

Appendix L

National Policy Statement on Urban Development Capacity Assessment

**NATIONAL PLANNING STATEMENT – URBAN DEVELOPMENT CAPACITY
ASSESSMENT OF PROPOSED PLAN CHANGE**

Objective	Comment
Objective Group A – Outcomes for planning decisions	
<i>OA1 - Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.</i>	The proposal recognises and accounts for the existing key strategic Airport node and business park infrastructure that that supports the wider Waikato regional urban areas. In particular, the proposal seeks to improve the efficiency and effectiveness of transport infrastructure that services the strategic node.
<i>OA2 - Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.</i>	The revised transport access strategy supports the Airport strategic node.
<i>OA3- Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.</i>	The proposal has accounted for the change in demand for business/ industrial land and supporting change in the operating parameters of the regionally significant Airport.
Objective Group B – Evidence and monitoring to support planning decisions	
<i>OB2 - A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.</i>	The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.
Objective Group C – Responsive planning	
<i>OC1 - Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.</i>	The proposal is responsive in identifying a revised development pattern and supporting transport network that is more efficient in providing for regionally important light industry land use and transport infrastructure.
<i>OC2 - Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.</i>	The private plan change has responded to the market activities associated with the Airport strategic node and proposes a more effective and efficient access strategy that supports the business park and regionally significant Airport.

Objective	Comment
Objective Group D – Coordinated planning evidence and decision-making	
<i>OD1 - Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.</i>	The proposal does not affect the integration of the Titanium Park and the Waikato Regional Airport activities and looks to increase the efficiency of the internal transport network and distribution of light industry land across the Airport Business Zone.
<i>OD2 - Coordinated and aligned planning decisions within and across local authority boundaries.</i>	
Policy	Comment
<p><i>PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:</i></p> <p>Short term <i>Development capacity must be feasible, zoned and serviced with development infrastructure.</i></p> <p>Medium term <i>Development capacity must be feasible, zoned and either:</i></p> <ul style="list-style-type: none"> <i>• serviced with development infrastructure, or</i> <i>• the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.</i> <p>Long-term <i>Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.</i></p>	The proposal does not alter the distribution or availability of business zoned land within the region and the revised access strategy ensures alignment with proposed transport investment priorities in future years.
<i>PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.</i>	The proposal improves the efficiency of the regionally important airport infrastructure.
<i>PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social,</i>	The proposal enables the sustainable development of the airport operations and Titanium Park Business Park.

Objective	Comment
<p><i>economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:</i></p> <ul style="list-style-type: none"> <i>a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;</i> <i>b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and</i> <i>c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.</i> 	
<p><i>PA4: When considering the effects of urban development, decision-makers shall take into account:</i></p> <ul style="list-style-type: none"> <i>a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and</i> <i>b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.</i> 	
<p><i>PB1: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:</i></p> <ul style="list-style-type: none"> <i>a) Estimates the demand for dwellings, including the demand for different types of dwellings, locations and price points, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and</i> <i>b) Estimates the demand for the different types and locations of business land and floor area for businesses, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and</i> <i>c) Assesses interactions between housing and business activities, and their impacts on each other.</i> 	<p>The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.</p>
<p><i>PB2: The assessment under policy PB1 shall use information about demand including:</i></p> <ul style="list-style-type: none"> <i>a) Demographic change using, as a starting point, the most recent Statistics New Zealand population projections;</i> 	

Objective	Comment
<ul style="list-style-type: none"> b) <i>Future changes in the business activities of the local economy and the impacts that this might have on demand for housing and business land; and</i> c) <i>Market indicators monitored under PB6 and PB7.</i> 	
<p><i>PB3: The assessment under policy PB1 shall estimate the sufficiency of development capacity provided by the relevant local authority plans and proposed and operative regional policy statements, and Long Term Plans and Infrastructure Strategies prepared under the Local Government Act 2002, including:</i></p> <ul style="list-style-type: none"> a) <i>The cumulative effect of all zoning, objectives, policies, rules and overlays and existing designations in plans, and the effect this will have on opportunities for development being taken up;</i> b) <i>The actual and likely availability of development infrastructure and other infrastructure in the short, medium and long term as set out under PA1;</i> c) <i>The current feasibility of development capacity;</i> d) <i>The rate of take up of development capacity, observed over the past 10 years and estimated for the future; and</i> e) <i>The market's response to planning decisions, obtained through monitoring under policies PB6 and PB7.</i> 	As above.
<p><i>PB4: The assessment under policy PB1 shall estimate the additional development capacity needed if any of the factors in PB3 indicate that the supply of development capacity is not likely to meet demand in the short, medium or long term.</i></p>	As above.
<p><i>PB5: In carrying out the assessment under policy PB1, local authorities shall seek and use the input of iwi authorities, the property development sector, significant land owners, social housing providers, requiring authorities, and the providers of development infrastructure and other infrastructure.</i></p>	As above.
<p>PB6: To ensure that local authorities are well-informed about demand for housing and business development capacity, urban development activity and outcomes, local authorities shall monitor a range of indicators on a quarterly basis including:</p> <ul style="list-style-type: none"> a) Prices and rents for housing, residential land and business land by location and type; and changes in these prices and rents over time; 	The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.

Objective	Comment
b) The number of resource consents and building consents granted for urban development relative to the growth in population; and c) Indicators of housing affordability.	
<i>PB7: Local authorities shall use information provided by indicators of price efficiency in their land and development market, such as price differentials between zones, to understand how well the market is functioning and how planning may affect this, and when additional development capacity might be needed.</i>	The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.
<i>PC1: To factor in the proportion of feasible development capacity that may not be developed, in addition to the requirement to ensure sufficient, feasible development capacity as outlined in policy PA1, local authorities shall also provide an additional margin of feasible development capacity over and above projected demand of at least:</i> <ul style="list-style-type: none"> • 20% in the short and medium term, and • 15% in the long term. 	The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.
<i>PC2: If evidence from the assessment under policy PB1, including information about the rate of take-up of development capacity, indicates a higher margin is more appropriate, this higher margin should be used.</i>	The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.
<i>PC3: When the evidence base or monitoring obtained in accordance with policies PB1 to PB7 indicates that development capacity is not sufficient in any of the short, medium or long term, local authorities shall respond by:</i> <ol style="list-style-type: none"> a) Providing further development capacity; and b) enabling development <i>in accordance with policies PA1, PC1 or PC2, and PC4. A response shall be initiated within 12 months.</i>	The proposal does not inhibit Waipa District Council (WDC) from developing monitoring and recording of applicable evidence.
<i>PC4: A local authority shall consider all practicable options available to it to provide sufficient development capacity and enable development to meet demand in the short, medium and long term, including:</i>	N/A

Objective	Comment
<p>a) <i>Changes to plans and regional policy statements, including to the zoning, objectives, policies, rules and overlays that apply in both existing urban environments and greenfield areas;</i></p> <p>b) <i>Integrated and coordinated consenting processes that facilitate development; and</i></p> <p>c) <i>Statutory tools and other methods available under other legislation.</i></p>	
<p><i>PC5: Regional councils shall set minimum targets for sufficient, feasible development capacity for housing, in accordance with the relevant assessment under policy PB1 and with policies PA1 and PC1 or PC2, and incorporate these minimum targets into the relevant regional policy statement.</i></p>	N/A
<p><i>PC6: A regional council's minimum targets set under policy PC5 shall be set for the medium and long term, and shall be reviewed every three years.</i></p>	N/A
<p><i>PC7: When the relevant assessment required under policy PB1 shows that the minimum targets set in the regional policy statement are not sufficient, regional councils shall revise those minimum targets in accordance with policies PC5, and shall incorporate these revised targets into its regional policy statement.</i></p>	N/A
<p><i>PC8: Regional councils shall amend their proposed and operative regional policy statements to give effect to policies PC5 to PC7 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.</i></p>	N/A
<p><i>PC9: Territorial authorities shall set minimum targets for sufficient, feasible development capacity for housing, as a portion of the regional minimum target, in accordance with the relevant assessment under policy PB1, and with policies PA1, PC1 or PC2, and PD3 and incorporate the minimum targets as an objective into the relevant plan.</i></p>	N/A
<p><i>PC10: If a minimum target set in a regional policy statement is revised, the relevant territorial authorities shall also revise the minimum targets in their plans in accordance with policy PC9.</i></p>	

Objective	Comment
<p><i>PC11: Territorial authorities shall amend their relevant plans to give effect to policies PC9 and PC10 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.</i></p>	<p>N/A</p>
<p><i>PC12: Local authorities shall produce a future development strategy which demonstrates that there will be sufficient, feasible development capacity in the medium and long term. This strategy will also set out how the minimum targets set in accordance with policies PC5 and PC9 will be met.</i></p>	<p>N/A</p>
<p><i>PC13: The future development strategy shall:</i></p> <ul style="list-style-type: none"> <i>a) identify the broad location, timing and sequencing of future development capacity over the long term in future urban environments and intensification opportunities within existing urban environments;</i> <i>b) balance the certainty regarding the provision of future urban development with the need to be responsive to demand for such development; and</i> <i>c) be informed by the relevant Long Term Plans and Infrastructure Strategies required under the Local Government Act 2002, and any other relevant strategies, plans and documents.</i> 	<p>N/A</p>
<p><i>PC14: The future development strategy can be incorporated into a non-statutory document that is not prepared under the Act, including documents and strategies prepared under other legislation. In developing this strategy, local authorities shall:</i></p> <ul style="list-style-type: none"> <i>a) Undertake a consultation process that complies with:</i> <ul style="list-style-type: none"> <i>• Part 6 of the Local Government Act; or</i> <i>• Schedule 1 of the Act;</i> <i>b) be informed by the assessment under policy PB1; and</i> <i>c) have particular regard to policy PA1.</i> 	<p>N/A</p>