

MEMO

To: Jason Holland, District Planning Manager, Kāpiti Coast District Council

From: Matt Muspratt, Planning Consultant, Muspratt Consulting Ltd.

Date: 15 July 2022

Subject: **Request for authorisation to insert housing bottom lines into the District Plan 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 on the Council under the National Policy Statement for Urban Development 2020 (NPS-UD)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 regarding these changes.
3. Amendments to the District Plan necessary to insert the housing bottom lines are attached to this memo (Annex 1). The amendment is to include a new objective and associated explanatory text into the Strategic Direction chapter of the District Plan, and into the strategic context section of the following chapters:
 - a. GRZ – General Residential Zone
 - b. LCZ – Local Centre Zone
 - c. TCZ – Town Centre Zone
 - d. MUZ – Mixed Use Zone
 - e. MCZ – Metropolitan Centre Zone
 - f. DEV1 – Ngārara Development Area
 - g. DEV2 – Waikanae North Development Area
 - h. SUB-DW – District Wide Subdivision Matters
 - i. SUB-RES – Subdivision in Residential Zones
 - j. SUB-WORK – Subdivision in Working Zones
 - k. SUB-DEV1 – Subdivision in the Ngārara Development Area
 - l. SUB-DEV2 – Subdivision in the Waikanae North Development Area

Obligation to insert housing bottom lines into the District Plan

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

¹ <https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/>

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.

6. The Council's updated HBA was made publicly available on 26 May 2022.² The Council is now required to insert the housing bottom lines into the District Plan as soon as reasonably practicable.
7. Section 55(2) of the RMA requires the Council to amend the district plan if directed to do so by a national policy statement.
8. Section 55(2A)(a) requires the Council to amend the District Plan without using the process of Schedule 1 of the RMA.
9. Section 55(2A)(b) of the RMA requires the Council to give public notice of the amendments within 5 working days after making them.

Authorisation sought

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

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

Please:

- **Note** the proposed amendments to Strategic Direction chapter of the Council's District Plan to insert housing bottom lines comprising a new objective and explanatory text (Annex 1)
- **Authorise** making the proposed amendments to the District Plan under section 55(2) and (2A) of the RMA.
- **Authorise** publication of a public notice within five working days of the amendments being made.

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

Jason Holland
District Planning Manager
Strategy, Growth & Recovery



Date

15 July 2022

² The report is available at <https://wrlc.org.nz/project/regional-housing-business-development-capacity-assessment-2022>. Figures provided in the report incorporate the "competitiveness margins" required by clause 3.22 of the NPS-UD.

ANNEX 1

<u>DO-019</u>	<u>Housing Bottom Lines</u>
<p><u>To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:</u></p> <ol style="list-style-type: none">1. <u>6,123 additional residential units over the short-medium term (2021 – 2031); and</u>2. <u>10,063 additional residential units over the long term (2031-2051).</u>	

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-019 are drawn from the Wellington Regional Housing and Business Development Capacity Assessment (Housing update – May 2022).