

**WWL UPDATED POSITION IN RESPONSE TO GWRC REBUTTAL EVIDENCE, 3 OCTOBER 2023**

Provision	Support for provisions as proposed in rebuttal evidence	Request further changes to provisions as proposed in rebuttal evidence
<p><b>Chapter 3.9 Introduction</b></p>	<p>Support updated description of <i>'Inadequate infrastructure'</i></p>	<p><b>Development hierarchy</b>                      WWL supports a development hierarchy. However, there are issues with the current drafting, including:</p> <ul style="list-style-type: none"> <li>• There is a <i>de facto</i> development hierarchy in the introduction, under “How this chapter works”, but the language is not explicit that this is a hierarchy, which seems an important point for how the chapter works. (See attached extracts.)</li> <li>• The hierarchy in the introduction refers to some relevant policies, but not all — for instance Policy UD.4 is not referenced, even though Policy UD.4 is the provision that creates the hierarchy.</li> <li>• The hierarchy in the introduction seems to address the same subject as UD.4, but they use different language, which creates uncertainty and may lead to debate about interpreting the provisions (see attached extracts).</li> <li>• The hierarchy in UD.4 is of secondary importance to the broader aims of the policy expressed in the chapeau, which down-plays the importance of the hierarchy.</li> <li>• Provisions <i>within</i> the hierarchy (eg. Policies 31, 55, 56) do not refer to the hierarchy or how it is to be factored into decision-making.</li> <li>• It is unclear how to resolve tensions between levels within the hierarchy (eg. to what degree must higher order elements take precedence over lower-order elements?)</li> <li>• The provisions blend management through <i>plan-making</i> decisions with management through <i>consenting</i> decisions — and it is not clear that the <i>consenting</i> decisions are an appropriate way to uphold a hierarchy given the limited scope for consideration of ‘alternatives’ when consenting.</li> </ul> <p>These are complex provisions, and there are many ways some of the above issues could be addressed by measures such as changes to the introduction, changes to the policies <i>within</i> the hierarchy, changes to Policy UD.4 and/or adding an appropriate reference to the hierarchy in Objective 22. WWL is concerned that the solutions should not be developed by it (or any other individual submitter) in isolation, given the lack of clarity in the current drafting. WWL submits a more appropriate course would be to direct planning conferencing to consider and address these matters. WWL considers it would be useful for the Council planners to prepare in advance of such conferencing a wiring diagram to show the intended relationships between the relevant provisions.</p> <p>If the Panel is not of a mind to direct conferencing, WWL requests leave to file further submissions and evidence providing the Panel with potential amendments to address WWL’s concerns.</p>

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		<b>Introduction drafting</b> WWL support further redrafting of the introduction as flagged by Ms Zöllner (para 214 of rebuttal evidence) to improve readability.
<b>Objective 22</b>	<ol style="list-style-type: none"> <li>1. Support Clause 22(g) revisions</li> <li>2. Support Clause 22(h) – separation of clauses to create Clauses (h) and (i)</li> <li>3. Support addition of Clause 22(k) on reverse sensitivity</li> </ol>	
<b>Policy 55</b>	<ol style="list-style-type: none"> <li>1. Support proposed changes to Policy 55 title to clarify its focus is on managing greenfield development beyond the existing urban zones.</li> <li>2. Accept proposed minor changes to (a)(3)(i) to improve readability</li> <li>3. Support changes to a(4)viii to protect RSI from incompatible or inappropriate adjacent land uses</li> <li>4. Support addition of ‘Notices of requirement’ to chapeau</li> </ol>	
<b>Policy 58</b>	<ol style="list-style-type: none"> <li>1. Accept changes to 58(d) - adding ‘effective’</li> <li>2. Support changes to Clause (e)</li> </ol>	

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	<p>3. Support changes to clause (f) (previously clause (c) in the 42A report)</p>	
<p><b>Policy UD.5</b></p>	<p>1. Support addition of ‘Notices of requirement’ to chapeau 2. Support removal of clause (e) as requested</p>	<p>Accept current drafting <b>subject to</b> the change to UD.4 under ‘Infrastructure hierarchy’ below.</p>
<p><b>Policy UD.4</b></p>		<p><b>Development hierarchy</b></p> <p>WWL supports the development hierarchy proposed in UD.4 (and also referenced in the chapter introduction). Reframing of UD.4 (b) would better highlight the hierarchy which is important given its role in contributing to a compact well designed regional form. For the reasons addressed above in relation to the Introduction, WWL has not provided proposed wording. WWL submits planning conferencing would be a more appropriate way to progress this, and in the event the Panel is not of a mind to direct conferencing, WWL requests leave to file submissions/evidence with proposed wording.</p> <p><b>Infrastructure hierarchy</b></p> <p>WWL supports the changes to Policy UD.4(d) as proposed by Ms Zöllner in her Rebuttal evidence (para 94) as follows (NB. this wording does not appear in the revised provisions in Appendix 2 to Ms Zöllner's Rebuttal):</p> <p><i>UD.4 (d) requiring all infrastructure necessary to support development to be provided in an integrated and efficient way, which prioritises the use or upgrading of existing infrastructure over the creation of new infrastructure; and...</i></p> <p>The additional wording proposed would address WWL’s concerns regarding the prioritisation of infrastructure as outlined in evidence.</p>

Extract from Chapter 3.9 Introduction	Extract from Policy UD.4
This chapter and associated provisions include:	District and regional plans shall include objectives, policies, rules and/or other methods requiring that subdivision, use and development occurs in a way that contributes to a compact, well-designed, <i>climate-resilient</i> , accessible and <i>environmentally responsive regional form</i> with well -functioning <i>urban</i> areas and <i>rural areas</i> . This includes:
Policies providing direction to development to seek a strategic approach to meeting housing and business demand:	Supporting compact growth by:
Firstly <i>urban development</i> within existing <i>urban areas</i> through intensification in and adjacent to centres with a range of commercial activities, and along existing or planned public transport corridors (Policy 31),	firstly, prioritising <i>urban development</i> (including unanticipated or out of sequence brownfield development) within existing <i>urban zones</i> , with a preference for higher densities in and adjacent to centres with a range of commercial activities and along existing or planned public corridors, then
Then other intensification within existing <i>urban areas</i> (Policy 31),	
Then <i>urban development</i> in areas identified for future <i>urban development</i> through appropriate growth strategies or district plans (Policy 55),	sequenced and planned <i>urban development</i> beyond existing <i>urban zones</i> , consistent with Policies 55 and 56, then
Then other <i>urban development</i> where it adds significantly to development capacity (Policy UD.3), in places connected to existing <i>urban areas</i> ,	unanticipated or out-of-sequence greenfield <i>urban development</i> that is well-connected to the existing <i>urban area</i> and along existing or planned transport corridors, consistent with Policies 55 and 56, and adds significantly to development capacity consistent with Policy UD.3, then
Then residential development in the region's <i>rural areas</i> (Policy 56).	residential or mixed use development in rural areas, consistent with Policy 56