

1.1 CITY-WIDE VARIATION TO THE PROPOSED DISTRICT PLAN

Author: Stewart McKenzie, Manager Environment & City Planning
Kaiwhakahaere Taiao me te Whakamahere Tāone

Authoriser: Nicola Etheridge, General Manager Policy Planning and Regulatory Services
Pouwhakahaere Whakamahere Kaupapahere me ngā Raton

PURPOSE

To inform Council and seek feedback on a city-wide variation to the Proposed District Plan (PDP).

BACKGROUND

1. In December 2021 the Government passed the RM (Enabling Housing Supply) Amendment Act (RMA-EHS). This requires Tier-1 councils to prepare plan changes to insert new Medium Density Residential Standards (MDRS) into district plans, and to also implement NPS-UD Policy 3 enabling 6-Storey buildings within a walkable catchment from rapid transit stops. These changes are intended to further enable housing intensification, facilitate a wider variety of housing, and help increase housing supply.
1. Plan changes to implement the RMA-EHS and NPS-UD Policy 3 are to be known as Intensification Planning Instruments (IPIs). Councils must follow a new process called an Intensification Streamlined Planning Process (ISPP) to fast-track this work. This process is very similar to the Streamlined Planning Process used for Plan Change 18 Plimmerton Farm and prevents submitters from appealing decisions to the Environment Court.
2. New greenfield residential developments can also be included within the IPI. We therefore consider this the best processing tool to rezone a large area of land in the Northern Growth Area for residential purposes, to further provide for long-term housing supply in the City.
3. Assuming councils approves, we are planning to notify an IPI in the form of a variation to the PDP In August, in accordance with the Government mandated timeframe.
4. It is important that Council, the community and stakeholders understand the content of this variation and why Council is undertaking this work. The community also need to be informed about what is up for discussion and what isn't. A key focus of the engagement material will therefore be advising what matters can be influenced and are therefore worth submitting on.

ATTACHMENTS

1. **Workshop Presentation**
2. **Northern Growth Area consultation boards**