



# AGENDA

## Development and Growth Committee Meeting Tuesday, 12 May 2026

**Date** Tuesday, 12 May 2026

**Time** 9:00 am

**Location** Council Chambers  
Timaru District Council  
King George Place  
Timaru

**File Reference** 1841975

## **Timaru District Council**

**Notice is hereby given that a meeting of the Development and Growth Committee will be held in the Council Chambers, Timaru District Council, King George Place, Timaru, on Tuesday 12 May 2026, at 9:00 am.**

### **Development and Growth Committee Members**

Clrs Scott Shannon (Chairperson), Peter Burt, Owen Jackson, Chris Thomas, Philip Harper and Mayor Nigel Bowen

Quorum – no less than 3 members

### **Local Authorities (Members' Interests) Act 1968**

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Nigel Trainor  
**Chief Executive**

**Order Of Business**

<b>1</b>	<b>Apologies .....</b>	<b>5</b>
<b>2</b>	<b>Identification of Items of Urgent Business.....</b>	<b>5</b>
<b>3</b>	<b>Identification of Matters of a Minor Nature .....</b>	<b>5</b>
<b>4</b>	<b>Declaration of Conflicts of Interest .....</b>	<b>5</b>
<b>5</b>	<b>Confirmation of Minutes .....</b>	<b>6</b>
5.1	Minutes of the Development and Growth Committee Meeting held on 14 April 2026.....	6
<b>6</b>	<b>Reports .....</b>	<b>15</b>
6.1	Actions Register Update .....	15
6.2	Spatial Plan Scoping and Proposed Work Program.....	18
6.3	Overview of Council delegated workstreams for development of Long Term Plan 2027-37.....	60
<b>7</b>	<b>Consideration of Urgent Business Items.....</b>	<b>65</b>
<b>8</b>	<b>Consideration of Minor Nature Matters.....</b>	<b>65</b>



- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**

## **5 Confirmation of Minutes**

### **5.1 Minutes of the Development and Growth Committee Meeting held on 14 April 2026**

**Author:** Meghan Taylor, Acting Democracy Services Lead

#### **Recommendation**

That the Minutes of the Development and Growth Committee Meeting held on 14 April 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

#### **Attachments**

- 1. Minutes of the Development and Growth Committee Meeting held on 14 April 2026**



# MINUTES

## Development and Growth Committee Meeting Tuesday, 14 April 2026

Ref: 1841975

**Minutes of Timaru District Council  
Development and Growth Committee Meeting  
Held in the Council Chambers, Timaru District Council, King George Place, Timaru  
on Tuesday, 14 April 2026 at 9:00 am**

**Present:** Mayor Nigel Bowen, Clrs Scott Shannon (Chairperson), Peter Burt, Owen Jackson, Chris Thomas, Philip Harper

**In Attendance:** **Councillors:** Michelle Pye, Stacey Scott, Graeme Wilson

**Community Board Members:** Kathy Wilkins (Pleasant Point), Rosie Woods (Geraldine).

**Officers:** Paul Cooper (General Manager Regulatory Development & Growth), Aaron Hakkaart (Planning Manager), Nigel Trainor (Chief Executive), Stephen Doran (General Manager Corporate), Andrew Dixon (General Manager Assets and Infrastructure), Andrew Lester (General Manager Drainage & Water), Andrea Rankin (Chief Financial Officer), Justin Bagust (Chief Information Officer), Rachel Leitch (Communications Team Leader), Kevin Kemp (Stormwater Team Leader), Mike Wrigley (General Manager Recreation Facilities), Elliot Higbee (Legal Services Manager), Claire Copeland (Executive Assistant Regulatory and Land Transport), Rachel Leitch (Communications Team Leader), Maddison Gourlay (Marketing and Communications Advisor), Meghan Taylor (Acting Democracy Services Lead), Steph Forde (Corporate and Strategic Planner)

**Public:** Nigel Davenport (Venture Timaru), Chris Fauth (Environment Canterbury), Leigh Griffiths (Environment Canterbury), Ryan De Joux (Timaru Developments).

**1 Apologies**

No apologies were received.

**2 Identification of Items of Urgent Business**

No items of urgent business were received.

**3 Identification of Matters of a Minor Nature**

No matters of a minor nature were raised.

**4 Declaration of Conflicts of Interest**

No conflicts of interest were declared.

## 5 Confirmation of Minutes

### 5.1 Minutes of the Development and Growth Committee Meeting held on 10 March 2026

#### Resolution 2026/15

Moved: Mayor Nigel Bowen

Seconded: Clr Chris Thomas

That the Minutes of the Development and Growth Committee Meeting held on 10 March 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

**Carried**

## 6 Reports

### 6.1 Actions Register Update

The purpose of this report is to provide the Development and Growth Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings.

1. **Flood and stop bank protection work by Environment Canterbury** – Report being presented today item complete and can be closed.
2. **Share the Climate Change priorities work journey** – Item complete and can be closed.
3. **Build on connection between Mackenzie District Council and Timaru District Council** – Item actioned and ongoing can be closed.
4. **Utilisation of AI & Training** – Not discussed, to remain open.

#### Resolution 2026/16

Moved: Mayor Nigel Bowen

Seconded: Clr Peter Burt

That the Development and Growth Committee receives and notes the updates to the Actions Register.

**Carried**

### 6.2 Planning for Demand Changes - Understanding Timaru Districts Development Capacity

The Legal Services Manager and Planning Manager presented the report outlining Council's statutory obligation to ensure sufficient, serviced development capacity to meet future housing and business demand. The report assessed Council's current performance against this obligation and sought Committee guidance on next steps.

It was noted that Council's planning and investment decisions have historically been framed around growth outcomes rather than understanding underlying demand. This has contributed to increasing infrastructure pressure, particularly in relation to industrial development.

Subsequent to this paper Council has endorsed a robust, locally “ground-truthed”, scenario-based demand projection, this work has commenced and will enable Council to test different growth scenarios and better understand future infrastructure and funding implications.

Members were advised that this work is a precursor to the forthcoming spatial planning report, as such, the development of demand projections is considered time-critical to ensure the spatial plan is underpinned by robust and consistent data.

Discussion highlighted the importance of distinguishing growth from demand, including factors such as an ageing population, changing household composition, industrial activity, infrastructure connections, and impacts on services such as schools. The need for consistent datasets and assumptions across Council reporting streams (and alignment with neighbouring councils) was emphasised, along with the requirement for the work to be undertaken efficiently and in a cost effective way.

It was noted that funding and next steps will be discussed at the upcoming Mayoral Forum.

Officers also clarified that reliance on national datasets, including Statistics New Zealand, has previously presented accuracy issues for councils, reinforcing the need for better information to drive the decision making.

The next phases of the work would involve wider community engagement, followed by formal endorsement by Council.

### **Resolution 2026/17**

Moved: Cllr Peter Burt

Seconded: Mayor Nigel Bowen

That the Development and Growth Committee:

1. Receive and note the Planning for Demand Changes – Understanding Timaru District Development Capacity report; and
2. Provides feedback on the work completed to date and direction for further works to be scoped and actioned.

**Carried**

### **6.3 District Plan Review Update and Next Steps**

For the Planning Manager to provide Development and Growth Committee an update on the progress of the District Plan Review including next steps following the publication of decisions by the Hearings Panel on 19 March 2026. It is intended that this paper will act as a starting point for discussion and that officers will be available to answer any specific questions that the committee may have.

The Planning Manager advised that during the 30-working-day appeal period, officers and the community are operating under both the operative and proposed District Plans concurrently. Officers are also undertaking the process of implementing the new Plan, including becoming familiar with changes to rules and format. The appeal period closes on 8 May. While no appeals have been received to date, it was noted that appeals are typically lodged closer to the closing date. It is intended that any appeals received will be reported back to Council using a traffic-light approach, outlining their status, recommended resolution pathways, and indicative timeframes.

**Resolution 2026/18**

Moved: Mayor Nigel Bowen

Seconded: Cllr Peter Burt

That Development and Growth Committee receive and note the District Plan Review Update and Next Steps report.

**Carried**

**6.4 Update on Waitarakao/ Washdyke Catchment Projects - Underway and Potential**

The purpose of this paper is to provide the Development and Growth Committee with an update on the implementation of *Our Waitarakao: Waitarakao Washdyke Lagoon Catchment Strategy* (Our Waitarakao); and, to update the Committee on the related Regional Infrastructure Fund Project to realign coastal stopbank and drainage infrastructure near the Washdyke Industrial area.

The Planning Manager introduced the report, which was presented by Chris Fauth (Environment Canterbury- ECan). He spoke to the tabled presentation included as an attachment to the minutes with support from Stormwater Team Leader on the Timaru District Council collaborative topics.

The Committee was advised that the programme is a two-stage consented project, forming part of the *Our Waitarakao* partnership and aligned with broader catchment management objectives.

**Stage 1 – Seadown Drain and Coastal Stopbank Adaptation (Washdyke Industrial Area)**

Stage 1 focuses on protecting the Washdyke Industrial Area from coastal erosion and flooding risks, including both coastal inundation and freshwater flooding associated with Opihi River breakouts. The works include:

- Construction of a new coastal stopbank approximately 50 metres inland, with a design life of around 50 years (consistent with the existing stopbank);
- A realigned and enhanced Seadown Drain to improve drainage and provide environmental benefits, including habitat connectivity;
- An additional inland protection bund along the industrial boundary to manage extreme flood events by containing floodwaters between the two structures and protecting industry from Opihi River flooding.

The project will be delivered using a staged construction approach following consenting, as outlined in the attached presentation.

Stage 1 is currently approximately 60% funded through the Crown's Regional Infrastructure Fund, with up to \$4 million contributed by ECan. Discussions are ongoing regarding continuation of central government funding. ECan confirmed its commitment to delivering Stage 1 through its Long Term Plan (LTP) processes. Development contributions would be payable by Ashburton District Council where applicable.

**Stage 2 – Medium-term Catchment and Lagoon Initiatives (1–3 years)**

- Further coastal stopbank and drainage adaptations;
- Water quality improvements and lagoon enhancement initiatives;
- Broader catchment-wide activities under the *Our Waitarakao* programme.

ECan advised that further reports may be brought back to Council as options are refined through ECan's Long Term Plan and 30-year infrastructure strategy processes.

### **Alignment with Timaru District Council Work Programmes**

The Timaru District Council Stormwater Team Leader outlined Council's stormwater initiatives within the LTP and Annual Plan, noting strong alignment with ECan's work. This includes stormwater management basins associated with the Washdyke Industrial Expansion Zone, as shown in the attached material.

Committee discussion covered:

- Previous and ongoing attenuation and input studies, including consideration of rainfall events and approaches to slowing water flows and reinstating vegetation;
- The impact of industrial land use on water management during extreme weather events;
- Community and stakeholder involvement
- Measures of success, including reduced animal impacts, improved water quality, and pollutant reduction through sediment trapping.

### **Resolution 2026/19**

Moved: Clr Chris Thomas

Seconded: Clr Peter Burt

That the Development and Growth Committee:

1. Receive and note the Update on Waitarakao/ Washdyke Catchment Projects report; and
2. Notes that further detailed project updates will be provided in association with the development of the Long Term Plan.

**Carried**

### **Attachments**

- 1 Tabled Environment Canterbury Presentation - Update on Waitarakao Washdyke Catchment Projects

## **6.5 Natural Hazards - Impact of the National Policy Statement for Natural Hazards 2025**

The purpose of this report is to outline to the Development and Growth Committee the impacts of the National Policy Statement for Natural Hazards 2025 (the NPS), and to discuss the application of this document moving forward regarding Council operations.

The Planning Manager spoke to the report and drew attention to the Risk Matrix on page 47 of the agenda. It was noted that the District Plan already addresses natural hazard risks and that implementation of the National Policy Statement will largely become business as usual going forward. The Policy Statement provides additional clarity to existing provisions.

In response to questions, it was confirmed that no additional developable land has been made available in identified natural hazard risk areas through the District Plan. The Milford Huts area was identified as the most significant location requiring careful balancing of risk considerations.

Members noted that the Policy Statement provides greater certainty around natural hazard risk management. It was also advised that the Building Act requires certification to be recorded on

property titles where development is subject to natural hazard risk, with insurance implications being a significant consideration for affected landowners.

### **Resolution 2026/20**

Moved: Clr Owen Jackson

Seconded: Mayor Nigel Bowen

That the Development and Growth Committee receives and notes the Natural Hazards, - Impact of the National Policy Statement for Natural Hazards 2025 report.

**Carried**

Clr Peter Burt left the chambers at 10:07am returning at 10:09am during item 6.5

Mayor Nigel Bowen left the chambers at 10:09am returning at 10:11am during item 6.5

### **6.6 Development and Growth Committee Work Program**

The purpose of this report is to seek direction and guidance from the Development and Growth Committee as to future reporting and the work program that is intended to support the committee.

The Planning Manager presented the Development and Growth Committee Work Programme that was adopted at the Committee's inaugural meeting. An update was provided on progress to date. That Mayor Nigel Bowen, Clr Scott Shannon, the Planning Manager, and the Legal Services Manager are to develop an updated work programme and report back to the Committee.

### **Resolution 2026/21**

Moved: Clr Scott Shannon

Seconded: Mayor Nigel Bowen

That the Development and Growth Committee note and receive the Development and Growth Committee Work Program report.

**Carried**

### **6.7 Commerce Commission Information Disclosure for Water Service Delivery**

This report sets out the new rules that apply to Timaru District Council from 30 June 2026 because of the Commerce Commissions Water Services Information Disclosure Determination 2026 and identifies a pathway to ensuring compliance.

General Manager Corporate presented the paper, he was noted that relevant financial information is currently held within work order data, which enables the required reporting. The Chief Financial Officer joined the table and advised that further assessment is required to determine whether additional work is needed to align this data to general ledger (GL) codes that will be used when the entity is formed, and whether this alignment is necessary to meet the information disclosure obligations for the one-year period.

Assurance was provided that Council is on track to meet the 30 June 2026 deadline under the Commerce Commission Water Services Information Disclosure Determination 2026.

**Resolution 2026/22**

Moved: Clr Peter Burt

Seconded: Clr Philip Harper

That the Development and Growth Committee receive and note the Commerce Commission Information Disclosure for Water Service Delivery report.

**Carried**

**7 Consideration of Urgent Business Items**

No items of urgent business were received.

**8 Consideration of Minor Nature Matters**

No matters of a minor nature were raised.

**The meeting closed at 10.19am**

.....  
**Clr Scott Shannon**  
**Chairperson**

## 6 Reports

### 6.1 Actions Register Update

**Author:** Meghan Taylor, Acting Democracy Services Lead

**Authoriser:** Stephen Doran, General Manager Corporate

#### Recommendation

That the Development and Growth Committee receives and notes the updates to the Actions Register.

#### Purpose of Report

- 1 The purpose of this report is to provide the Development and Growth Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings.

#### Assessment of Significance

- 2 This matter is assessed to be of low significance under the Council's Significance and Engagement Policy as there is no impact on the service provision, no decision to transfer ownership or control of a strategic asset to or from Council, and no deviation from the Long Term Plan.

#### Discussion

- 3 The actions register is a record of actions requested by Councillors. It includes a status and comments section to update the Development and Growth Committee on the progress of each item.
- 4 There are currently four items on the actions register.
- 5 There is one item marked as ongoing.
- 6 No items are marked as completed.
- 7 Three items are marked as removed and will be taken off the list at the next meeting.

#### Attachments

1. **Development and Growth Committee Actions Required** [↓](#) 

### Information Requested from Councillors (Development and Growth Committee)

Key ■ = Completed, for removal ■ = 60+ Days ■ = 90+ Days ■ = Removed

<b>Information Requested</b>	Flood and stop bank protection work by ECan		
<b>Date Raised</b>	10 March 2026	<b>Status</b>	Complete
<b>Issue Owner</b>	Planning Manager / Climate Change Advisor	<b>Completed Date</b>	14.04.2026
<p><b>Background:</b> It was noted that the Government has announced \$6 million in funding for flood and stop bank protection across Canterbury, with a portion being applied along the coastline from Waitarakao to north of the oxidation ponds. It was suggested that ECan be invited to present to the DNG Committee on this work.</p> <p><b>April 2026 Update:</b> This report is included in the 14 April 2026 Committee agenda. This item is complete and can be closed.</p>			

<b>Information Requested</b>	Share the Climate Change priorities work journey		
<b>Date Raised</b>	10 March 2026	<b>Status</b>	Complete
<b>Issue Owner</b>	Climate Change Advisor	<b>Completed Date</b>	14.04.2026
<p><b>Background:</b> Share the Climate Change Priorities work journey with the new elected members.</p> <p><b>April 2026 Update:</b> Climate Change Priorities work journey shared with the new elected members via email on 23 March 2026. This item is complete and can be closed.</p>			

<b>Information Requested</b>	Build on the connection between Timaru District Council & Mackenzie District Council		
<b>Date Raised</b>	10 March 2026	<b>Status</b>	Complete
<b>Issue Owner</b>	Building Control Manager / General Manager Regulatory Development and Growth	<b>Completed Date</b>	01.04.2026
<p><b>Background:</b> Look to re-establish the connection and build the relationship between Timaru District Council &amp; Mackenzie District Council and the move towards collaboration.</p>			

#1808476

**April 2026 Update:** The TDC General Manager Regulatory Development and Growth met with the MDC Regulatory Manager to discuss ways of working together.

<b>Information Requested</b>	Utilisation of AI & Training		
<b>Date Raised:</b>	10 March 2026	<b>Status:</b>	Ongoing
<b>Issue Owner</b>	Chief Information Officer (CIO)	<b>Completed Date:</b>	
<p><b>Background:</b> Prepare and present a report to the Development and Growth Committee on the planned utilisation of AI tools and the strategic development of their use across Council operations, within the next 6 months.</p> <p><b>April 2026 Update:</b> A report has been prepared by the CIO which is currently being reviewed by the Chief Executive, for feedback.</p> <p><b>May 2026 Update:</b> The report has been internally reviewed and required more information to be gathered before being presented to the Committee.</p>			

#1808476

## 6.2 Spatial Plan Scoping and Proposed Work Program

**Author:** Aaron Hakkaart, Planning Manager  
Elliot Higbee, Legal Services Manager

**Authoriser:** Paul Cooper, General Manager Regulatory Development and Growth

### Recommendation

1. That the Development and Growth Committee receive the Spatial Plan Scoping and Proposed Work Program report.
2. That the Development and Growth Committee endorse the proposed approach for consideration at the next Timaru District Council, Council Meeting.

### Purpose of Report

- 1 The purpose of this report is to provide the Development and Growth Committee (the Committee) with a proposed scope, indicative timeline, cost estimate, and internal resourcing requirements for the preparation of a Timaru District Spatial Plan.

### Executive Summary

- 2 Timaru District Council (Council) does not have a spatial plan. In the context of Government's Resource Management Reform programme, which will require a Regional Spatial Plan (RSP) within 15 months of the Planning Bill being enacted, this is a material gap. Without a clear evidence-based spatial plan, Council's ability to influence and shape the RSP in the interests of the district and its communities is significantly constrained.
- 3 This report provides an approach which would realise a fast-tracked Timaru District Spatial Plan, to be completed within nine months of the Council decision to proceed. The plan will serve as Council's foundational strategic document for:
  - 3.1 Informing Council's input into the RSP;
  - 3.2 Providing a spatial evidence base for the Timaru District Council Infrastructure Strategy, Asset Management Plans and the 2027 Long Term Plan; and
  - 3.3 Ensuring alignment with the Water Organisations Water Services Strategic Plan.
- 4 The estimated external cost is in the order of \$410,000 - \$650,000 (excl. GST). This will need to be factored into the 2026/28 Annual Plan, and can be accounted for through amending current budgets. The work will also require a significant commitment of internal planning and infrastructure staff resource, assessed at approximately 2.5 – 3.0 FTE equivalent across relevant disciplines for the duration of the project.
- 5 Given the compressed timeframe, the constraint of legislation still making its way through Parliament, and the high national demand for spatial planning expertise, officers are recommending the procurement of specialised inputs commences immediately, following Council endorsement.

- 6 It is worth being direct: the RSP process will not wait for councils that are not ready. For Council to be best placed it needs a clear district-level picture before it can confidently advocate for the district's interest in the RSP. Without that picture, the risk is that demand and growth patterns, infrastructure investment sequencing, and strategic priorities are set at the regional level in ways that may not reflect the district's needs.

### **Assessment of Significance**

- 7 This proposal is not in itself significant as no decisions are being made as to whether the project is implemented. If implemented the project will need to be consulted on in the manner that is directed by relevant legislation.

### **Background**

#### National Context

- 8 New Zealand is moving into a new era of planning. With the shift from the Resource Management Act 1991 to the new planning framework, demand and growth, infrastructure, and environmental management will be considered in a more connected way. Central to this approach are RSP's, which set long-term priorities and show where development and investment can happen.
- 9 RSP's bring together land use, infrastructure, and environmental considerations into a long-term framework. For developers and infrastructure providers this offers, opportunities to shape projects from the outset. Early engagement in a spatial plan development gives insight, aligns projects with regional priorities, and creates clarity for decision-making.
- 10 The new system has a defined hierarchy. The National Policy Direction sets overall objectives, supported by national standards that provide consistency across all regions and districts. Regional spatial plans translate this strategy into priorities for each region, while land use and natural environment plans implement those priorities on the ground.

- 11 This top-down structure gives developers clarity - decisions made at the spatial plan stage influence all future planning and consenting processes, providing a chance to position projects strategically early in the process.

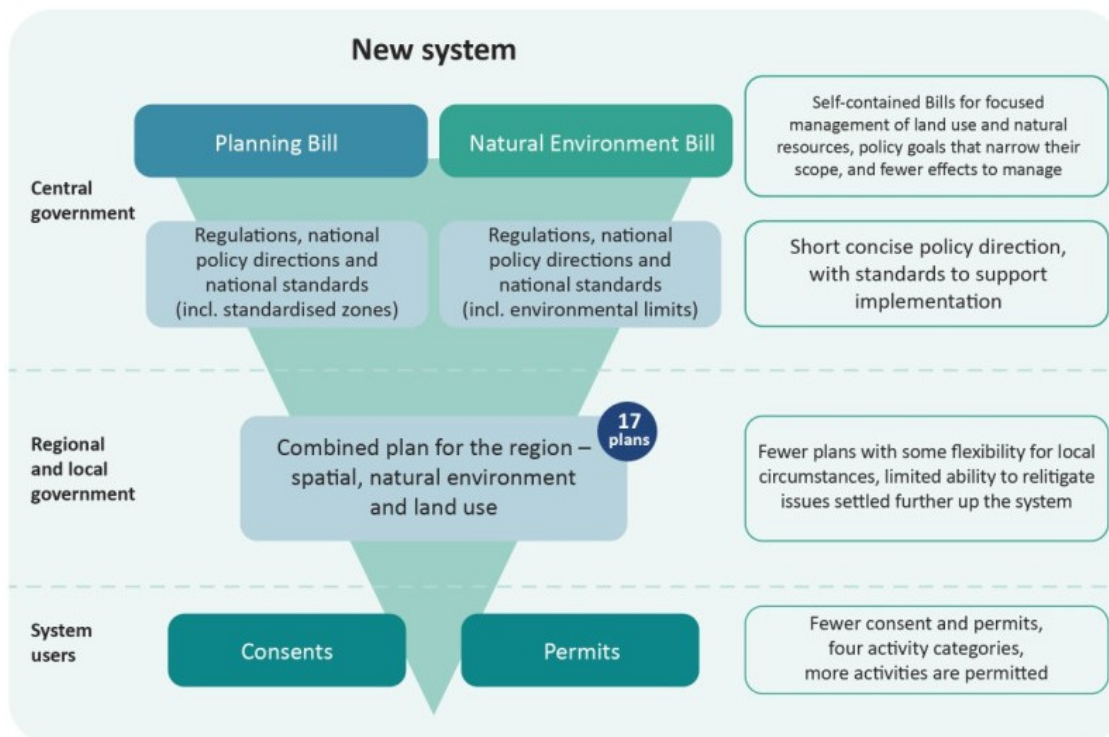


Figure 1: Proposed Planning System, MFE (<https://environment.govt.nz/publications/better-planning-for-a-better-new-zealand/>)

- 12 Regional spatial plans look ahead at least 30 years. They combine environmental, cultural, and infrastructure considerations to give a full picture of regional priorities. Plans map hazards such as flooding, identify future urban development zones, and consider existing and planned infrastructure. They highlight areas where activities need to be separated, areas where environmental limits or protections will apply, priority locations for climate adaptation, and sites of cultural significance, including those important to Māori.
- 13 What makes spatial plans especially valuable is that they identify the actions needed to bring priorities to life. Developers can see where growth is anticipated, where certain projects are encouraged, and where infrastructure investment will happen. This turns long-term strategy into real opportunities for development.

### Regional Context

- 14 At a regional level, initial stocktake work led by Environment Canterbury (ECan) has confirmed that every council in the region is at a different stage of readiness. Governance and structural arrangements for the RSP process remain under discussion; no formal joint committee has been established for this region.

### Timaru District Context

- 15 Council has completed an Environmental Scan to identify gaps within its current document framework. It confirmed that Council does not currently have a spatial plan. In addition to not having a spatial plan, further gaps were identified, namely:

15.1 Limited and potentially outdated infrastructure capacity modelling;

- 15.2 Missing or incomplete strategies;
  - 15.3 Missing Asset Management Plans (AMPS);
  - 15.4 No explicit demand and growth planning within relevant AMPs;
  - 15.5 Lack of practical, monitored implementation plans; and
  - 15.6 An absence of a Development Contributions Policy aligned to growth funding.
- 16 Collectively, these issues reflect a broader lack of integration between demand and growth assumptions, infrastructure planning, land use regulation, and long-term financial strategy. Addressing them requires not only drafting of documents, but structural alignment across Council’s strategic, economic, planning and infrastructure areas.
- 17 The RSP provides an opportunity for Council to align its functions through a place-based document that sets out a long-term vision for growth, land use, infrastructure, and community development across the district over a 30-year horizon. It is evidence based and spatially explicit – it maps and describes where growth should occur, in what sequence, what infrastructure investment is required to service it, and what area should be protected from development or intensification.
- 18 For Council a spatial plan would need to address at a minimum:
- 18.1 Population and household growth projections and spatial demand analysis;
  - 18.2 Residential, commercial, and industrial development capacity (aligned with NPS-UD requirements);
  - 18.3 Infrastructure servicing capacity and sequencing – three waters, transport, and social/community infrastructure;
  - 18.4 Natural hazards constraints and climate adaption considerations;
  - 18.5 Natural environment baseline – significant ecological, landscape and biodiversity values;
  - 18.6 Rural land use, the rural-urban interface, and rural servicing;
  - 18.7 Economic development and employment land needs;
  - 18.8 Tangata whenua aspiration and Treaty partnership obligations; and
  - 18.9 Strategic integration with regional direction and cross-boundary matters.
- 19 This evidence base and strategic framework is precisely what Council needs to engage meaningfully and credibly in the RSP process and within Central Government discussions. It also provides the spatial underpinning for Council’s infrastructure strategy, AMP’s, financial strategy and aligning with the water organisation’s strategic planning.

### Discussion

- 20 A project of this magnitude is a significant undertaking. It requires a range of inputs from Council officers, technical specialists and key stakeholders, as well as a comprehensive process of community engagement.
- 21 The proposed scope is structure in four phases, designed to deliver an endorsed Timaru District Spatial Plan, within nine months of a decision to proceed. The phases are described and summarised in the table that follows:

Phase	Workstreams	Timeframe	Responsibility
-------	-------------	-----------	----------------

<b>Phase 1: Evidence Building and Establishment</b>	Environmental scan and data stocktake; demand and growth projections; housing and business stocktake; residential, commercial and industrial capacity analysis; infrastructure capacity assessment; environmental context review; identification of data gaps; Investment Logic Map; Establishment Report (incl. geographic scope, workstreams, process and external support requirements)	Months 1 – 3	<ul style="list-style-type: none"> <li>• Officers</li> <li>• Consultants</li> <li>• Governance</li> </ul>
<b>Phase 2: Strategic Direction</b>	Growth and demand scenario development; natural hazards review; spatial options analysis (where can growth go and in what sequence); infrastructure servicing options; engagement with tangata whenua; community/ stakeholder engagement on issues and options.	Months 3 – 5	<ul style="list-style-type: none"> <li>• Officers</li> <li>• Consultants</li> <li>• Community</li> <li>• Governance</li> </ul>
<b>Phase 3: Draft Plan</b>	Spatial strategy development and mapping; draft plan preparation; internal review across Council; engagement on draft with community, tangata whenua, and key stakeholders.	Months 5 – 8	<ul style="list-style-type: none"> <li>• Officers</li> <li>• Consultants</li> <li>• Community</li> <li>• Governance</li> </ul>
<b>Phase 4: Endorsement</b>	Refinement following feedback; alignment/ integration check with LTP. Infrastructure Strategy, AMP's and Water Services Strategic Plan; Council endorsement; publication and communication.	Months 8 – 9	<ul style="list-style-type: none"> <li>• Officers</li> <li>• Governance</li> </ul>

- 22 This process can be seen in the diagram attached as Attachment 1.
- 23 The scope deliberately builds on work already underway or achievable at both the Council and regional level, rather than starting from scratch:
- 23.1 The District Plan Review provides a starting point for spatial analysis of growth areas, demand changes and infrastructure requirements, notwithstanding the need for background technical work to be updated based on legislative changes.
- 23.2 The environmental scan has already been completed, and evidence building has commenced.
- 23.3 The development of an Establishment Report (Phase 1) will set the foundation for the project, outlining how the project will proceed, the timelines/gateways, and the internal and external resources required to successfully deliver. It will also set out how the process will be integrated with the wider regional spatial planning programme.

- 23.4 Regionally, work being led by the Chief Executive and the Mayor through the Mayoral Forums on RSP readiness will context and avoid duplication.
- 23.5 National Policy Statement on Urban Development (NPS-UD) obligations already require Council to maintain residential and business capacity assessments.
- 24 The nine-month timeframe is tight and will require disciplined project management, early consultant procurement, and clear internal governance. The timeframe has been developed to align closely with wider Council process that need to occur to inform the LTP, such as the infrastructure strategy and associated AMPs.

#### Internal Resourcing

- 25 Delivering a spatial plan within nine months is ambitious – it is a resourcing and prioritisation challenge. The internal staff time is required is significant, and officers are clear-eyed that this cannot be absorbed on top of existing workloads without some adjustments.
- 26 The table below sets out the estimated internal resourcing commitment across Council disciplines (at peak workflows):

<b>Role</b>	<b>Estimated Internal Commitment</b>	<b>Notes</b>
<b>Planning Manager</b>	0.5 FTE	Project management, consultant interface, reporting to governance, stakeholder relationships.
<b>Senior Planner/ Planner</b>	1 FTE	Technical input, plan content, coordination with other workstreams.
<b>GIS/ Spatial Analyst</b>	0.5 FTE	Spatial mapping, data analysis, plan production.
<b>Infrastructure/ Engineering Lead</b>	0.5 FTE	Infrastructure capacity input, liaison with 3 waters and transport teams.
<b>Communications and Engagement</b>	0.2 FTE	Community engagement planning, communications, digital channels.
<b>Chief Executive/ Senior Leadership</b>	As required	Governance interface, CE forum representation, stakeholder relationships.

- 27 The combined internal commitment equates to approximately 2.5 – 3.0 FTE across the life of the project. Officers will identify as part of the report following Phase 1, which existing work programmes will need to integrate with this work programme. There may be a case for considering a fixed-term appointment or secondment to support this project and ensure it integrates across Council work streams.

#### Estimated External Cost

- 28 The following cost estimate covers external consultant and specialist services required to prepare the plan and associated supporting documents. Internal staff costs are not included as these sit within existing salary budgets, though as noted above, there are opportunity costs and potential resource allocation decisions to be worked through.

- 29 These estimates are preliminary and based on officer experience and understanding of comparable spatial planning exercises undertaken by districts of a similar scale. They will be refined once Phase 1 has been completed.

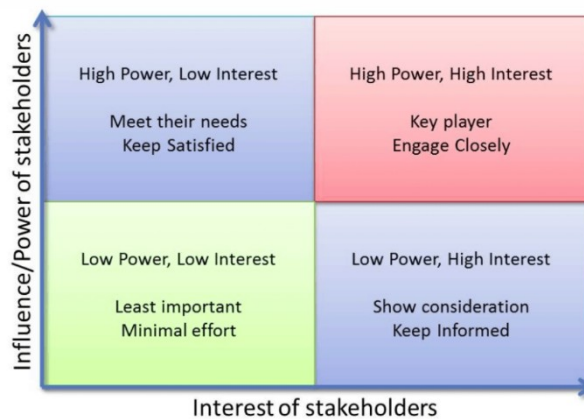
<b>Workstream/ Item</b>	<b>Estimated Cost (excl. GST)</b>
Technical support and analysis	\$100,000 - \$150,000
Growth modelling and urban economics	\$100,000 - \$150,000
Infrastructure servicing capacity assessment	\$50,000 - \$100,000
Additional technical reporting	\$25,000 - \$40,000
Tangata whenua engagement facilitation and cultural capacity	\$25,000 - \$40,000
Community stakeholder engagement	\$25,000 - \$40,000
Plan design, mapping, production and digital publication	\$25,000 - \$40,000
Contingency	\$60,000 - \$90,000
<b>Total Estimated External Cost</b>	<b>\$410,000 - \$650,000</b>

- 30 Two factors could move costs toward the higher end of the range:
- 30.1 Data gaps identified in Phase 1 requiring additional technical studies not currently anticipated; and
- 30.2 In-house capability – this work program represents a significant shift in council deliverables, placing additional pressure on existing resource.
- 31 Officers recommend that reprioritisation within the Annual Plan occur set at the mid-range (\$530,000) – to provide adequate contingency, with spend to be reported on throughout the project.

#### Stakeholder Engagement

- 32 There are many different methods and channels for community engagement, and any project team will need to ensure the community engagement component of the program is complementary to the range of other engagement work that occurs within the district.
- 33 There is a real opportunity to have a very engaged community throughout the process, however, with this comes an increased demand on communications resources and this needs to be planned up-front. There is also a risk of ‘engagement fatigue’ within local communities if not carried out in a careful manner.

- 34 The below matrix identifies a framework for identifying stakeholder groups and audiences. It would be expected that this would be built on, populated, and refined as part of the evidence building phase of this work.



- 35 A key element in stakeholder engagement is also managing expectations. As with any Council led process, decisions will have to be made. This creates the need for clear processes around key decisions so that all those involved are clear from the beginning at to the process and constraints being considered.

#### Key Risks and Assumptions

- 36 Officers note the following key risks:

- 36.1 Consultant availability. The national demand for experienced practitioners is likely to be high.
- 36.2 Legislative uncertainty. The Planning Bill has only been introduced and has the parliamentary process to follow. The precise scope and content requirements of the RSP may change. The project is designed to be sufficiently strategic and evidence-based that it will be valuable regardless of the final legislative form, but some adjustments to scope may be required once legislation is finalised.
- 36.3 Internal capacity. The planning function at Council is not resourced for a project of this scale alongside existing commitments. Without deliberate prioritisation decisions, there is a risk of the project stalling or the quality of the output being compromised.
- 36.4 Regional alignment. The Timaru District Spatial Plan needs to be developed with an eye to the RSP process. Officers will maintain active engagement with regional workstreams to ensure Councils district-level work is consistent with and informs the emerging regional picture, rather than getting ahead of or contradicting it.
- 36.5 Community expectations. Spatial planning processes that involve community engagement can generate expectations that exceed what the plan itself can achieve, or Council is able to deliver. Clear communication about the purpose and scope of the plan – and its relationship to subsequent statutory processes will be essential.

#### **Options and Preferred Option**

- 37 The proposal seeks endorsement from the Committee for progression through to a decision of Council. This is the preferred option.

### Consultation

- 38 As highlighted within this report consultation is proposed to be a key feature of this project. The ability to work with stakeholders and the wider community will be key to the success of this project.

### Relevant Legislation, Council Policy and Plans

- 39 It has been noted that RSP are yet to be formalised by the enactment of the relevant legislation. However, the Planning Bill provides guidance as to the framework sought and can be read alongside existing legislation such as the National Policy Statement for Urban Development (NPS-UD).
- 40 The NPS-UD is explicit around the requirements for monitoring, and requirements for Council in relation to assessing the demand for housing and business land. A copy of the NPS-UD is attached as Attachment 2 to this report and is able to be discussed by officers as it relates to the proposed program that is outlined.

### Financial and Funding Implications

- 41 The preparation of the Timaru District Spatial Plan is not currently budgeted. It is proposed that existing budgets be re-distributed to create a separate budget for this work. The draft Annual Plan includes a budget of \$850,000 for the continuation of the District Plan Review project.
- 42 This budget is needed to respond to any appeals received on the District Plan Review. At the time of writing the quantum of appeals is unknown, but the full budget is not expected to be required. In response it is proposed that this budget be split with \$500,000 to be allocated towards the spatial plan project and \$350,000 retained for the District Plan Review. Reporting to Council will ensure any budget constraints are identified early and appropriate decisions made.

**Amount Requested:** \$500,000

**Capital Expenditure:** \$0

**Operational Expenditure:** \$500,000

**Funding Source:** Rate Funded  Loan Funded  Grant/Subsidy Funded   
Targeted Rate  Fees/Charges

Is the proposed expenditure: Budgeted  or Unbudgeted

Is a budget reallocation required? Yes  No

What budget is the proposed expenditure being reallocated from:

<b>Budget Reallocation</b>	Year 1	Year 2	Year 3
Amount	\$500,000	\$0	\$0
Ongoing Expenditure	\$0	\$0	\$0

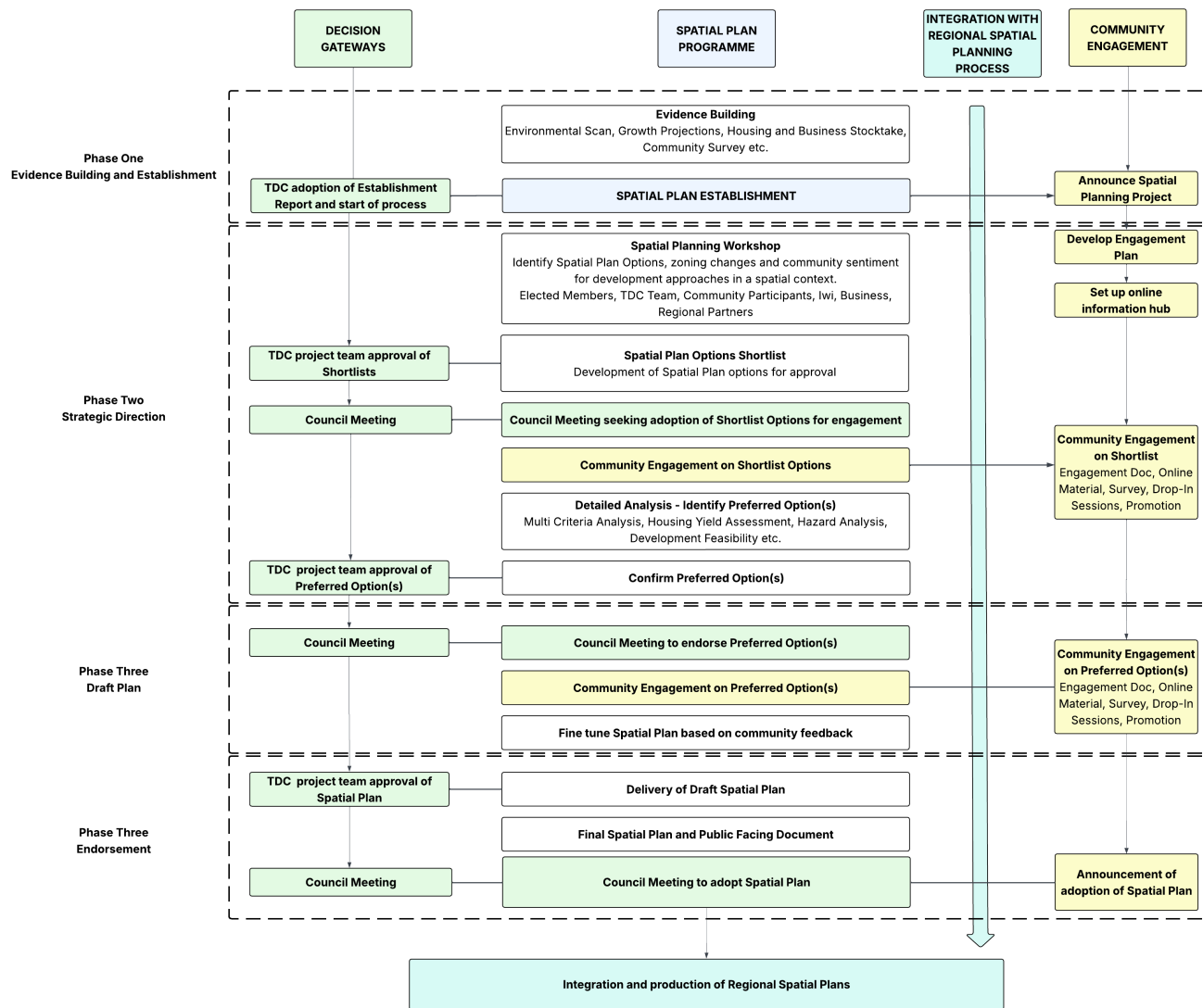
- 43 In addition to the external cost, Council should note the internal resourcing implications described previously. There are real opportunity costs and potential backfill requirements that will need to be canvassed further.

### Next Steps

- 44 Subject to endorsement, officers propose the following immediate next steps:
- 44.1 Continue to progress evidence building via procuring work that responds to gaps identified by the Environmental Scan.
  - 44.2 Confirm internal resourcing commitments and any programme adjustments required.
  - 44.3 Report back with a refined work programme, confirmed cost estimate, and update on progress made at a regional level in regard to the RSP.

### Attachments

1. **Spatial Plan Process Diagram** [↓](#) 
2. **National Policy Statement for Urban Development** [↓](#) 





**Te Kāwanatanga o Aotearoa**  
New Zealand Government

# National Policy Statement on Urban Development 2020

May 2022

This National Policy Statement was approved by the Governor-General under section 52(2) of the Resource Management Act 1991 on 20 July 2020, and is published by the Minister for the Environment under section 54 of that Act.

This National Policy Statement replaces the National Policy Statement on Urban Development Capacity 2016.

This version of the National Policy Statement incorporates the following amendments:

1. amendments made by section 77S(1) of the Resource Management Act 1991 (as inserted by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021)
2. amendments made by the Minister for the Environment under section 53(2) of the Resource Management Act 1991 and notified in the New Zealand Gazette on 11 May 2022 as the National Policy Statement on Urban Development 2020 Amendment No 1.

## Contents

<b>Part 1: Preliminary provisions</b>	<b>5</b>
1.1 Title	5
1.2 Commencement	5
1.3 Application	5
1.4 Definitions	5
1.5 Implementation by tier 3 local authorities	9
1.6 Incorporation by reference	9
<b>Part 2: Objectives and policies</b>	<b>10</b>
2.1 Objectives	10
2.2 Policies	10
<b>Part 3: Implementation</b>	<b>14</b>
3.1 Outline of part	14
<b>Subpart 1 – Providing development capacity</b>	<b>14</b>
3.2 Sufficient development capacity for housing	14
3.3 Sufficient development capacity for business land	14
3.4 Meaning of plan-enabled and infrastructure-ready	15
3.5 Availability of additional infrastructure	15
3.6 Housing bottom lines for tier 1 and 2 urban environments	15
3.7 When there is insufficient development capacity	16
<b>Subpart 2 – Responsive planning</b>	<b>16</b>
3.8 Unanticipated or out-of-sequence developments	16
<b>Subpart 3 – Evidence-based decision-making</b>	<b>17</b>
3.9 Monitoring requirements	17
3.10 Assessing demand and development capacity	17
3.11 Using evidence and analysis	18
<b>Subpart 4 – Future Development Strategy (FDS)</b>	<b>18</b>
3.12 Preparation of FDS	18
3.13 Purpose and content of FDS	18
3.14 What FDSs are informed by	19
3.15 Consultation and engagement	19
3.16 Review of FDS	20
3.17 Effect of FDS	20
3.18 FDS implementation plan	20

<b>Subpart 5 – Housing and Business Development Capacity Assessment (HBA)</b>	<b>21</b>
3.19 Obligation to prepare HBA	21
3.20 Purpose of HBA	21
3.21 Involving development sector and others	21
3.22 Competitiveness margin	22
3.23 Analysis of housing market and impact of planning	22
3.24 Housing demand assessment	22
3.25 Housing development capacity assessment	23
3.26 Estimating what is feasible and reasonably expected to be realised	23
3.27 Assessment of sufficient development capacity for housing	24
3.28 Business land demand assessment	24
3.29 Business land development capacity assessment	25
3.30 Assessment of sufficient development capacity for business land	25
<b>Subpart 6 – Intensification in tier 1 urban environments</b>	<b>26</b>
3.31 Tier 1 territorial authorities implementing intensification policies	26
3.32 Qualifying matters	26
3.33 Requirements if qualifying matter applies	27
3.34 Effects on consideration of resource consents	27
<b>Subpart 7 – Development outcomes for zones</b>	<b>27</b>
3.35 Development outcomes for zones	27
3.36 Development outcomes consistent with intensification policies	28
3.37 Monitoring development outcomes	28
<b>Subpart 8 – Car parking</b>	<b>28</b>
3.38 Car parking	28
<b>Part 4: Timing</b>	<b>30</b>
4.1 Timeframes for implementation	30
<b>Appendix: Tier 1 and tier 2 urban environments and local authorities</b>	<b>31</b>

## Part 1: Preliminary provisions

### 1.1 Title

- (1) This is the National Policy Statement on Urban Development 2020.

### 1.2 Commencement

- (1) This National Policy Statement comes into force on 20 August 2020.
- (2) See Part 4, which sets out timeframes for complying with different parts of this National Policy Statement.

### 1.3 Application

- (1) This National Policy Statement applies to:
  - (a) all local authorities that have all or part of an urban environment within their district or region (ie, tier 1, 2 and 3 local authorities); and
  - (b) planning decisions by any local authority that affect an urban environment.
- (2) However, some objectives, policies, and provisions in Parts 3 and 4 apply only to tier 1, 2, or 3 local authorities.

### 1.4 Interpretation

- (1) In this National Policy Statement:

**accessible car park** means a car park designed and marked (for instance, in accordance with the mobility car parking scheme) for use by persons with a disability or with limited mobility

**Act** means the Resource Management Act 1991

**active transport** means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair

**additional infrastructure** means:

- (a) public open space
- (b) community infrastructure as defined in section 197 of the Local Government Act 2002
- (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities
- (d) social infrastructure, such as schools and healthcare facilities
- (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)
- (f) a network operated for the purpose of transmitting or distributing electricity or gas

**business land** means land that is zoned, or identified in an FDS or similar strategy or plan, for business uses in urban environments, including but not limited to land in the following:

- (a) any industrial zone
- (b) the commercial zone
- (c) the large format retail zone
- (d) any centre zone, to the extent it allows business uses
- (e) the mixed use zone, to the extent it allows business uses
- (f) any special purpose zone, to the extent it allows business uses

**centre zone** means any of the following zones:

- (a) city centre zone
- (b) metropolitan centre zone
- (c) town centre zone
- (d) local centre zone
- (e) neighbourhood centre zone

**commencement date** means the date on which this National Policy Statement comes into force (see clause 1.2)

**community services** means the following:

- (a) community facilities
- (b) educational facilities
- (c) those commercial activities that serve the needs of the community

**competitiveness margin** means the margin referred to in clause 3.22

**decision-maker** means any person exercising functions or powers under the Act

**development capacity** means the capacity of land to be developed for housing or for business use, based on:

- (a) the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and
- (b) the provision of adequate development infrastructure to support the development of land for housing or business use

**development infrastructure** means the following, to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002):

- (a) network infrastructure for water supply, wastewater, or stormwater
- (b) land transport (as defined in section 5 of the Land Transport Management Act 2003)

**FDS** means the Future Development Strategy required by subpart 4 of Part 3

**feasible** means:

- (a) for the short term or medium term, commercially viable to a developer based on the current relationship between costs and revenue

- (b) for the long term, commercially viable to a developer based on the current relationship between costs and revenue, or on any reasonable adjustment to that relationship

**HBA** means the Housing and Business Development Capacity Assessment required by subpart 5 of Part 3

**infrastructure-ready** has the meaning in clause 3.4(3)

**long term** means between 10 and 30 years

**long-term plan** means a long-term plan (including the infrastructure strategy required to be included in it) adopted by a local authority under section 93 of the Local Government Act 2002

**medium term** means between 3 and 10 years

**nationally significant infrastructure** means all of the following:

- (a) State highways
- (b) the national grid electricity transmission network
- (c) renewable electricity generation facilities that connect with the national grid
- (d) the high-pressure gas transmission pipeline network operating in the North Island
- (e) the refinery pipeline between Marsden Point and Wiri
- (f) the New Zealand rail network (including light rail)
- (g) rapid transit services (as defined in this clause)
- (h) any airport (but not its ancillary commercial activities) used for regular air transport services by aeroplanes capable of carrying more than 30 passengers
- (i) the port facilities (but not the facilities of any ancillary commercial activities) of each port company referred to in item 6 of Part A of Schedule 1 of the Civil Defence Emergency Management Act 2002

**planned** in relation to forms or features of transport, means planned in a regional land transport plan prepared and approved under the Land Transport Management Act 2003

**plan-enabled** has the meaning in clause 3.4(1)

**planning decision** means a decision on any of the following:

- (a) a regional policy statement or proposed regional policy statement
- (b) a regional plan or proposed regional plan
- (c) a district plan or proposed district plan
- (d) a resource consent
- (e) a designation
- (f) a heritage order
- (g) a water conservation order
- (h) a change to a plan requested under Part 2 of Schedule 1 of the Act

**public transport** means any existing or planned service for the carriage of passengers (other than an aeroplane) that is available to the public generally by means of:

- (a) a vehicle designed or adapted to carry more than 12 persons (including the driver); or
- (b) a rail vehicle; or

- (c) a ferry

**qualifying matter** has the meaning in clause 3.32

**rapid transit service** 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

**rapid transit stop** means a place where people can enter or exit a rapid transit service, whether existing or planned

**RMA planning document** means all or any of the following:

- (a) a regional policy statement
- (b) a regional plan
- (c) a district plan

**short-medium term** means within the next 10 years

**short term** means within the next 3 years

**tier 1 local authority** means each local authority listed in column 2 of table 1 in the Appendix, and **tier 1 regional council** and **tier 1 territorial authority** have corresponding meanings

**tier 2 local authority** means each local authority listed in column 2 of table 2 in the Appendix, and **tier 2 regional council** and **tier 2 territorial authority** have corresponding meanings

**tier 3 local authority** means a local authority that has all or part of an urban environment within its region or district, but is not a tier 1 or 2 local authority, and **tier 3 regional council** and **tier 3 territorial authority** have corresponding meanings

**tier 1 urban environment** means an urban environment listed in column 1 of table 1 in the Appendix

**tier 2 urban environment** means an urban environment listed in column 1 of table 2 in the Appendix

**tier 3 urban environment** means an urban environment that is not listed in the Appendix

**urban environment** means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- (a) is, or is intended to be, predominantly urban in character; and
- (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people

**well-functioning urban environment** has the meaning in Policy 1.

- (2) Terms defined in the Act and used in this National Policy Statement have the meanings in the Act, unless otherwise specified.
- (3) Terms defined in the National Planning Standard issued under section 58E of the Act and used in this National Policy Statement have the meanings in that Standard, unless otherwise specified.
- (4) A reference in this National Policy Statement to a **zone** is:
  - (a) a reference to that zone as described in Standard 8 (Zone Framework Standard) of the National Planning Standard; or

- (b) a reference to the nearest equivalent zone, in relation to local authorities that have not yet implemented the Zone Framework in the National Planning Standard.
- (5) If a local authority is required by this National Policy Statement to make a document publicly available, section 5(3) of the Local Government Act 2002 applies to the requirement as if it was made under that Act.

### **1.5 Implementation by tier 3 local authorities**

- (1) Tier 3 local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so.

### **1.6 Incorporation by reference**

- (1) Clause 2(1) of Schedule 1AA of the Act does not apply to any material incorporated by reference in this National Policy Statement.

## Part 2: Objectives and policies

### 2.1 Objectives

**Objective 1:** New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

**Objective 2:** Planning decisions improve housing affordability by supporting competitive land and development markets.

**Objective 3:** Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) the area is well-serviced by existing or planned public transport
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

**Objective 4:** New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

**Objective 5:** Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

**Objective 6:** Local authority decisions on urban development that affect urban environments are:

- (a) integrated with infrastructure planning and funding decisions; and
- (b) strategic over the medium term and long term; and
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.

**Objective 7:** Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

**Objective 8:** New Zealand's urban environments:

- (a) support reductions in greenhouse gas emissions; and
- (b) are resilient to the current and future effects of climate change.

### 2.2 Policies

**Policy 1:** Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
  - (i) meet the needs, in terms of type, price, and location, of different households; and
  - (ii) enable Māori to express their cultural traditions and norms; and

- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- (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
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (e) support reductions in greenhouse gas emissions; and
- (f) are resilient to the likely current and future effects of climate change.

**Policy 2:** Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

**Policy 3:** In relation to tier 1 urban environments, regional policy statements and district plans enable:

- (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
- (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
- (c) building heights of at least 6 storeys within at least a walkable catchment of the following:
  - (i) existing and planned rapid transit stops
  - (ii) the edge of city centre zones
  - (iii) the edge of metropolitan centre zones; and
- (d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.

**Policy 4:** Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.

**Policy 5:** Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- (b) relative demand for housing and business use in that location.

**Policy 6:** When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

- (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
- (ii) are not, of themselves, an adverse effect
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
- (e) the likely current and future effects of climate change.

**Policy 7:** Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

**Policy 8:** Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- (a) unanticipated by RMA planning documents; or
- (b) out-of-sequence with planned land release.

**Policy 9:** Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and
- (d) operate in a way that is consistent with iwi participation legislation.

**Policy 10:** Tier 1, 2, and 3 local authorities:

- (a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and
- (b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and
- (c) engage with the development sector to identify significant opportunities for urban development.

**Policy 11:** In relation to car parking:

- (a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and

- (b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.

## Part 3: Implementation

### 3.1 Outline of part

- (1) This part sets out a non-exhaustive list of things that local authorities must do to give effect to the objectives and policies of this National Policy Statement, but nothing in this part limits the general obligation under the Act to give effect to those objectives and policies.

### Subpart 1 – Providing development capacity

#### 3.2 Sufficient development capacity for housing

- (1) Every tier 1, 2, and 3 local authority must provide at least sufficient development capacity in its region or district to meet expected demand for housing:
  - (a) in existing and new urban areas; and
  - (b) for both standalone dwellings and attached dwellings; and
  - (c) in the short term, medium term, and long term.
- (2) In order to be **sufficient** to meet expected demand for housing, the development capacity must be:
  - (a) plan-enabled (*see* clause 3.4(1)); and
  - (b) infrastructure-ready (*see* clause 3.4(3)); and
  - (c) feasible and reasonably expected to be realised (*see* clause 3.26); and
  - (d) for tier 1 and 2 local authorities only, meet the expected demand plus the appropriate competitiveness margin (*see* clause 3.22).

#### 3.3 Sufficient development capacity for business land

- (1) Every tier 1, 2, and 3 local authority must provide at least sufficient development capacity in its region or district to meet the expected demand for business land:
  - (a) from different business sectors; and
  - (b) in the short term, medium term, and long term.
- (2) In order to be **sufficient** to meet expected demand for business land, the development capacity provided must be:
  - (a) plan-enabled (*see* clause 3.4(1)); and
  - (b) infrastructure-ready (*see* clause 3.4(3)); and
  - (c) suitable (as described in clause 3.29(2)) to meet the demands of different business sectors (as described in clause 3.28(3)); and
  - (d) for tier 1 and 2 local authorities only, meet the expected demand plus the appropriate competitiveness margin (*see* clause 3.22).

### 3.4 Meaning of plan-enabled and infrastructure-ready

- (1) Development capacity is **plan-enabled** for housing or for business land if:
  - (a) in relation to the short term, it is on land that is zoned for housing or for business use (as applicable) in an operative district plan
  - (b) in relation to the medium term, either paragraph (a) applies, or it is on land that is zoned for housing or for business use (as applicable) in a proposed district plan
  - (c) in relation to the long term, either paragraph (b) applies, or it is on land identified by the local authority for future urban use or urban intensification in an FDS or, if the local authority is not required to have an FDS, any other relevant plan or strategy.
- (2) For the purpose of subclause (1), land is **zoned** for housing or for business use (as applicable) only if the housing or business use is a permitted, controlled, or restricted discretionary activity on that land.
- (3) Development capacity is **infrastructure-ready** if:
  - (d) in relation to the short term, there is adequate existing development infrastructure to support the development of the land
  - (e) in relation to the medium term, either paragraph (a) applies, or funding for adequate development infrastructure to support development of the land is identified in a long-term plan
  - (f) in relation to the long term, either paragraph (b) applies, or the development infrastructure to support the development capacity is identified in the local authority's infrastructure strategy (as required as part of its long-term plan).

### 3.5 Availability of additional infrastructure

- (1) Local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available.

### 3.6 Housing bottom lines for tier 1 and 2 urban environments

- (1) The purpose of the housing bottom lines required by this clause is to clearly state the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin in the region and each constituent district of a tier 1 or tier 2 urban environment.
- (2) For each tier 1 or tier 2 urban environment, as soon as practicable after an HBA is made publicly available (see clause 3.19(1)):
  - (a) the relevant regional council must insert into its regional policy statement:
    - (i) a housing bottom line for the short-medium term; and
    - (ii) a housing bottom line for the long term; and
  - (b) every relevant territorial authority must insert into its district plan:
    - (i) a housing bottom line for the short-medium term that is the proportion of the housing bottom line for the short-medium term (as set out in the relevant regional policy statement) that is attributable to the district of the territorial authority; and

- (ii) a housing bottom line for the long term that is the proportion of the housing bottom line for the long term (as set out in the relevant regional policy statement) that is attributable to the district of the territorial authority.
- (3) The housing bottom lines must be based on information in the most recent publicly available HBA for the urban environment and are:
  - (a) for the short-medium term, the sum of:
    - (i) the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin, for the short term; and
    - (ii) the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin, for the medium term; and
  - (b) for the long term, the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin, for the long term.
- (4) The insertion of bottom lines must be done without using a process in Schedule 1 of the Act, but any changes to RMA planning documents required to give effect to the bottom lines must be made using a Schedule 1 process.

### **3.7 When there is insufficient development capacity**

- (1) If a local authority determines that there is insufficient development capacity (as described in clauses 3.2 and 3.3) over the short term, medium term, or long term, it must:
  - (a) immediately notify the Minister for the Environment; and
  - (b) if the insufficiency is wholly or partly a result of RMA planning documents, change those documents to increase development capacity for housing or business land (as applicable) as soon as practicable, and update any other relevant plan or strategy (including any FDS, as required by subpart 4); and
  - (c) consider other options for:
    - (i) increasing development capacity; and
    - (ii) otherwise enabling development.

## **Subpart 2 – Responsive planning**

### **3.8 Unanticipated or out-of-sequence developments**

- (1) This clause applies to a plan change that provides significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.
- (2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:
  - (a) would contribute to a well-functioning urban environment; and
  - (b) is well-connected along transport corridors; and
  - (c) meets the criteria set under subclause (3).

- (3) Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.

## Subpart 3 – Evidence-based decision-making

### 3.9 Monitoring requirements

- (1) Every tier 1, 2, and 3 local authority must monitor, quarterly, the following in relation to each urban environment in their region or district:
  - (a) the demand for dwellings
  - (b) the supply of dwellings
  - (c) prices of, and rents for, dwellings
  - (d) housing affordability
  - (e) the proportion of housing development capacity that has been realised:
    - (i) in previously urbanised areas (such as through infill housing or redevelopment); and
    - (ii) in previously undeveloped (ie, greenfield) areas
  - (f) available data on business land.
- (2) In relation to tier 1 urban environments, tier 1 local authorities must monitor the proportion of development capacity that has been realised in each zone identified in clause 3.37(1) (ie, each zone with development outcomes that are monitored).
- (3) Every tier 1, 2, and 3 local authority must publish the results of its monitoring at least annually.
- (4) The monitoring required by this clause must relate to the relevant urban environments, but may apply more widely (such as, for example, where the relevant data is available only on a region or district-wide basis).
- (5) If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for doing the monitoring required by this subpart.

### 3.10 Assessing demand and development capacity

- (1) Every local authority must assess the demand for housing and for business land in urban environments, and the development capacity that is sufficient (as described in clauses 3.2 and 3.3) to meet that demand in its region or district in the short term, medium term, and long term.
- (2) Tier 1 and tier 2 local authorities comply with subclause (1) in relation to tier 1 and tier 2 urban environments by preparing and publishing an HBA as required by subpart 5.

### 3.11 Using evidence and analysis

- (1) When making plans, or when changing plans in ways that affect the development of urban environments, local authorities must:
  - (a) clearly identify the resource management issues being managed; and
  - (b) use evidence, particularly any relevant HBAs, about land and development markets, and the results of the monitoring required by this National Policy Statement, to assess the impact of different regulatory and non-regulatory options for urban development and their contribution to:
    - (iii) achieving well-functioning urban environments; and
    - (iv) meeting the requirements to provide at least sufficient development capacity.
- (2) Local authorities must include the matters referred to in subclause (1)(a) and (b) in relevant evaluation reports and further evaluation reports prepared under sections 32 and 32AA of the Act.

## Subpart 4 – Future Development Strategy (FDS)

### 3.12 Preparation of FDS

- (1) Every tier 1 and tier 2 local authority must prepare, and make publicly available an FDS for the tier 1 or 2 urban environment:
  - (a) every 6 years; and
  - (b) in time to inform, or at the same time as, preparation of the next long-term plan of each relevant local authority.
- (2) The FDS must apply, at a minimum, to the relevant tier 1 and 2 urban environments of the local authority, but may apply to any wider area.
- (3) If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an FDS as required by this subpart.
- (4) If a local authority that is not a tier 1 or 2 local authority chooses to prepare an FDS, either alone or with any other local authority, this subpart applies as if it were a tier 1 or 2 local authority, except that any reference to an HBA may be read as a reference to any other document that contains broadly equivalent information.
- (5) An FDS may be prepared and published as a stand-alone document, or be treated as part of any other document (such as a spatial plan).

### 3.13 Purpose and content of FDS

- (1) The purpose of an FDS is:
  - (a) to promote long-term strategic planning by setting out how a local authority intends to:

- (i) achieve well-functioning urban environments in its existing and future urban areas; and
    - (ii) provide at least sufficient development capacity, as required by clauses 3.2 and 3.3, over the next 30 years to meet expected demand; and
  - (b) assist the integration of planning decisions under the Act with infrastructure planning and funding decisions.
- (2) Every FDS must spatially identify:
- (a) the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and
  - (b) the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and
  - (c) any constraints on development.
- (3) Every FDS must include a clear statement of hapū and iwi values and aspirations for urban development.

### **3.14 What FDSs are informed by**

- (1) Every FDS must be informed by the following:
- (a) the most recent applicable HBA
  - (b) a consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS
  - (c) the relevant long-term plan and its infrastructure strategy, and any other relevant strategies and plans
  - (d) Māori, and in particular tangata whenua, values and aspirations for urban development
  - (e) feedback received through the consultation and engagement required by clause 3.15
  - (f) every other National Policy Statement under the Act, including the New Zealand Coastal Policy Statement
  - (g) any other relevant national policy required by, or issued under, legislation.

### **3.15 Consultation and engagement**

- (1) When preparing or updating an FDS local authorities must use the special consultative procedure in section 83 of the Local Government Act 2002.
- (2) In order to prepare the draft required by that procedure, local authorities must engage with the following:
- (a) other local authorities with whom there are significant connections relating to infrastructure or community
  - (b) relevant central government agencies

- (c) relevant hapū and iwi
- (d) providers of additional infrastructure
- (e) relevant providers of nationally significant infrastructure
- (f) the development sector (to identify significant future development opportunities and infrastructure requirements).

### **3.16 Review of FDS**

- (1) Every tier 1 and tier 2 local authority must regularly review its FDS to determine whether it needs updating, and the review must be done in time to inform the next long-term plan (ie, every 3 years).
- (2) The review must:
  - (a) engage with the development sector and landowners to identify significant future development opportunities and associated infrastructure requirements; and
  - (b) consider the most recent HBA.
- (3) If, following the review, the local authority decides that the FDS does not need updating, that decision and the reasons for it must be publicly notified.
- (4) If, following the review, the local authority decides that the FDS is to be updated, the local authority must follow the same processes for consultation as apply to the preparation of an FDS, but only in relation to the aspects proposed to be updated.

### **3.17 Effect of FDS**

- (1) Every tier 1 and tier 2 local authority:
  - (a) must have regard to the relevant FDS when preparing or changing RMA planning documents; and
  - (b) is strongly encouraged to use the relevant FDS to inform:
    - (i) long-term plans, and particularly infrastructure strategies; and
    - (ii) regional land transport plans prepared by a local authority under Part 2 of the Land Transport Management Act 2003; and
    - (iii) any other relevant strategies and plans.

### **3.18 FDS implementation plan**

- (1) Every tier 1 and tier 2 local authority must prepare and implement an implementation plan for its FDS.
- (2) If a tier 1 or tier 2 local authority consists of more than one local authority, the implementation plan must be prepared as a single document by all the local authorities that jointly prepared the FDS.
- (3) Every implementation plan, or part of an implementation plan, must be updated annually.

- (4) An implementation plan or part of an implementation plan:
  - (a) is not part of the FDS to which it relates; and
  - (b) does not need to be prepared using the consultation and engagement requirements set out in clause 3.15; and
  - (c) does not have the effect of an FDS as described in clause 3.17.

## Subpart 5 – Housing and Business Development Capacity Assessment (HBA)

### 3.19 Obligation to prepare HBA

- (1) Every tier 1 and tier 2 local authority must prepare, and make publicly available, an HBA for its tier 1 or tier 2 urban environments every 3 years, in time to inform the relevant local authority's next long-term plan.
- (2) The HBA must apply, at a minimum, to the relevant tier 1 or tier 2 urban environments of the local authority (ie, must assess demand and capacity within the boundaries of those urban environments), but may apply to any wider area.
- (3) If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an HBA as required by this subpart.

### 3.20 Purpose of HBA

- (1) The purpose of an HBA is to:
  - (a) provide information on the demand and supply of housing and of business land in the relevant tier 1 or tier 2 urban environment, and the impact of planning and infrastructure decisions of the relevant local authorities on that demand and supply; and
  - (b) inform RMA planning documents, FDSs, and long-term plans; and
  - (c) quantify the development capacity that is sufficient to meet expected demand for housing and for business land in the short term, medium term, and long term.

### 3.21 Involving development sector and others

- (1) In preparing an HBA, every tier 1 and tier 2 local authority must seek information and comment from:
  - (a) expert or experienced people in the development sector; and
  - (b) providers of development infrastructure and additional infrastructure; and
  - (c) anyone else who has information that may materially affect the calculation of the development capacity.

### 3.22 Competitiveness margin

- (1) A competitiveness margin is a margin of development capacity, over and above the expected demand that tier 1 and tier 2 local authorities are required to provide, that is required in order to support choice and competitiveness in housing and business land markets.
- (2) The competitiveness margins for both housing and business land are:
  - (a) for the short term, 20%
  - (b) for the medium term, 20%
  - (c) for the long term, 15%.

## Housing

### 3.23 Analysis of housing market and impact of planning

- (1) Every HBA must include analysis of how the relevant local authority's planning decisions and provision of infrastructure affects the affordability and competitiveness of the local housing market.
- (2) The analysis must include an assessment of how well the current and likely future demands for housing by Māori and different groups in the community (such as older people, renters, homeowners, low-income households, visitors, and seasonal workers) are met, including the demand for different types and forms of housing (such as for lower-cost housing, papakāinga, and seasonal worker or student accommodation).
- (3) The analysis must be informed by:
  - (a) market indicators, including:
    - (i) indicators of housing affordability, housing demand, and housing supply; and
    - (ii) information about household incomes, housing prices, and rents; and
  - (b) price efficiency indicators.

### 3.24 Housing demand assessment

- (1) Every HBA must estimate, for the short term, medium term, and long term, the demand for additional housing in the region and each constituent district of the tier 1 or tier 2 urban environment:
  - (a) in different locations; and
  - (b) in terms of dwelling types.
- (2) Local authorities may identify locations in any way they choose.
- (3) Local authorities may identify the types of dwellings in any way they chose but must, at a minimum, distinguish between standalone dwellings and attached dwellings.
- (4) The demand for housing must be expressed in terms of numbers of dwellings.

<sup>22</sup> National Policy Statement on Urban Development 2020 – updated May 2022

- (5) Every HBA must:
  - (a) set out a range of projections of demand for housing in the short term, medium term, and long term; and
  - (b) identify which of the projections are the most likely in each of the short term, medium term, and long term; and
  - (c) set out the assumptions underpinning the different projections and the reason for selecting the most likely; and
  - (d) if those assumptions involve a high level of uncertainty, the nature and potential effects of that uncertainty.

### **3.25 Housing development capacity assessment**

- (1) Every HBA must quantify, for the short term, medium term, and long term, the housing development capacity for housing in the region and each constituent district of the tier 1 or tier 2 urban environment that is:
  - (a) plan-enabled; and
  - (b) plan-enabled and infrastructure-ready; and
  - (c) plan-enabled, infrastructure-ready, and feasible and reasonably expected to be realised.
- (2) The development capacity must be quantified as numbers of dwellings:
  - (a) in different locations, including in existing and new urban areas; and
  - (b) of different types, including standalone dwellings and attached dwellings.

### **3.26 Estimating what is feasible and reasonably expected to be realised**

- (1) For the purpose of estimating the amount of development capacity that is reasonably expected to be realised, or that is both feasible and reasonably expected to be realised, local authorities:
  - (a) may use any appropriate method; but
  - (b) must outline and justify the methods, inputs, and assumptions used to arrive at the estimates.
- (2) The following are examples of the kind of methods that a tier 1 local authority could use to assess the amount of development capacity that is feasible and reasonably expected to be realised:
  - (a) separately estimate the number of feasible dwellings (using a feasibility model) and the number of dwellings that can reasonably be expected to be realised (using building consents data on the number of sites and extent of allowed capacity that has been previously developed), for the short, medium and long term; compare the numbers of dwellings estimated by each method; then pick the lower of the numbers in each time period, to represent the amount of development capacity that is feasible and reasonably expected to be realised

- (b) estimate the number of feasible dwellings or sites, and then assess the proportion of these that can reasonably be expected to be developed in the short, medium and long term, using information about landowner and developer intentions
  - (c) integrate information about past development trends and future landowner and developer intentions into the feasibility model, which could mean modifying assumptions about densities, heights, and timing of development.
- (3) The following is an example of the kind of methods that a tier 2 local authority could use to assess the amount of development capacity that is feasible and reasonably expected to be realised:
- (a) assess the number of dwellings that can reasonably be expected to be developed (using building consents data on the number of sites and extent of allowed capacity that has been developed previously), for the short, medium and long term; and
  - (b) then seek advice from the development sector about what factors affect the feasibility of development.
- (4) Different methods may be appropriate when assessing the development capacity that is reasonably expected to be realised in different circumstances, such as:
- (a) in existing, as opposed to new, urban areas; and
  - (b) for stand-alone, as opposed to attached, dwellings.

### **3.27 Assessment of sufficient development capacity for housing**

- (1) Every HBA must clearly identify, for the short term, medium term, and long term, where there is sufficient development capacity to meet demand for housing in the region and each constituent district of the tier 1 or tier 2 urban environment.
- (2) The requirements of subclause (1) must be based on a comparison of:
  - (a) the demand for housing referred to in clause 3.24 plus the appropriate competitiveness margin; and
  - (b) the development capacity identified under clause 3.25.
- (3) If there is any insufficiency, the HBA must identify where and when this will occur and analyse the extent to which RMA planning documents, a lack of development infrastructure, or both, cause or contribute to the insufficiency.

## **Business land**

### **3.28 Business land demand assessment**

- (1) Every HBA must estimate, for the short term, medium term, and long term, the demand from each business sector for additional business land in the region and each constituent district of the tier 1 or tier 2 urban environment.
- (2) The demand must be expressed in hectares or floor areas.

- (3) For the purpose of this clause, a local authority may identify business sectors in any way it chooses but must, as a minimum, distinguish between sectors that would use land zoned for commercial, retail, or industrial uses.
- (4) The HBA for a tier 1 urban environment must:
  - (a) set out a range of projections of demand for business land by business sector, for the short term, medium term, and long term; and
  - (b) identify which of the projections is the most likely in each of the short term, medium term, and long term; and
  - (c) set out the assumptions underpinning the different projections and the reason for selecting which is the most likely; and
  - (d) if those assumptions involve a high level of uncertainty, the nature and potential effects of that uncertainty.
- (5) The HBA for a tier 2 urban environment must:
  - (a) set out the most likely projection of demand for business land by business sector in the short term, medium term, and long term; and
  - (b) set out the assumptions underpinning that projection; and
  - (c) if those assumptions involve a high level of uncertainty, the nature and potential effects of that uncertainty.

### **3.29 Business land development capacity assessment**

- (1) Every HBA must estimate the following, for the short term, medium term, and long term, for the region and each constituent district of the tier 1 or tier 2 urban environment:
  - (a) the development capacity (in terms of hectares or floor areas) to meet expected demand for business land for each business sector, plus the appropriate competitiveness margin; and
  - (b) of that development capacity, the development capacity that is:
    - (i) plan-enabled; and
    - (ii) plan-enabled and infrastructure-ready; and
    - (iii) plan-enabled, infrastructure-ready, and suitable for each business sector.
- (2) A local authority may define what it means for development capacity to be “suitable” in any way it chooses, but suitability must, at a minimum, include suitability in terms of location and site size.

### **3.30 Assessment of sufficient development capacity for business land**

- (1) Every HBA must clearly identify, for the short term, medium term, and long term, whether there is sufficient development capacity to meet demand for business land in the region and each constituent district of the tier 1 or tier 2 urban environment.

- (2) The requirements of subclause (1) must be based on a comparison of:
  - (a) the demand for business land referred to in clause 3.28 plus the appropriate competitiveness margin; and
  - (b) the development capacity identified under clause 3.29.
- (3) If there is any insufficiency, the HBA must identify where and when this will occur and analyse the extent to which RMA planning documents, a lack of development infrastructure, or both, cause or contribute to the insufficiency.

## Subpart 6 – Intensification in tier 1 urban environments

### 3.31 Tier 1 territorial authorities implementing intensification policies

- (1) Every tier 1 territorial authority must identify, by location, the building heights and densities required by Policy 3.
- (2) If the territorial authority considers that it is necessary to modify the building height or densities in order to provide for a qualifying matter (as permitted under Policy 4), it must:
  - (a) identify, by location, where the qualifying matter applies; and
  - (b) specify the alternate building heights and densities proposed for those areas.
- (3) The territorial authority must make the information required by subclauses (1) and (2) publicly available at the same time as it notifies any plan change or proposed plan change to give effect to Policy 3.

### 3.32 Qualifying matters

- (1) In this National Policy Statement, **qualifying matter** means any of the following:
  - (a) a matter of national importance that decision-makers are required to recognise and provide for under section 6 of the Act
  - (b) a matter required in order to give effect to any other National Policy Statement, including the New Zealand Coastal Policy Statement
  - (c) any matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure
  - (d) open space provided for public use, but only in relation to the land that is open space
  - (e) an area subject to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order
  - (f) a matter necessary to implement, or ensure consistency with, iwi participation legislation
  - (g) the requirement to provide sufficient business land suitable for low density uses to meet expected demand under this National Policy Statement
  - (h) any other matter that makes higher density development as directed by Policy 3 inappropriate in an area, but only if the requirements of clause 3.33(3) are met.

### 3.33 Requirements if qualifying matter applies

- (1) This clause applies if a territorial authority is amending its district plan and intends to rely on Policy 4 to justify a modification to the direction in Policy 3 in relation to a specific area.
- (2) The evaluation report prepared under section 32 of the Act in relation to the proposed amendment must:
  - (a) demonstrate why the territorial authority considers that:
    - (i) the area is subject to a qualifying matter; and
    - (ii) the qualifying matter is incompatible with the level of development directed by Policy 3 for that area; and
  - (b) assess the impact that limiting development capacity, building height or density (as relevant) will have on the provision of development capacity; and
  - (c) assess the costs and broader impacts of imposing those limits.
- (3) A matter is not a qualifying matter under clause 3.32(1)(h) in relation to an area unless the evaluation report also:
  - (a) identifies the specific characteristic that makes the level of development directed by Policy 3 inappropriate in the area, and justifies why that is inappropriate in light of the national significance of urban development and the objectives of this National Policy Statement; and
  - (b) includes a site-specific analysis that:
    - (i) identifies the site to which the matter relates; and
    - (ii) evaluates the specific characteristics on a site-specific basis to determine the spatial extent where intensification needs to be compatible with the specific matter; and
    - (iii) evaluates an appropriate range of options to achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics.

### 3.34 Effects on consideration of resource consents

- (1) Nothing in Policies 3 or 4 or this subpart precludes the consideration (under section 104 of the Act) of any actual or potential effects on the environment associated with building heights.

## Subpart 7 – Development outcomes for zones

### 3.35 Development outcomes for zones

- (1) Every tier 1, 2 or 3 territorial authority must ensure that:
  - (a) the objectives for every zone in an urban environment in its district describe the development outcomes intended for the zone over the life of the plan and beyond; and

- (b) the policies and rules in its district plan are individually and cumulatively consistent with the development outcomes described in the objectives for each zone.

### **3.36 Development outcomes consistent with intensification policies**

- (1) Every tier 1 territorial authority must ensure that the development outcomes for zones in its tier 1 urban environments are consistent with the outcomes required by Policy 3.

### **3.37 Monitoring development outcomes**

- (1) Every tier 1 territorial authority must monitor the extent to which development is occurring in each of the following zones as anticipated by the development outcomes included in the objectives for the zone:
  - (a) city centre zones
  - (b) metropolitan centre zones
  - (c) town centre zones
  - (d) mixed use zones
  - (e) high density residential zones
  - (f) medium density residential zones
  - (g) general residential zones.
- (2) If monitoring under this clause indicates that development outcomes are not being realised, the territorial authority must, as soon as practicable:
  - (a) undertake an assessment to identify whether provisions of the district plan (individually and cumulatively), or any other factors (and if so, what factors), or both, are contributing to the failure to realise development outcomes; and
  - (b) give public notice (as defined in the Act) of the results of the assessment.
- (3) If the assessment indicates that provisions of a district plan are contributing to the failure to realise development outcomes, the territorial authority must change its district plan to address the deficiency.
- (4) If the assessment indicates that other factors are contributing to the failure to realise development outcomes, the territorial authority must consider alternative methods to improve the rate of realisation (such as the use of incentives for site amalgamation).
- (5) Any plan change required under subclause (3) must be notified as soon as practicable, and no later than 12 months after the assessment is publicly notified.

## **Subpart 8 – Car parking**

### **3.38 Car parking**

- (1) If the district plan of a tier 1, 2, or 3 territorial authority contains objectives, policies, rules, or assessment criteria that have the effect of requiring a minimum number of car parks to be provided for a particular development, land use, or activity, the territorial authority must change its district plan to remove that effect, other than in respect of accessible car parks.

- (2) Territorial authorities must make any changes required by subclause (1) without using a process in Schedule 1 of the Act.
- (3) Nothing in this National Policy Statement prevents a district plan including objectives, policies, rules, or assessment criteria:
  - (a) requiring a minimum number of accessible car parks to be provided for any activity; or
  - (b) relating to parking dimensions or manoeuvring standards to apply if:
    - (i) a developer chooses to supply car parks; or
    - (ii) when accessible car parks are required.

## Part 4: Timing

### 4.1 Timeframes for implementation

- (1) Every tier 1, 2, and 3 local authority must amend its regional policy statement or district plan to give effect to the provisions of this National Policy Statement as soon as practicable.
- (2) In addition, local authorities must comply with specific policies of this National Policy Statement in accordance with the following table:

Local authority	Subject	National Policy Statement provisions	By when
Tier 1 only	Intensification	Policies 3 and 4 (see Part 3 subpart 6)	Proposed plan or plan change notified no later than 2 years after the commencement date
Tier 2 only (other than a tier 2 territorial authority required by section 80F of the Act to prepare an IPI)	Intensification	Policy 5	Proposed plan or plan change notified no later than 2 years after the commencement date
Tiers 1 and 2	First FDS made publicly available after the commencement date	Policy 2 (see Part 3 subpart 4)	In time to inform the 2024 long-term plan
Tiers 1 and 2	HBA so far as it relates to housing	Policy 2 (see Part 3 subpart 5)	By 31 July 2021
Tiers 1 and 2	HBA relating to both housing and business land	Policy 2 (see Part 3 subpart 5)	In time to inform the 2024 long-term plan
Tiers 1, 2, and 3	Car parking	Policy 11(a) (see clause 3.38)	No later than 18 months after the commencement date

## Appendix: Tier 1 and tier 2 urban environments and local authorities

**Table 1**

Tier 1 urban environment	Tier 1 local authorities
Auckland	Auckland Council
Hamilton	Waikato Regional Council, Hamilton City Council, Waikato District Council, Waipā District Council
Tauranga	Bay of Plenty Regional Council, Tauranga City Council, Western Bay of Plenty District Council
Wellington	Wellington Regional Council, Wellington City Council, Porirua City Council, Hutt City Council, Upper Hutt City Council, Kāpiti Coast District Council
Christchurch	Canterbury Regional Council, Christchurch City Council, Selwyn District Council, Waimakariri District Council

**Table 2**

Tier 2 urban environment	Tier 2 local authorities
Whangārei	Northland Regional Council, Whangārei District Council
Rotorua	Bay of Plenty Regional Council, Rotorua District Council
New Plymouth	Taranaki Regional Council, New Plymouth District Council
Napier Hastings	Hawke's Bay Regional Council, Napier City Council, Hastings District Council
Palmerston North	Manawatū-Whanganui Regional Council, Palmerston North City Council
Nelson Tasman	Nelson City Council, Tasman District Council
Queenstown	Otago Regional Council, Queenstown Lakes District Council
Dunedin	Otago Regional Council, Dunedin City Council

**6.3 Overview of Council delegated workstreams for development of Long Term Plan 2027-37****Author:** Steph Forde, Corporate and Strategic Planner**Authoriser:** Stephen Doran, General Manager Corporate**Recommendation**

That the Development and Growth Committee:

1. Receive the Overview of Council delegated workstreams for development of Long Term Plan 2027-37; and
2. Endorse Roading and Footpaths and Waste Management Activity Groups as the scope of the Infrastructure Strategy for Long Term Plan 2027-37.

**Purpose of Report**

- 1 The purpose of this report is to advise the Committee of the Council delegated workstreams to assist the organisation in the development of the Long Term Plan 2027-37.

**Assessment of Significance**

- 2 This report is assessed as low under Council's Significance and Engagement Policy, as there are no decisions being sought in relation to Strategic Assets, Levels of Services, or additional funding.

**Background**

- 3 The Long Term Plan (LTP) is a statutory document required under the Local Government Act 2002 (LGA 2002). It sets out Council's priorities, activities, and funding approach over a 10-year period, and is the primary mechanism through which Council makes its most significant decisions about services, infrastructure, and community outcomes. Council is required to adopt a new LTP every three years, with the current cycle requiring adoption of the LTP 2027-37 by 30 June 2027.
- 4 This LTP cycle is notably more complex than previous cycles, primarily due to the water services reform programme and the establishment of the Water Organisation (WO), which will significantly change the scope of Council's activities and infrastructure responsibilities over the plan period. A number of additional government policy announcements and in-train legislative reforms also add complexity to this cycle, including the Local Government (System Improvements) Bill, the Simplifying Local Government programme, Resource Management reform, and rates capping proposals.
- 5 The development of the LTP involves a significant volume of elected member engagement across a wide range of workstreams. At the Council meeting on 28 April 2026, officers recommended, and it was resolved, to delegate interrogation of key workstreams to the Development and Growth and Strategic Planning Committees, rather than routing all material through only full Council workshops and meetings.
- 6 This approach spreads the elected member workload across the Committee structure in a manageable way, reduces the risk of Council agendas becoming unmanageable during the

peak development period, and allows detailed interrogation of technical material to occur at Committee level before matters are brought to Council.

7 The workstreams delegated by Council resolution to the Development and Growth Committee for oversight are:

7.1 Infrastructure Strategy

7.2 Asset Management Plans

### **Overview of Infrastructure Strategy**

8 The information set out below reflects the legislative position current at the time of writing. Local government reform is ongoing and further amendments or government announcements may alter these requirements during development of the strategy.

9 The purpose of the Infrastructure Strategy is to identify the significant infrastructure issues facing the council over at least the next 30 years, and the principal options for managing them.

10 The strategy is a requirement of the LTP and section 101B of the LGA explicitly states it must:

10.1 Cover a minimum of 30 consecutive financial years.

10.2 Outline how the council will manage its infrastructure assets, taking into account asset renewal/replacement, changes in demand, planned changes in levels of service, public health and environmental outcomes, and resilience to natural hazards.

10.3 Set out the most likely management scenario, with indicative capital and operating expenditure for each of the first 10 years and each subsequent 5-year block.

10.4 Identify the significant capital expenditure decisions expected, their timing, principal options, and approximate costs.

10.5 State the underlying assumptions (asset life cycles, demand, levels of service) and describe any high-uncertainty assumptions and their potential effects.

11 The enactment of the Local Government (Water Services) Act (LGWSA) 2025, and subsequent amendments to the LGA, has resulted in a reduction in scope of activity groups Council must include. At the time of writing, section 101B(6)(a) lists two required activity groups: 'flood protection and control works' and 'the provision of roads and footpaths'. As flood protection and control works are a regional council function (Environment Canterbury), this strategy covers the provision of roads and footpaths only.

12 Section 101B(6)(b) retains the ability for Council to include other infrastructure asset activity groups in the strategy, and in LTP 2024-34 Council opted to include Waste Management as an activity group.

13 Section 101B(5A) states that the infrastructure strategy may include water services infrastructure information where it supports an integrated approach to infrastructure planning across the district, however it must not duplicate the detailed water services information required in the water service provider's separate water services strategy under section 230 of the LGWSA.

14 Section 101B(5) allows the financial strategy (s101A) and infrastructure strategy to be adopted as a single combined document. Council's approach, consistent with sector practice, is to keep them as separate but coherent sections of the LTP.

## Overview of Asset Management Plans

- 15 Asset Management Plans (AMPs) are operational planning documents that specify the activities, resources, costs and timescales required to manage Council's infrastructure assets, in line with ISO 55000 and the International Infrastructure Management Manual (IIMM). They cover asset description, levels of service, future demand, lifecycle management, risk, financial summary, and improvement planning, and provide the evidence base for the LTP, the financial strategy, and the infrastructure strategy required under section 101B of the LGA.
- 16 As outlined in the February 2026 report to this Committee, AMP completeness varies across Council's asset-owning activities, and current AMPs do not include a growth component. The pending establishment of the WO, which will inherit Council's Water Supply and Wastewater AMPs before July 2027, is a key driver for prioritising work on those plans. Stormwater management options which will determine responsibility for this AMP are going to the Joint Shareholders Committee on 3<sup>rd</sup> June 2026.
- 17 The current state of AMP work is set out across two tables. Due to the significant variations in completeness across Council's asset-owning activities — some have established plans that require updating to reflect growth, regulatory change, and new evidence requirements, while others are developing first-edition plans for the first time. Reporting these in a single table risks obscuring the different nature of the work involved, so two tables are presented.
- 18 Table 1 sets out the activities with established AMPs, the date each was last updated, target completion for LTP development and WO establishment, and the priority focus for the next 6 months.

Activity	Date Updated	Target Completion	Priority Focus
Water Supply	In progress	October 2026	<ul style="list-style-type: none"> <li>• Demand/ growth projection addition</li> <li>• Data validation</li> <li>• Document updates</li> <li>• Consent and Level of Service Compliance</li> </ul>
Stormwater	In progress	October 2026	<ul style="list-style-type: none"> <li>• Demand/ growth projection addition</li> <li>• Data validation</li> <li>• Document updates</li> <li>• Consent and Level or Service Compliance</li> </ul>
Wastewater	In progress	October 2026	<ul style="list-style-type: none"> <li>• Demand/ growth projection addition</li> <li>• Data validation</li> <li>• Document updates</li> <li>• Consent and Level of Service Compliance</li> </ul>
Roading & Footpaths	October 2024	September 2026	<ul style="list-style-type: none"> <li>• Demand/ growth projection addition</li> <li>• Document/ data updates</li> <li>• Adjustments to changes in Government policy</li> </ul>
Waste Management	September 2024	October 2026	<ul style="list-style-type: none"> <li>• Demand/ growth projection addition</li> <li>• Future delivery analysis</li> <li>• Document updates</li> </ul>

- 19 Table 2 sets out the activities for which a first-edition AMP is being developed. It captures the current development stage, target completion for LTP development, and priority focus for the next 6 months.
- 20 The updated 'activity' name reflects the approach officers are taking toward the grouping of asset categories, particularly related to vertical infrastructure assets. The Assets and Infrastructure General Manager and Property Team Lead will be available at the meeting to provide additional detail should the Committee need further clarification.

Activity	Development Stage	Target Completion	Priority Focus
Parks (includes Cemeteries)	Draft Complete	October 2026	<ul style="list-style-type: none"> <li>• Data Validation</li> <li>• Condition Assessments</li> <li>• Options assessment</li> </ul>
Property (Recreation/ Cultural & Learning Facilities)	Draft in development	October 2026	<ul style="list-style-type: none"> <li>• Data Validation</li> <li>• Condition Assessments</li> <li>• Document development</li> </ul>
Property (Community Support)	Draft in development	October 2026	<ul style="list-style-type: none"> <li>• Data Validation</li> <li>• Condition Assessments</li> <li>• Document development</li> </ul>
Property (Commercial Facilities)	Draft in development	October 2026	<ul style="list-style-type: none"> <li>• Data Validation</li> <li>• Condition Assessments</li> <li>• Document development</li> </ul>

- 21 In summary, the workstreams delegated to the Development and Growth Committee detailed in this report are critical to both the LTP development and the establishment of the WO. Progressing them in parallel ensures the Council meets its statutory obligations while maintaining momentum on the wider reform programme.
- 22 Given the varying stages of AMP development across Council activities, and the LGA section 101B requirements, officers recommend the scope of the Infrastructure Strategy remains limited to Roading and Footpaths and Waste Management for this cycle. This position is subject to change in light of recent government announcements, and officers will report back if any adjustments to scope are required.

### Options and Preferred Option

#### Option One (preferred)

That the Development and Growth Committee:

1. Receive the Overview of Council delegated workstreams for development of Long Term Plan 2027-37; and
2. Endorse Roading and Footpaths and Waste Management Activity Groups as the scope of the Infrastructure Strategy for Long Term Plan 2027-37.

**Option Two**

That the Development and Growth Committee:

1. Receive the Overview of Council delegated workstreams for development of Long Term Plan 2027-37; and
2. Do not endorse Roding and Footpaths and Waste Management Activity Groups as the scope of the Infrastructure Strategy for Long Term Plan 2027-37 and direct officers on an alternative scope.

**Consultation**

23 There are no consultation requirements related to receiving this report.

**Relevant Legislation, Council Policy and Plans**

24 Local Government Act 2002, section 101B

25 Local Government (Water Services) Act 2025, section 230

**Financial and Funding Implications**

26 There are no financial or funding implications related to receiving this report.

**Other Considerations**

27 There are no other considerations at the time of writing this report.

**Attachments**

**Nil**

**7      Consideration of Urgent Business Items**

**8      Consideration of Minor Nature Matters**