

APPENDIX 2 to evidence of Susan Olivia Jones (3 September 2026) – Assessment of Changes to National Direction

On 18 December 2025 the Ministry for the Environment published a set of new and updated national direction. I have reviewed and considered them in regard to PC5 within Table 1:

Table 1: Assessment of Relevance of New and Amended National Direction

National Direction	Assessment
Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025	This new NES introduces new standards to simplify the process for building detached minor residential units commonly known as granny flats. This NES may be relevant to future development on the Site. It is noted that the General Residential Zone proposed already enables Medium Density Residential Standards and up to three residential units per site which provides for minor residential units. These changes do not alter my conclusion in Part 6 of the Section 32 Assessment.
National Policy Statement for Natural Hazards 2025 (NPS-NH)	This new NPS sets out how councils must manage natural hazard risks in new developments, based on the level of risk involved. The flood risks on the site have been considered through the evidence of Mr Martell from Awa. With reference to the NPS-NH risk matrix produced by Mr Martell, the level of flood risk is considered low to medium. The Natural Hazards Chapter within the District Plan broadly aligns with the risk-based approach set out the NPS-NH. I consider the provisions in the District Plan (as set out in Appendix 1 of this evidence) appropriate to address natural hazard risks on the site at the time of future resource consent. Furthermore, section 106 and 106A of the Resource Management Act will apply to any subdivision and land development in this regard. Overall, I consider the proposed plan change to be generally consistent with provisions of the NPS-NH. The NPS-NH does not preclude the rezoning of the site or otherwise require new district plan provisions. This new Policy Statement does not alter my conclusion in Part 6 of the Plan Change Request.
National Policy Statement for Infrastructure 2025 (NPS-I)	Objective 1(d) and Policy 10 are particularly relevant in that they consider planning for and managing the interface and compatibility of infrastructure with other activities.

	I defer to the evidence of Mr Benner and Mr Wignall who address the potential for effects from PC5 on the M2PP expressway interchange. On the basis of this evidence, I consider the plan change (and future development of the site) would appropriately manage the interface and compatibility with the M2PP expressway. The existing framework in the Plan broadly aligns with the approach set out the NPS-I. This new Policy Statement does not alter my conclusions in Part 6 of the Plan Change Request. As such, the new NPS-I does not preclude the rezoning of the site or otherwise require new provisions.
National Policy Statement for Highly Productive Land Amendment 2025 (NPS-HPL)	The changes relevant to this plan change and an assessment of the alignment of Proposed PC5 with the NPS-HPL will be provided within the legal submissions of Mr Williams which I defer to. The 2025 amendments to this Policy Statement do not alter my conclusions in Part 6 of the Plan Change Request. If anything, they serve to support the Request as the restrictions on urban rezoning in clause 3.6 of the NPS-HPL have been removed in relation to LUC 3 land.
New Zealand Coastal Policy Statement Amendment 2025 (NZCPS)	Policies 6 and 8 have been amended in the NZCPS to better enable certain activities in the coastal environment. These changes do not relate to urban development and do not alter my conclusions in Part 6 of the Plan Change Request.
National Policy Statement for Indigenous Biodiversity Amendment 2025 (NPS-IB)	These amendments seek to simplify and align consent rules for quarrying and mining. As such, the amendments do not alter my conclusions in Part 6 of the Plan Change Request.
National Policy Statement for Freshwater Management Amendment 2025 (NPS-FM)	These amendments seek to simplify and align consent rules for quarrying and mining. As such, the amendments do not alter my conclusions in Part 6 of the Plan Change Request.
Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025 (NES-F)	These amendments seek to simplify and align consent rules for quarrying and mining. As such, the amendments do not alter my conclusions in Part 6 of the Plan Change Request.
National Policy Statement for Renewable Electricity Generation Amendment 2025 (NPS-REG)	Not relevant to this application. As such, the amendments do not alter my conclusions in Part 6 of the Plan Change Request.

National Policy Statement for Electricity Networks Amendment 2025 (NPS-EN)	Not relevant to this application. As such, the amendments do not alter my conclusions in Part 6 of the Plan Change Request.
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