that the timing and sequencing of land use and public transport may result in a period where the provision of public transport may not be efficient or practical; and</p> <p>(e) (f) supports and enables the growth corridors in the Wellington Region as illustrated in Figure 3, including:</p> <p>i. Western Growth Corridor – Tawa to Levin;</p> <p>ii. Eastern Growth Corridor – Hutt to Masterton;</p> <p>iii. Let’s Get Wellington Moving Growth Corridor; and</p> <p>(f) minimises the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors.</p>

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S30.075	Policy 58	Delete policy, or amend so that it provides clear and appropriate direction to plan users in line with objectives.	Reject	<p>Policy 58 - Co-ordinating land use with development and operation of infrastructure - consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan, for subdivision, use or development, require, seek to coordinate urban development and infrastructure integration including form, layout, location, and timing is sequenced in a way that:</p> <p>(a) makes efficient and safe use of existing infrastructure capacity; and</p> <p>(b) (a) provides for the development, funding, implementation and operation of infrastructure serving the area in question is provided for; and</p> <p>(c) (b) all infrastructure required to serve new development, including low or zero carbon, multi-modal and public transport infrastructure, is available, or is consented, designated or programmed to be delivered through a long-term plan, transport plan or Infrastructure Strategy and in a timeframe commensurate to the scale and type of infrastructure. available prior to development occurring.</p> <p>particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:</p> <p>(a) make efficient and safe use of existing infrastructure capacity; and/or</p> <p>(b) coordinate with the development and operation of new infrastructure.</p>	<p>Policy 58 - Co-ordinating land use with development and operation of infrastructure - consideration</p> <p>When considering an application for a resource consent; <u>or</u> notice of requirement or a plan change, variation or review of a district plan for <u>subdivision, use or development</u>; particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:</p> <p>(a) make efficient and safe use of existing infrastructure capacity; and/or</p> <p>(b) coordinate with the development and operation of new infrastructure.</p> <p>, or a plan change, variation or review of a district plan, for <u>subdivision, use or development, require, seek to coordinate</u> urban development and <u>infrastructure integration including form, layout, location, and timing is sequenced in a way that:</u></p> <p><u>(a) makes efficient and safe use of existing infrastructure capacity; and</u></p> <p><u>(b) (a) provides for the development, funding, implementation and operation of infrastructure serving the area in question is provided for; and</u></p> <p><u>(c) (b) all infrastructure required to serve new development, including low or zero carbon, multi-modal and public transport infrastructure, is available, or is consented, designated or programmed to be delivered through a long-term plan, transport plan or Infrastructure Strategy and in a timeframe commensurate to the scale and type of infrastructure. available prior to development occurring.</u></p>
S30.076	Policy UD.2	Amend policy so that it provides clear and appropriate direction to plan users in line with objectives.	Accept in part	<p>Policy UD.2: Enable Māori to express their cultural and traditional norms – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a plan change of a district plan for use or development, particular regard shall be given the ability seek to enable Māori to express their culture and traditions in land use and development by, as a minimum, providing for mana whenua / tangata whenua to express and their relationship with their culture, land, water, sites, wāhi tapu, and other taonga.</p>	<p>Policy UD.2: Enable Māori to express their cultural and traditional norms – consideration</p> <p>When considering an application for a resource consent or notice of requirement or a plan change of a district plan for <u>subdivision, use or development, particular regard shall be given the ability seek</u> to enable Māori to express their culture and traditions <u>in land use and development by, as a minimum;</u></p> <p><u>(a) providing for mana whenua / tangata whenua to express and</u> their relationship with their culture, land, water, sites, wāhi tapu, and other taonga; <u>and</u></p> <p><u>(b) recognising and protecting taonga and sites and areas of significance, awa and moana and important places where mana whenua / tangata whenua still practice mātauranga.</u></p>
S30.077	Policy UD.3	Amend policy so that it provides clear and appropriate direction to plan users in line with objectives; and/or reword as follows: Policy UD.3: Responsive planning to developments plan changes that provide for significant development capacity – consideration When considering a change of a district plan for a <u>an unanticipated or out of sequence development</u> in accordance with clause (d) of	Accept in part	<p>Policy UD.3: Responsive planning to plan changes developments 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:</p> <p>(i) contributes to establishing or maintaining the characteristics and qualities of a well-functioning urban environment identified in Policy 55(a)(ii) and Objective 22;</p>	<p>Policy UD.3: Responsive planning to plan changes developments 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:</p> <p><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>

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			Response	Recommended Changes (red text)	
		<p>Policy 55, particular regard shall be given to whether the following criteria is met:</p> <p>(a) the location, design and layout of the proposal:</p> <p>(ii) contributes to establishing or maintaining the characteristics and qualities of a well- functioning urban environment identified in Policy 55(a)(ii) and Objective 22,</p> <p>(iii) is well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors,</p> <p>(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>(b) the proposal makes a significant contribution to providing significant development capacity 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,</p> <p>(ii) business space or land of a particular size or locational type, or</p> <p>(iii) community, cultural, health, or educational facilities, and</p> <p>(iv) the proposal contributes to housing affordability through a general increase in supply or through providing non-market housing, and</p> <p>(c) when considering the significance of the proposal's contribution to a matter in (b), this means that the proposal's contribution:</p> <p>(i) is of high yield relative to either the forecast demand or the identified shortfall,</p> <p>(ii) will be realised in a timely (i.e., rapid) manner,</p> <p>(iii) is likely to be taken up, and</p> <p>(iv) will facilitate a net increase in district-wide up-take in the short to medium term,</p> <p>(d) 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</p>	<p>(ii) is well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors;</p> <p>(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:</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, or</p> <p>(ii) business space or land of a particular size or locational type, or</p> <p>(iii) community, cultural, health, or educational facilities;; and</p> <p>(b) (iii) where it provides for housing, the proposal will:</p> <p>(i) will apply a relevant residential zone or other urban zone that provides for high density development or medium density residential development, and</p> <p>(ii) (iv) the proposal contributes to housing affordability through a general increase in housing choice and supply or through providing non-market housing;; and</p> <p>(c) when considering the significance of the proposal's contribution to a matter in (ba), this means that the proposal's contribution:</p> <p>(i) is of high yield relative to either the forecast demand or the identified shortfall,</p> <p>(ii) will be realised in a timely (i.e., rapid) manner and earlier than any urban development anticipated by the district plan, and</p> <p>(iii) responds to demonstrated demand for the short-medium term in that particular location is likely to be taken up; and</p> <p>(iv) will facilitate a net increase in district-wide up-take in the short to medium term;</p> <p>(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</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>(i) contributes to establishing or maintaining the characteristics and qualities of a well-functioning urban environment identified in Policy 55(a)(ii) and Objective 22;</p> <p>(ii) is well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors;</p> <p>(a) (b)the proposal plan change makes a significant contribution to providing significant development capacity meeting a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage identified in through monitoring or otherwise 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, or</p> <p>(ii) business space or land of a particular size or locational type, or</p> <p>(iii) community, cultural, health, or educational facilities;; and</p> <p>(b) (iii) where it provides for housing, the proposal plan change will:</p> <p>(i) will apply a relevant residential zone or other urban zone that provides for high density development or medium density residential development, and</p> <p>(ii) (iv) the proposal contributes to increasing housing affordability through a general increase in housing choice and supply or through providing non-market housing;; and</p> <p>(c) when considering the significance of the proposal's contribution to a matter in (ba), this means that the proposal's contribution:</p> <p>(i) is of high yield relative to either the forecast demand or the identified shortfall;</p> <p>(ii) will is likely to be realised in a timely (i.e., rapid) manner and earlier than any urban development anticipated by the district plan; and</p> <p>(iii) responds to demonstrated demand for the short-medium term in that particular location is likely to be taken up; and</p> <p>(iv) will facilitate a net increase in district-wide up-take in the short to medium term;</p> <p>(d) (d)the required development infrastructure can be provided in an integrated, efficient and comprehensive manner. 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</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>	

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			Response	Recommended Changes (red text)	
		realised developments, in the short-medium term.			
New policy proposed by s42A report author				<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> <p>(a) 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</p> <p>(b) 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</p> <p>(c) providing for and protecting mana whenua / tangata whenua values and sites of significance to mana whenua / tangata whenua, and</p> <p>(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</p> <p>(e) protecting and enhancing the quality and quantity of freshwater, and</p> <p>(f) protecting the operation and safety of regionally significant infrastructure from potential reverse sensitivity effects.</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> <p>(a) 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</p> <p>(b) 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</p> <p>(c) providing for and protecting mana whenua / tangata whenua values and sites of significance to mana whenua / tangata whenua, and</p> <p>(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</p> <p>(e) protecting and enhancing the quality and quantity of freshwater, and</p> <p>(f) protecting the operation and safety of regionally significant infrastructure from potential reverse sensitivity effects.</p>
S30.088	Policy 67	Delete policy, or amend policy so that it provides clear and appropriate direction to plan users in line with objectives.	Accept in part	<p>Policy 67: Establishing, and maintaining 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> <p>(a) implementing the New Zealand Urban Design Protocol and 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</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) encouraging providing for 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 well-being of the community; and</p> <p>(e) implementing the non-regulatory actions in the Wellington Regional Strategy for the Regional Focus Areas Wellington Region Future Development Strategy or, the regional and local strategic growth and/or development</p>	<p>Policy 67: Establishing, and maintaining 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 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 sustainable regional form 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) encouraging providing for 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 well-being of the community; and</p> <p>(e) implementing the non-regulatory actions in the Wellington Regional Strategy for the Regional Focus Areas Wellington Region Future Development Strategy or, the regional and local strategic growth and/or development framework or</p>

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			Response	Recommended Changes (red text)	
				framework or strategy that describes where and how future urban development should will occur in the that district or region; and (f) work together and partnering with mana whenua / tangata whenua to prepare papakāinga design guidelines that are underpinned by kaupapa Māori; and (g) safeguarding the productive capability of rural areas.	strategy that describes where and how future urban development should will occur in the that district or region; and (f) work together and partnering with mana whenua / tangata whenua to prepare papakāinga design guidelines that are underpinned by kaupapa Māori.; and (g) safeguarding the productive capability of rural areas.
S30.091	Method UD.1: Development manuals and design guides	Amend policy as follows: <i>Prepare <u>where appropriate</u> the following development manuals and design guidance:</i> <i>(a) Urban design guidance to provide for best practice urban design and amenity outcomes in accordance with Policy 67(a);</i> <i>(b) Papakāinga design guidance that are underpinned by Kaupapa which is Māori in partnership with Mana Whenua in accordance with Policy 67(f); and</i> <i>(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) <u>and in partnership with mana whenua</u></i>	Accept	Method UD.1: Development manuals and design guides <u>In partnership with mana whenua / tangata whenua</u> , prepare the following development manuals and design guidance where appropriate: <u>(a) Urban design guidance to provide for best practice urban design and amenity outcomes in accordance with Policy 67(a); and</u> <u>(b) Papakāinga design guidance that are underpinned by Kaupapa which is Māori in partnership with Mana Whenua</u> in accordance with Policy 67(f); and <u>(c) Urban design guidance and development manuals to assist developers to meet climate-resilience and freshwater direction outlined in Policy CC.4, Policy CC.4A, Policy CC.14, CC.14A and Policy FW.3, as well as direction to reduce transport emissions associated with subdivision, use and development in Policy CC.9.</u> <u>Implementation: Wellington Regional Council, and city and district councils and iwi authorities (via the Wellington Regional Leadership Committee)</u>	Support the section 42A report recommended amendments.
S30.099	General comments - definitions	Add any further definitions for any terms that are unclear and where a definition would assist in interpretation and implementation, including any relevant terms proposed to be introduced in response to submissions.	Accept in part	See s42A report recommended amendments below.	See below.
New definitions recommended by s42A report author.				<u>Regional form:</u> <u>The physical layout or arrangement of our urban and rural communities and how they link together. For example, transport networks (e.g. roads, rail, ports), and the patterns of residential, industrial, commercial and other uses alongside or around these networks, and in relation to the topography and geography of the region (e.g. its ranges and valleys, rivers, lakes and coastline). It includes the physical appearance or urban design, housing choice and density, and the arrangement of open spaces.</u>	<u>Regional form:</u> <u>The spatial distribution and arrangement of the region's urban and rural areas, infrastructure networks, and their relationship with natural environmental features.</u> <u>The physical layout or arrangement of our urban and rural communities and how they link together. For example, transport networks (e.g. roads, rail, ports), and the patterns of residential, industrial, commercial and other uses alongside or around these networks, and in relation to the topography and geography of the region (e.g. its ranges and valleys, rivers, lakes and coastline). It includes the physical appearance or urban design, housing choice and density, and the arrangement of open spaces.</u>
				<u>Well-functioning urban environments:</u> <u>Has the same meaning as in Policy 1 of the National Policy Statement for Urban Development 2020, that is, as a minimum:</u> <u>(a) have or enable a variety of homes that:</u> <u>(i) meet the needs, in terms of type, price, and location, of different households; and</u>	<u>Well-functioning urban environments:</u> <u>Has the same meaning as in Policy 1 of the National Policy Statement for on Urban Development 2020, that is:</u> <u>Urban environments that, as a minimum:</u> <u>(a) have or enable a variety of homes that:</u>

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			Response	Recommended Changes (red text)	
				<p>(ii) enable Māori to express their cultural traditions and norms; and</p> <p>(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</p> <p>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</p> <p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p> <p>(e) support reductions in greenhouse gas emissions; and</p> <p>(f) are resilient to the likely current and future effects of climate change.</p>	<p>(i) meet the needs, in terms of type, price, and location, of different households; and</p> <p>(ii) enable Māori to express their cultural traditions and norms; and</p> <p>(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</p> <p>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</p> <p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p> <p>(e) support reductions in greenhouse gas emissions; and</p> <p>(f) are resilient to the likely current and future effects of climate change.</p>
				<p><u>Primary production:</u> <u>means:</u></p> <p>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</p> <p>(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in (a);</p> <p>(c) includes any land and buildings used for the production of the commodities from (a) and used for the initial processing of the commodities in (b); but</p> <p>(d) excludes further processing of those commodities into a different product.</p>	Support the inclusion of the National Planning Standards definition.
				<p><u>Town centre zone:</u> <u>Has the same meaning as in Standard 8 of the National Planning Standards:</u> <u>Areas used predominantly for:</u></p> <ul style="list-style-type: none"> in smaller urban areas, a range of commercial, community, recreational and residential activities. in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. 	Support the inclusion of the National Planning Standards definition.
S30.0103	Definition: Complex development opportunities	Delete definition, or amend so that it provides clear and appropriate direction to plan users.	Accept	Deletion of definition.	Support the section 42A report recommended amendments.
S30.0104	Definition: High density development	Delete definition, or amend so that it provides clear and appropriate direction to plan users	Reject	<p><u>High density development:</u> <u>Means areas used predominately for commercial, residential and mixed use activities with high concentration and bulk of buildings, such as apartments, and other compatible activities, with a minimum an anticipated building height of at least 6 stories.</u></p>	<p><u>High density development:</u> <u>Means areas used predominately for commercial, residential and mixed use activities with high concentration and bulk of buildings, such as apartments, and other compatible activities, with a minimum an anticipated building height of at least 6 stories.</u></p>

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S30.0107	Definition: Medium density residential development	Delete definition, or amend so that it provides clear and appropriate direction to plan users.	Reject	<p>Medium density residential development:</p> <p>Means areas used predominately for commercial, residential and mixed use activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities, with a minimum building height of 3 stories.</p>	<p>Medium density residential development:</p> <p>Means areas used predominately for commercial, residential and mixed use activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities, with a minimum building height of 3 stories.</p>
S30.0111	Definition: Tier 1 territorial authority	Delete definition and replace it with the definition under s2 of the RMA	Accept	<p>Tier 1 territorial authority:</p> <p>Has the same meaning as in subpart 1.4 of the National Policy Statement for Urban development 2020: means each territorial authority listed in column 2 of table 1 in the Appendix-Section 2 of the Resource Management Act 1991.</p> <p>Note: In the Greater this is Wellington Region this is Wellington City Council, Hutt City Council, Upper Hutt City Council, Porirua City Council and Kaāpiti Coastal District Council.</p>	Support the section 42A report recommended amendments.
S30.0113	Definition: Urban areas	<p>Amend definition as follows:</p> <p>The region's urban areas (as at February 2009) include residential zones, commercial, mixed use zones, sport and open space zones, urban, residential, suburban, town centre, commercial, community, business and industrial zones identified in the Wellington</p>	Reject	<p>Urban areas:</p> <p>The region's urban areas include residential zones, commercial, mixed use zones and industrial zones identified in the Wellington city, Porirua city, City of Lower Hutt city, Upper Hutt city, Kāpiti coast and Wairarapa combined district plans.</p> <p>Note: For the avoidance of doubt, this includes the following zones under the National Planning Standards:</p> <ul style="list-style-type: none"> • Large Lot Residential • Low Density Residential • General Residential • Medium Density Residential • High Density Residential • Centre and mixed use zones • Industrial zones 	<p>Urban areas:</p> <p>The region's urban areas include residential zones, commercial, mixed use zones and industrial zones identified in the Wellington city, Porirua city, City of Lower Hutt city, Upper Hutt city, Kāpiti coast and Wairarapa combined district plans.</p> <p>Note: For the avoidance of doubt, this includes the following zones under the National Planning Standards:</p> <ul style="list-style-type: none"> • Large Lot Residential • Low Density Residential • General Residential • Medium Density Residential • High Density Residential • Centre and mixed use zones • Industrial zones
S30.0116	General comments	Greater alignment with National Direction	Accept in part	See above.	See above.
S30.0117	General comments	Query in relation to s30 and s31 functions, RMA, 1991	Accept in part	See above.	See above.
S30.0123	General comments - consideration policies	<p>Not stated.</p> <p>Reasons stated: Council opposes all "consideration" policies since they often duplicate or conflict with "regulatory" policies, and represent regulatory overreach without sufficient s32 evaluation or other evidence. We consider that they will create unnecessary regulatory costs due to the way they are drafted. They assume a level of knowledge and expertise on a range of matters generally not available to consent authorities, and in some cases represent a transfer of s31 functions to territorial authorities.</p>	Accept in part	See above.	See above.