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| TO: | Jason Holland, District Planning Manager |
| FROM: | Aastha Shrestha, Intermediate Policy Planner |
| DATE: | 17 November 2023 |
| SUBJECT: | **Request for authorisation to insert the housing bottom lines into the Operative Kapiti Coast District Plan 2021 as required by clause 3.6 (2)(b)(i) and (ii), and (4) of the National Policy Statement on Urban Development 2020 (NPS-UD).** |

**Purpose of memo:**

1. This memo outlines the obligation of Council under the National Policy Statement on Urban Development 2020 (NPS-UD)[[1]](#footnote-1) to amend the Operative Kapiti Coast District Plan (District Plan) to insert housing bottom lines without using the Resource Management Act 1991 (RMA) Schedule 1 process.
2. The memo also requests your authorisation under delegated authority to effect these changes and to publish a public notice of these changes.
3. Amendments to the District Plan necessary to insert the housing bottom lines update are attached to this memo (Annex 1). The amendment is to update the District Objective DO-O19 to reflect the 2023 housing bottom lines and to make other consequential changes to the associated explanatory text within the Strategic Direction chapter, as well as in the strategic context sections of the following chapters of the District Plan:
4. GRZ – General Residential Zone
5. HRZ – High-Density Residential Zone
6. LCZ – Local Centre Zone
7. MUZ – Mixed Use Zone
8. TCZ – Town Centre Zone
9. MCZ – Metropolitan Centre Zone
10. DEV1 – Ngārara Development Area
11. DEV2 – Waikanae North Development Area
12. SUB-DW – District-Wide Subdivision Matters
13. SUB-RES – Subdivision in Residential Zones
14. SUB-WORK – Subdivision in Working Zones
15. SUB-DEV1 – Subdivision in the Ngārara Development Area
16. SUB-DEV2 – Subdivision in the Waikanae North Development Area
17. The amendments being recommended for your approval in this memo are to the chapters in the District Plan where DO-O19 was initially inserted in 2022, plus the High-Density Residential Zone (HRZ) chapter introduced through Plan Change 2 to the District Plan, which was made operative on 1 September 2023. This zone promotes high-density, multi-storey housing near train stations and commercial centres, supporting DO-O19 as a key objective for enhancing development capacity.

**Obligation to insert housing bottom lines into the District Plan:**

1. Clause 3.6 (2)(b) (i) and (ii) of the NPS-UD requires the Council to insert into the District Plan, the housing bottom lines for the short-medium term (2021-2031), and long-term (2031-2051) (including competitive margins) as soon as reasonably practicable after its Housing and Business Development Capacity Assessment (HBA) is made publicly available.
2. Subclause 4 of Clause 3.6 of the NPS-UD states:

*“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.”*

1. The Council’s updated HBA was made publicly available on the Wellington Regional Leadership Committee’s website in September 2023[[2]](#footnote-2). The Council is now required to insert the housing bottom lines into the District Plan as soon as reasonably practicable.
2. Section 55(2) of the RMA requires the Council to amend the district plan if directed to do so by a national policy statement.
3. Section 55(2A)(a) requires the Council to amend the District Plan without using the process of Schedule 1 of the RMA.
4. Section 55(2A)(b) of the RMA requires the Council to give public notice of the amendments within five working days after making them.

**Authorisation sought:**

To the best of my knowledge, this memo, as supported by the proposed amendments (Annex 1) is in order for your approval.

If you agree to sign this memo, the proposed changes to the Operative Kāpiti Coast District Plan will be made and a public notice will be published accordingly.

Please:

* **Note** the proposed amendments to the District Plan to insert housing bottom lines in the District Objective DO-O19 and explanatory text (Annex 1).
* **Authorise** making the proposed amendments to the District Plan under sections 55(2) and (2A) of the RMA.
* **Authorise** publication of a public notice within five working days of the amendments being made.

The amendments will be effective from **01 December 2023**.

**Authorised under section 55(2) and (2A) of the RMA by:**

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| Jason Holland  District Planning Manager  Strategy, Growth & Recovery | A picture containing diagram  Description automatically generated |
| Date: | 17 November 2023 |

# Annex 1

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| **Section 55(2A) amendments** | | |
| **Provision/ Chapter** | **Description of the amendment** | **Proposed amendment (Deletions shown as ~~strikethrough~~ and additions are underlined)** |
| DO-O19 | * Amend the Housing Bottom Lines and supporting explanation in DO-O19. | **Housing Bottom Lines**  To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:   1. ~~6,123~~ 5,477 additional *residential units* over the short-medium term (2021–2031); and 2. ~~10,063~~ 8,411 additional *residential units* over the long term (2031–2051).   **Explanation**  The National Policy Statement on Urban Development 2020 (NPS-UD) requires Council to insert housing bottom lines into its District Plan. Housing bottom lines are the development capacity that must be enabled by the District Plan.  The short-medium term and long-term housing bottom lines in Objective DO-~~0~~O19 are drawn from the ~~Wellington Regional~~ Wairarapa-Wellington-Horowhenua Region – Housing and Business Development Capacity Assessment (~~Housing update – May 2022~~ September 2023). |
| GRZ  HRZ  LCZ  MUZ  TCZ  MCZ  DEV1  DEV2  SUB-DW  SUB-RES  SUB-WORK  SUB-DEV1  SUB-DEV2 | * Make consequential amendments to DO-O19 in all chapters and sections where that objective currently appears. | **Housing Bottom Lines**  To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:   1. ~~6,123~~ 5,477 additional *residential units* over the short-medium term (2021–2031); and 2. ~~10,063~~ 8,411 additional *residential units* over the long term (2031–2051). |

1. [National Policy Statement on Urban Development 2020 – Updated May 2022 | Ministry for the Environment](https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/) [↑](#footnote-ref-1)
2. The complete report is available at <https://wrlc.org.nz/wp-content/uploads/2023/10/Wairarapa-Wellington-Horowhenua-Housing-and-Business-Assessment-2023-Full-Report-excluding-Appendices.pdf>. Figures provided in the report incorporate the “competitive margins” required by clause 3.22 of the NPS-UD on page 15 of the report. [↑](#footnote-ref-2)