

## Appendix 1: Recommended amendments to Change 1 provisions in response to Panel Minute 27(e)

Amendments shown in purple text.

### Chapter ~~4~~3.9: Regional form, design and function

...

#### Supporting the role of regional spatial planning

~~The central~~ Wellington City contains the central business district for the region. Its continued viability, vibrancy and accessibility are important to the whole region. There are also a number of other regionally significant centres that are an important part of the region's form. ~~These are the sub-regional city centres of Upper Hutt city centre, Lower Hutt city centre, Porirua city centre, Masterton town centre, Paraparaumu town centre, and the suburban centres in Petone, Johnsonville and Kilbirnie. These centres are significant areas of transport movement and civic and community investment. They also have the potential to support new development and increase the range and diversity of activities.~~ Good quality high and medium density housing in and around these centres of business activity, and existing and planned rapid transit stops, would benefit the viability of centres and provide increased housing choice, quality and affordability. Enabling intensification in the right places can bring significant environmental, social and economic benefits that are necessary for achieving well-functioning urban areas. Additional local employment and educational opportunities in and around these centres could also provide people with greater choice about where they work, learn, and live. Connections between communities and community resilience can also be fostered by more people living, commuting, and accessing services and amenities within neighbourhoods. ~~could increase housing choice and the use of services and public transport.~~

~~Encouraging use and development of existing centres of business activity can also lead to social and economic benefits. The physical arrangement design of urban and rural communities/smaller centres, the region's industrial business areas, the port, the airport, the road and public transport network, and the region's open space network are fundamental to well-functioning urban environments and a compact and well designed regional form.~~

Collaborative spatial planning supports well-functioning urban areas and a compact, well-designed regional form. ~~It takes by taking a strategic approach to determining how development capacity is enabled and delivered housing and business demand is met, by so that it responding to the characteristics, location, values, capability, and limitations of land, and is coordinateding with land release sequencing, infrastructure provision, and maintenance.~~

The Wellington Regional Growth Framework<sup>3</sup> Future Development Strategy provides a 30-year regional spatial plan that has been developed by local government, central government, and iwi partners in the Wellington-Horowhenua region. It sets out the key issues identified for urban growth and development and provides a 30-year spatial plan that sets a long-term vision for changes and urban development in the Wellington Region. The Wellington Regional Growth Framework identifies the three key growth corridors within the Wellington Region being the western, eastern and Let's Get Wellington Moving growth corridors.

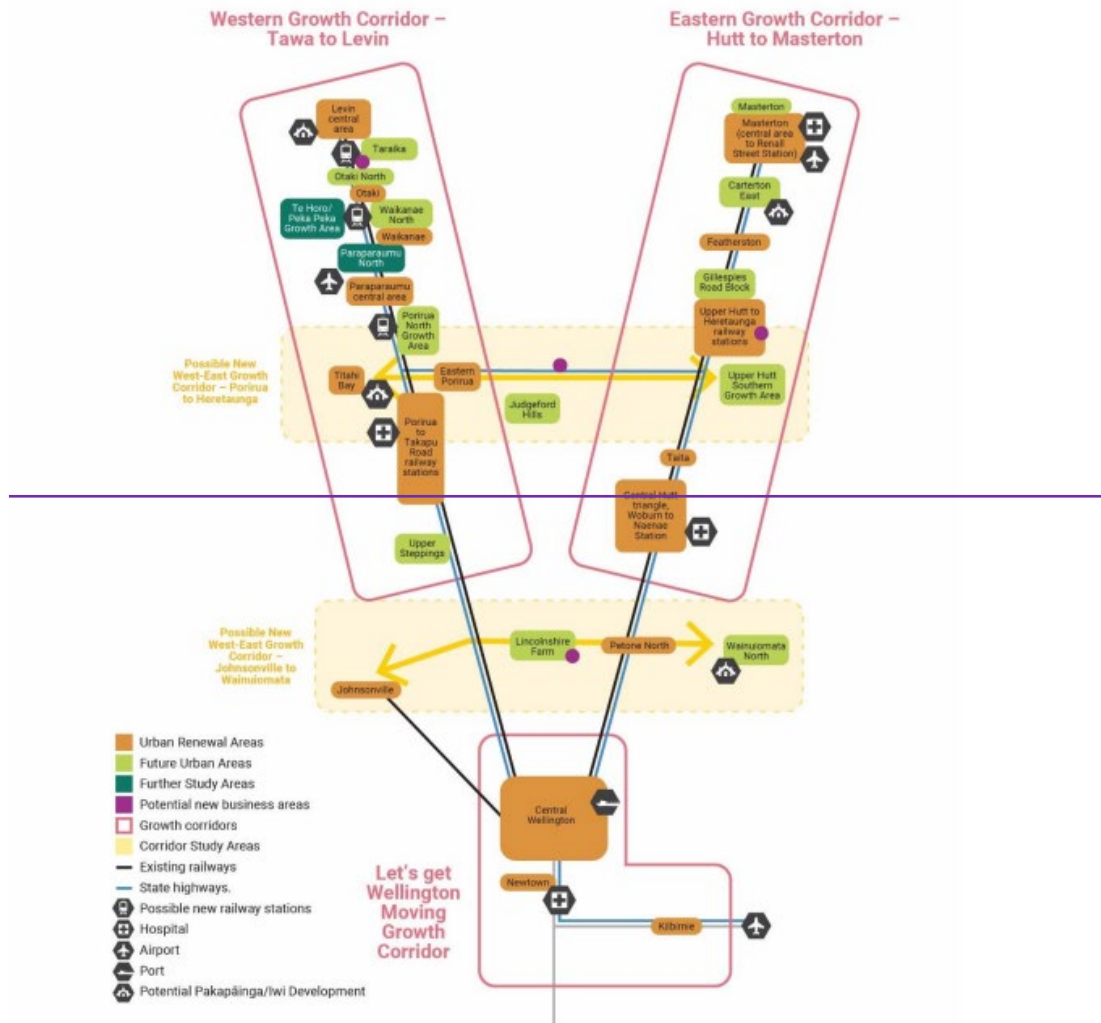


Figure 3: Wellington Regional Growth Framework corridors

Policy 55: Managing greenfield development to contribute to well-functioning urban areas and rural areas 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

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan for urban development beyond the region’s existing urban zones 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:

- 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:
  1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and
  2. (i)the urban development will be is well-connected to the existing or planned urban area, particularly if it is located which means:
    - i. is adjacent to existing urban zones urban areas with access to employment and amenities, and either,

- ii. along existing or planned multi-modal transport corridors that provide for multi-modal transport options, including public transport, or
- iii. supports the efficient and effective delivery of new or upgraded transport infrastructure including for public transport services; and
- 3. concentrates building heights and densities to:
  - i. maximise access to, and efficient use of, existing development infrastructure; and
  - ii. use land to be zoned 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 travel using low and zero-carbon emission transport modes, including efficient provision of public transport services; and
- 4. (ii) the proposed development proposal shall apply the specific management or protection for values or resources identified required by this Regional Policy Statement, including:
  - i. Avoiding inappropriate Managing subdivision, use and development in accordance with the areas at risk from natural hazards as required by Policy 29,
  - ii. Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,
  - iii. Protecting outstanding natural features and landscape values as identified by Policy 25,
  - iv. Protecting historic heritage values as identified by Policy 22,
  - v. Integrates Giving effect to Te Mana o Te Wai consistent with Policy 42, and
  - vi. Provides for climate-resilience and supports a low and/or zero-carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.910, CC.14 and CC.14A7,
  - vii. Recognises and provides for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga for values, of significance to mana whenua / tangata whenua, and
  - viii. Protecting Regionally significant infrastructure from incompatible or inappropriate adjacent land uses, consistent with as identified by Policy 8,
  - ix. Protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60,
  - x. Managing effects on natural character in the coastal environment, consistent with Policy 36; and

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

(c) a structure plan has been prepared to a level of detail commensurate to the scale of the urban development, in partnership with mana whenua / tangata whenua where undertaken by a local authority and approved by the relevant city or district council, or prepared by the relevant city or district council in partnership with mana whenua / tangata whenua and in consultation with the regional council; and/or

~~(d) for a plan changes, it would add significantly to development capacity in accordance with Policy UD.3, even if it is out of sequence with planned land release or unanticipated by the district plan., if it is:~~

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

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

### **Explanation**

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

~~Policy 55 seeks that greenfield developments demonstrate appropriate development densities to use the new urban-zoned land efficiently. They should also be located, zoned, laid out, and designed to best support existing urban development or existing or new centres (for example through mixed use zoning) and provide for low and zero-carbon travel, to support compact, connected, climate-resilient, diverse and low-emission neighbourhoods.~~

~~Clause (b) requires consideration to be given to the consistency of the development with the Future Development Strategy which will look to deliver well-functioning urban environments through a regional spatial plan. To provide for the interim period where the Wellington Region Future Development Strategy is in development, clause (b) also requires consideration to be given to the consistency with any regional or local strategic growth and/or development framework which is currently the Wellington Regional Growth Framework.~~

~~Clause (c) requires consideration to be given to whether a structure plan has been provided. A structure plan is a framework to guide the development or redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features and constraints that influence how the effects of development are to be managed.~~

~~Clause (d) requires consideration of any proposal a plan change that would add significantly to development capacity, which regardless of whether it is out of sequence or unanticipated by growth or development strategies. This clause gives effect to Policy 8 of the National Policy Statement on Urban development 2020. Clause (d) should be considered in conjunction with Policy UD.3.~~

~~Urban development beyond the region's urban areas has the potential to reinforce or undermine a compact and well-designed regional form. The region's urban areas (as at March 2009) include urban, residential, suburban, town centre, commercial, community, business and industrial zones identified in the Wellington city, Porirua city, Lower Hutt city, Upper Hutt city, Kāpiti coast and Wairarapa combined district plans.~~

~~Urban development is subdivision, use and development that is characterised by its planned reliance on reticulated services (such as water supply and drainage) by its generation of traffic, and would include activities (such as manufacturing), which are usually provided for in urban areas. It also typically has lot sizes of less than 3000 square metres.~~

~~Examples of growth and/or development frameworks or strategies in the region are:~~

- The Upper Hutt City Council Urban Growth Strategy
- Wellington City Northern Growth Management Framework
- Porirua City Development Framework
- Kapiti Coast: Choosing Futures Development Management Strategy and local outcome statements contained in the Kapiti Coast Long Term Council Community Plan

Policies 54 and 56 also need to be considered in conjunction with policy 55. In addition, there are also a range of 'related policies' in the Regional Policy Statement that set out matters to be considered in order to manage effects on natural and physical resources. Structure planning integrates land use with infrastructure – such as transport networks, community services and the physical resources. Structure planning should also deliver high quality urban design. The content and detail of structure plans will vary depending on the scale of development. Notwithstanding this, structure plans, as a minimum, should address:-

- Provision of an appropriate mix of land uses and land use densities
- How environmental constraints (for example, areas at high risk from natural hazards) and areas of value (for example, indigenous ecosystems, rivers, streams and ephemeral streams, wetlands, areas or places with historic heritage, outstanding landscapes, or special amenity landscapes) are to be managed
- Integration with existing and proposed infrastructure services, such as, connections to existing and proposed transportation systems and provision of public and active transport linkages by undertaking an integrated transport assessment
- The integration of the development with adjoining land use activities including measures to avoid, remedy or mitigate reverse sensitivity effects
- Integration of social infrastructure and essential social services as necessary
- Development staging or sequencing
- How the region's urban design principles will be implemented

## Policy 56 – Managing development in *rural areas* - consideration

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:

- ~~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
- minimises the potential for results in reverse sensitivity issues, including on existing production activities, and extraction and distribution of aggregate minerals operations; and
- ~~(b) the proposal will reduce~~ retains or enhances the amenity aesthetic, cultural and open space values in *rural areas* between and around settlements; and
- provides for mana whenua / tangata whenua values, including the relationship with their traditions, ancestral lands, water, sites, wāhi tapu and other taonga; and
- ~~(c) the proposal's location, design or density will~~ supports reductions in greenhouse gas emissions minimises demand for non-renewable energy resources through appropriate location, design and density of development; and
- is climate-resilient; and
- gives effect to Te Mana o Te Wai; and
- for urban development, is consistent with Policy 55; and
- ~~(d) for other development rural residential, the proposal:~~
  - has regard to ~~is consistent with any the~~ Future Development Strategy, or, if the *Future Development Strategy* has not been notified, the city or district Council's regional or

- ~~local strategic growth and/or development framework or strategy that addresses future rural development in that district or region, should the Future Development Strategy be yet to be released; or~~
- ii. ~~where inconsistent with the Future Development Strategy in the absence of a framework or strategy, the proposal would~~ increase pressure for public services and infrastructure beyond existing infrastructure capacity; and  
 (i) for urban development, is consistent with Policy 55.

**Explanation**

Policy 56 considers urban development and rural residential development within the region’s rural areas, including potential mixed use development within a settlement zone. The policy seeks to ensure rural development occurs in a manner that maintains the rural environment’s character and values, and recognises that development in the rural area can lead to the cumulative erosion of the productive capability of the rural area if not appropriately managed.

The policy also seeks to ensure that reverse sensitivity issues are appropriately considered, and that the amenity, open space, and mana whenua values of the rural area are maintained.

Where development in the rural area occurs, it should be consistent with the relevant growth strategy or framework to ensure that rural residential development achieves well-functioning rural areas and aligns with the desired regional form. Development should also be climate-resilient to ensure that rural communities and future urban communities are able to respond to the effects of climate change.

~~recognises the tension that exists between urban and rural development on the fringe of urban areas and seeks to manage this tension such that well-functioning urban environments and urban areas are established and maintained.~~

Policy 56 addresses development in the region’s rural areas. This policy relates to urban development and rural residential development.

Rural areas (as at March 2009) include all areas not defined as the region’s urban areas (as at March 2009).

The region’s urban areas (as at March 2009) include urban, residential, suburban, town centre, commercial, community, business and industrial zones identified in the Wellington city, Porirua city, Lower Hutt city, Upper Hutt city, Kāpiti coast and Wairarapa combined district plans.

**Chapter 6-5: Monitoring the Regional Policy Statement and progress towards anticipated environmental results**

**Table 14: Objectives and the anticipated environmental results from implementing policies and methods in the Regional Policy Statement**

Topic	Objectives	Anticipated environmental results (AER)
<b>Regional form, design and function</b>	<b>Objective 22</b> ...	... Actions and priorities of the Future Development Strategy Wellington Regional Growth Framework are enabled and implemented.