

Wellington City Proposed District Plan

Hearing Stream 6 Special Purpose Zones:

Future Urban Zone

Section 42A of the Resource Management Act 1991

Document Information

REPORT FOR: **Independent Hearings Commissioners:**
Trevor Robinson (Chair)
Robert Schofield
Liz Burge
David McMahon

SUBJECT: **Wellington City Proposed District Plan –
Hearing Stream 6
Special Purpose Future Urban Zone (FUZ)**

PREPARED BY: Hannah van Haren-Giles

REPORT DATED: 19 January 2024

DATE OF HEARING: 20 February 2024

Executive Summary

- i. This report considers submissions received by Wellington City Council in relation to the relevant definitions, objectives, policies, rules, standards, and maps of the Wellington City Proposed District Plan (PDP) as they apply to the Special Purpose Future Urban Zone (FUZ).
- ii. There were 17 submission points received in relation to the Special Purpose Future Urban Zone. The submissions received were diverse and sought a range of outcomes. This report outlines recommendations in response to the issues that have emerged from these submissions.
- iii. The main issue in contention is whether to retain or delete the FUZ.
- iv. This report addresses each of these key issues, as well as any other relevant issues raised in the submissions.
- v. The report includes recommendations to address matters raised in submissions as to whether the provisions in the Proposed District Plan relating to the Special Purpose Future Urban Zone should be retained as notified, amended, or deleted in full.
- vi. Appendix A of this report sets out the recommended changes to the Special Purpose Future Urban Zone chapter in full. These recommendations take into account all of the relevant matters raised in submissions and relevant statutory and non-statutory documents.
- vii. Appendix B of this report details officers' recommendations on submissions, and whether those submissions should be accepted or rejected. The body of this report should be consulted for reasoning.
- viii. For the reasons set out in the Section 32AA evaluation included throughout this report, the proposed objectives and associated provisions, with the recommended amendments, are considered to be the most appropriate means to:
 - a. Achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives; and
 - b. Achieve the relevant objectives of the Proposed District Plan, in respect to the proposed provisions.

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Interpretation

Table 1: Abbreviations

Abbreviation	Means
the Act / the RMA	Resource Management Act 1991
the Council	Wellington City Council
NSP-UD	National Policy Statement on Urban Development 2020
the Operative Plan/ODP	Operative Wellington City District Plan
the Proposed Plan/PDP	Proposed Wellington City District Plan
RPS	Wellington Regional Policy Statement 2013
Spatial Plan	Spatial Plan for Wellington City 2021
S32	Section 32 of the Resource Management Act 1991
S32AA	Section 32AA of the Resource Management Act 1991
FUZ	Future Urban Zone
DEV2	Development Area: Lincolnshire Farm
DEV3	Development Area: Upper Stebbings and Glenside West

Table 2: Submitters' Names

Abbreviation	Submitters
GWRC	Greater Wellington Regional Council
Kāinga Ora	Kāinga Ora Homes and Communities
	Ministry of Education
	Te Rūnanga o Toa Rangatira
Waka Kotahi	Waka Kotahi NZ Transport Agency
WCC	Wellington City Council
	Wellington City Youth Council

1.0 Introduction

1.1 Purpose

1. This report is prepared under section 42A of the Resource Management Act 1991 (the **RMA**) to:
 - a. Assist the Hearings Panel in their role as Independent Commissioners in making their decisions on the submissions and further submissions on the Wellington City Proposed District Plan (the **PDP**); and
 - b. Provide submitters with information on how their submissions have been evaluated and the recommendations made by officers, prior to the hearing.

1.2 Scope

2. This report considers submissions received by the Council in relation to the relevant definitions, objectives, policies, rules, standards, and maps as they apply to the Special Purpose Future Urban Zone (FUZ).
3. This report:
 - a. Discusses general issues;
 - b. Considers the original submissions received;
 - c. Makes recommendations as to whether those submissions should be accepted or rejected; and
 - d. Concludes with a recommendation for any consequential changes to the plan provisions or maps based on the assessment and evaluation contained in the report.
4. This report is intended to be read in conjunction with the Section 42A Assessment Report: Part A – Overview, which sets out the statutory context, background information and administrative matters pertaining to the District Plan review and PDP.
5. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report, or may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.

1.3 Author and Qualifications

6. My full name is Hannah Jane van Haren-Giles. I am a Senior Planning Advisor in the District Planning Team at Wellington City Council (the Council).
7. My role in preparing this report is that of an expert in planning.
8. I hold the qualification of Bachelor of Resource and Environmental Planning (First Class Honours) from Massey University. I am an Intermediate Member of the New Zealand Planning Institute.
9. I have five years' experience in planning and resource management, primarily as a consultant planner working for Hill Young Cooper Ltd. I have background in preparing and processing district and regional resource consent applications, plan and policy development, reviewing and preparing submissions, and providing resource management advice to a range of clients

including local authorities, industry groups, private sector companies, and individuals on various projects and planning processes.

10. My involvement with the Proposed Wellington City District Plan commenced in early 2020 when I was engaged to assist the Council with issues and options reports. I subsequently led the review and drafting of the Special Purpose Port Zone (including the Inner Harbour Port Precinct and Multi-User Ferry Precinct), Special Purpose Quarry Zone (including Kiwipoint Quarry Precinct), Special Purpose Stadium Zone, Hazardous Substances, and Contaminated Land chapters. I also authored the Section 32 Evaluation Reports for the Port Zone, Quarry Zone, Hazardous Substances, and Contaminated Land chapters.
11. Since joining the District Plan Team in July 2022 I have been involved in summarising submissions and further submissions, as well as developing the systems and database used to capture submissions and further submission points on the PDP.
12. I am also the reporting officer on the General Industrial Zone, Earthworks, Subdivision, Quarry Zone, Port Zone, Stadium Zone, Development Areas, Natural Features and Landscapes, Hazardous Substances, and Contaminated Land chapters.

1.4 Code of Conduct

13. Although this is a Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court 1 January 2023. I have complied with the Code of Conduct when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
14. Other than when I state that I am relying on the evidence or advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
15. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.

1.5 Key resource management issues in contention

16. Seventeen submission points were received in relation to the Future Urban Zone.
17. Having read the submissions, I consider that the main issue in contention is whether to retain or delete the FUZ.

1.6 Procedural Matters

18. At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on FUZ provisions.

19. A site visit to Lincolnshire Farm, Upper Stebbings and Glenside West was undertaken on 4 December 2023 to inform my understanding of the Future Urban Zone and Development Areas' layout, topography, and surrounding environment.
20. There are not considered to be any other procedural matters to note.

2.0 Background and Statutory Considerations

2.1 Resource Management Act 1991

21. The PDP has been prepared in accordance with the RMA and in particular, the requirements of:
 - Section 74 Matters to be considered by territorial authority; and
 - Section 75 Contents of district plans.
22. As set out in the Section 32 Evaluation Report Part 1 – Context to Evaluation and Strategic Objectives, there are a number of higher order planning documents and strategic plans that provide direction and guidance regarding the preparation and content of the PDP. These documents and a comprehensive assessment of all relevant consultation and statutory considerations prior to public notification of the PDP are discussed in detail within the [Section 32 Report Future Urban Zone, Upper Stebbings and Glenside West Development Area and Lincolnshire Farm Development Area](#).

2.2 Schedule 1 and ISPP

23. As detailed earlier in the section 42A Overview Report, the Council has chosen to use two plan review processes:
 - a. The Intensification Streamlined Planning Process (ISPP) under Part 6 of Schedule 1 of the RMA for the intensification planning instrument (IPI). There are no appeal rights on ISPP provisions.
 - b. For all other PDP provisions and content, the standard Part 1 of Schedule 1 process of the RMA is used. Part 1 Schedule 1 provisions can be appealed.
24. For the FUZ topic all the relevant zone provisions fall under the Part 1 Schedule 1 process.

2.3 Section 32AA

25. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA. Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

(1) A further evaluation required under this Act—

(a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) must be undertaken in accordance with section 32(1) to (4); and

(c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) must—

(i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

26. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to this topic is contained within the assessment of the relief sought in submissions in section 3 of this report, as required by s32AA(1)(d)(ii).
27. The Section 32AA further evaluation contains a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach have not been re-evaluated. Additionally, further re-evaluation has not been undertaken if the recommended amendments have not materially altered the policy approach.

2.4 Trade Competition

28. Trade competition is not considered relevant to the provisions of the PDP relating to this topic.
29. There are no known trade competition issues raised within the submissions.

3.0 Consideration of Submissions

3.1 Overview

30. In total there were 7 original submitters who collectively made 17 submission points in relation to the Future Urban Zone. There were no further submission points.

3.1.1 Report Structure

31. Submissions on this topic raised submission points that have been categorised in accordance with the general structure of PDP chapters as follows:
 - a. General points on the chapter as a whole; and
 - b. FUZ Objectives, Policies, Rules, and Standards.
32. Recommended amendments are contained in the following appendices:
 - a. Appendix A – Recommended Amendments to the Special Purpose Future Urban Zone Chapter
 - b. Appendix B – Recommended Responses to Submissions on the Special Purpose Future Urban Zone Chapter
33. Additional information can also be obtained from the [Section 32 Report: Future Urban Zone, Upper Stebbings and Glenside West Development Area and Lincolnshire Farm Development Area](#), and the overlays and maps on the ePlan.
34. The following evaluation should be read in conjunction with the summaries of submissions, along with the full submissions. Where there is agreement with the relief sought and the rationale for that relief, this is noted in the assessment section of the report, with the associated recommendation provided in the summary of submission table in Appendix B. Where a further evaluation of the relief sought in a submission(s) has been undertaken, the evaluation and recommendations are set out in the body of this report. A marked-up version of the Future Urban Zone with recommended amendments in response to submissions is contained in Appendix A.

3.1.2 Format for Consideration of Submissions

35. The consideration of submissions has been undertaken in the following format:
 - Matters raised by submitters;
 - Assessment; and
 - Summary of recommendations.
36. The recommended amendments to the relevant parts of the PDP are set out in Appendix A of this report where all text changes are shown in a consolidated manner.
37. The recommended acceptance or rejection of submissions is set out in Appendix B.

38. I have undertaken a s32AA evaluation in respect to the recommended amendments in my assessment that represent a material change from the proposed FUZ chapter.

3.2 Submission Points on the FUZ Chapter

3.2.1 General Points on the chapter as a whole

Matters Raised by Submitters

39. Kāinga Ora [391.742] seek that the FUZ Chapter be deleted in its entirety and instead for the land at Lincolnshire Farm and Upper Stebbings and Glenside West to be zoned in accordance with the Development Area provisions. Kāinga Ora submits that, as notified, the FUZ is applied to two Development Areas that already have detailed plans and associated zoning that could be applied now so that Wellington achieves its housing capacity minimums and a well-functioning urban environment.
40. Wellington City Council [266.159] seeks an amendment to the introduction of the Future Urban Zone chapter because as notified the introduction refers to two Development Areas, when there are three Development Areas – two greenfield and one brownfield. The amendment sought is as follows:

...

The District Plan currently incorporates two greenfield Development Area overlays within the Future Urban Zone, one being Lincolnshire Farm and the other being Upper Stebbings and Glenside West. Both overlays have an associated Development Plan.

41. Wellington City Youth Council [201.39] seek that consideration is given to possible effects upon existing natural environments in the development of greenfield areas.
42. GWRC [351] have made a number of general points on the FUZ chapter as follows:
- a. [351.293] support the direction to coordinate planning and development in this chapter, as this aligns with RPS direction.
 - b. [351.294] seek to ensure the FUZ provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.
 - c. [351.295] seek to ensure the FUZ provisions have regard to Proposed RPS Change 1 policies 55, UD.3 and 57 as required.
 - d. [351.296] seek to give effect to the NPS-FM by ensuring that freshwater bodies are required to be identified and protected during development planning.
43. Te Rūnanga o Toa Rangatira [488.86] raise concerns that the Residential Design Guide is not given consideration and referred to in any relevant rules for the Future Urban Zone and seek amendments to the FUZ rules that they give effect to the Residential Design Guide.

Assessment

44. Firstly, in response to Kāinga Ora [391.742] seeking the deletion of the FUZ Chapter – I agree. There are a number of reasons why I support deletion of the FUZ and ‘upzoning’ the Development Areas to enable urban development. A full assessment of my reasoning and recommendation to delete the FUZ, including a s32AA evaluation, is set out in in section 3.2.3 below.
45. On the basis of my recommendation to delete the FUZ, I would consequentially reject all other submissions received in relation to the FUZ chapter. However, for completeness, and to accommodate the possibility that the panel may not accept my recommendation and instead retain the FUZ, I briefly respond to each submission point below, within the context that the FUZ is retained.
46. In response to Wellington City Council [266.159], I agree that there is a need to clarify that the two Development Areas referred to in the introduction as being within the Future Urban Zone are greenfield.
47. In response to Wellington City Youth Council [201.39] I consider that when the PDP is read as a whole, relevant district-wide provisions will be brought to bear in those instances where natural environment values are present. Prior to urban development within the FUZ, an associated Development Area overlay must be developed and incorporated into the District Plan. The Lincolnshire Farm, Upper Stebbings, and Glenside West Development Areas are the result of comprehensive masterplanning processes which have taken into consideration the potential effect of development on streams, gullies, ecological values, ridgetops, Significant Natural Areas, flooding risk, transport networks, three waters infrastructure, historic heritage, and Māori values. As such, when the PDP is read and considered as a whole, I am of the opinion that there are strong directives, including Strategic Directions, to ensure consideration of effects on the natural environment are suitably addressed.
48. In response to GWRC [351.293 and 351.294] I consider that, as a whole, the PDP seeks to achieve the qualities and characteristics of well-functioning urban environment as articulated in Objective 22 of the Proposed RPS and that this is carried through into the DEV2 and DEV3 provisions and Development Plans. On this basis I consider that the PDP is consistent with the RPS, although noting there is some uncertainty in terms of the outcome of RPS Change 1 given the number and nature of submissions on Change 1.
49. Further, in response to GWRC [351.295], I consider that the FUZ provisions (via the Development Area chapters) provide for appropriate urban expansion (Proposed RPS Change 1 Policy 55); are responsive to development that provide for significant development capacity (Proposed RPS Change 1 Policy UD.3); and integrate land use and transport (Proposed RPS Change 1 Policy 57).
50. One matter to note is that the Proposed RPS Change 1 Policy 55(b) requires particular regard to be given to whether *‘urban development is consistent with any Future Development Strategy, or the regional or local strategic growth and/or development framework or strategy that describes where and how future urban development should occur in that district or region, should the Future Development Strategy be yet to be released’*. At the time of writing this s42A Report,

hearings on RPS PC1 were underway, with decisions yet to be made.¹ Mr Jeffries on behalf of WCC gave evidence seeking change to the RPS wording to make it more consistent with the NPS-UD direction around 'having regard' to the FDS rather than being 'consistent' with it.

51. Upper Stebbings and Lincolnshire Farm were both identified as *Future Urban Areas* in the Wellington Regional Growth Framework², the predecessor to the Future Development Strategy (FDS). However, Lincolnshire Farm, Upper Stebbings, and Glenside West have not been identified in the Draft FDS 2023³ as priority or future development areas. At the time of writing this s42A Report, the FDS hearings were underway with decisions yet to be made. I note here that GWRC [351.293] support the direction to coordinate planning and development in this chapter, as this aligns with RPS direction.
52. In response to GWRC [351.296], I consider that the protection of freshwater bodies is adequately addressed in THW-O1 which seeks that subdivision and development contributes to an improvement in the health and wellbeing of water bodies and freshwater ecosystems. In addition, I draw attention to SRCC-O3 and SRCC-O4 which set out that land use, subdivision and development manage the risks associated with climate change, support natural functioning ecosystems and processes to help build resilience into natural and built environments, and integrate natural processes that provide opportunities for natural hazard risk reduction and support climate change adaptation. I also note recommended amendments to NE-O2 and NE-O5 in the Strategic Directions s42A Report⁴, and the corresponding Appendix A⁵, as set out below:

NE-O2: Future subdivision, land use and development contributes to an improvement in the quality of the City's water bodies, freshwater ecosystems and receiving environments, protects and enhances Māori freshwater values and recognises mana whenua and their relationship to water (Te Mana o Te Wai).

NE-O5: Subdivision, land use and development is undertaken in an integrated manner recognising the importance of ki uta ki tai and the interconnectedness between ecosystems, natural processes and freshwater.

53. In response to Te Rūnanga o Toa Rangatira [488.86], I disagree that the FUZ chapter should include references to the Residential Design Guide for two reasons:
 - a. The FUZ allows for continued rural, conservation and recreational uses while land use transitions to urban activities. Activities and development that have the potential to obstruct or compromise future urban land uses such as fragmentation of land or contamination are restricted. Residential activities are discouraged and have

¹ [Statement of Evidence of Joe Jeffries on behalf of WCC on RPS PC1 Hearing Stream Four - Urban Development](#), Paragraph 49: "Under clause 3.17 of the NPS-UD local authorities must "have regard" to the relevant FDS when preparing or changing RMA documents. The requirement in Policy 55 for District Plan reviews or changes for urban development to be "consistent with" the FDS applies a more directive and constraining standard than the "have regard" wording of the NPSUD. There is also insufficient certainty over the eventual content of the FDS for this reference to be appropriate as this document is still being developed and has yet to be consulted on at the time of writing."

² [Wellington Regional Growth Framework](#), July 2021.

³ [Draft Wairarapa-Wellington-Horowhenua Future Development Strategy](#), September 2023.

⁴: [HS1 Section 42A Report - Plan wide matters and strategic direction](#), Paragraphs 922 and 947.

⁵ [HS1 - Appendix A to s42A Report - Recommended amendments to provisions](#)

discretionary activity status under **FUZ-R7** (All other activities), while the construction of new buildings is also discretionary under **FUZ-R8.2** (Construction, addition or alteration to buildings and structures). For additions or alterations to an existing residential building, FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4 are relevant considerations with associated assessment criteria. As such, I consider that should any residential activity or building be proposed in the FUZ, the rule framework provides a broad scope for design considerations and, therefore, reference to the Residential Design Guide is not required.

- b. Urban development within the FUZ must be in accordance with an associated Development Area. The PDP Development Area chapters contain all the provisions for these areas, including objectives, policies, rules, standards and any other particular requirements to ensure the area transitions into a well-functioning, high-quality urban environment. Residential activities and development of four or more residential units in the Development Areas is Restricted Discretionary under **DEV2-R8.2** (Residential activities) and **DEV2-R45**, and **DEV3-R1.2** (Residential activities) and **DEV3-R28**. All four of these rules require an assessment against the Residential Design Guide via matters of discretion **DEV2-P2** and **DEV3-P2**. While residential activities and development of up to three residential units is a permitted activity under **DEV2-R8.1** and **DEV2-R44** and **DEV3-R1.1** and **DEV3-R27** and do not require an assessment against the Residential Design Guide where compliance is achieved with the permitted activity standards, this is similar to development within the MRZ elsewhere in the city and I see no justification for requiring a higher standard of assessment for small scale development in Development Areas.

Summary of Recommendations

54. **HS6-FUZ-Rec1:** That the Future Urban Zone chapter be deleted in its entirety, and the land zoned FUZ upzoned/rezoned in accordance with the intended zoning identified in the Development Plans, as follows:
 - a. The 'Medium Density Residential Area' of the FUZ be amended to 'Medium Density Residential Zone'
 - b. The 'General Industrial Area' of the FUZ be amended to 'General Industrial Zone'
 - c. The 'Natural Open Space Area' of the FUZ be amended to 'Natural Open Space Zone'
 - d. The 'No build Areas' of the FUZ be amended to 'Natural Open Space Zone'
55. If, however, the Panel were of a mind to retain the FUZ, I would recommend one amendment in response to submissions on general points on the FUZ chapter as set out below:

...

The District Plan currently incorporates two [greenfield](#) Development Area overlays [within the Future Urban Zone](#), one being Lincolnshire Farm and the other being Upper Stebbings and Glenside West. Both overlays have an associated Development Plan.

56. **HS6-FUZ-Rec2:** That submission points relating to the general points on the FUZ chapter are accepted/rejected as detailed in Appendix B.

3.2.2 Future Urban Zone Objectives, Policies, Rules, and Standards

Matters Raised by Submitters

57. Waka Kotahi [370.433] seek that FUZ-O1 is retained as notified.
58. Waka Kotahi [370.434 and 370.435] seek that FUZ-O2 be clarified as to whether new rural activities are sought to be enabled.
59. The Ministry of Education [400.152] seeks that FUZ-R7 is retained as notified.
60. Waka Kotahi [370.436] seek that FUZ-R8 is retained as notified.
61. Waka Kotahi [370.437 and 370.438] consider it appropriate to provide for greater density in the Future Urban Zone and seek that FUZ-S1 (Maximum height) be amended to allow a permitted height of 11m + 1m for pitched roof.
62. Waka Kotahi [370.439 and 370.440] consider it appropriate to provide for denser development in the Future Urban Zone and seek that FUZ-S3 (Boundary setbacks) is amended to provide for setbacks in keeping with the Medium Density Residential Standards.

Assessment

63. In response to Waka Kotahi [370.434 and 370.435], I consider that **FUZ-O2** clearly provides for any rural activity, whether existing or new, that constitutes the continued productive use of the rural land. Following through the rule framework – rural activities are a permitted activity under **FUZ-R1**, with **FUZ-P2** providing policy direction to enable rural activities. I therefore do not agree with Waka Kotahi that there is a need to clarify the objective.
64. I disagree with Waka Kotahi [370.437 and 370.438] seeking to enable greater density, on the basis that urban development within the FUZ is managed under the relevant Development Area chapters. Both the Lincolnshire Farm and Upper Stebbings and Glenside West Development Area chapters enable residential buildings and structures up to 11m plus 1m for the roof (**DEV2-S6** Building height – Medium Density Residential Area and **DEV3-S1** Building height) as is sought by Waka Kotahi.
65. **FUZ-S1** (Maximum height) allows for a maximum height for residential buildings limited up to 5m or the height of the existing residential building, whichever is the greater, up to a maximum of 8m. This is the same maximum height standard that applies in the General Rural Zone (**GRUZ-S1** Maximum height). I consider this height limit adequate to support rural activities while discouraging residential development outside the parameters of the Development Area chapters and Development Plans.
66. For similar reasons, I disagree with Waka Kotahi [370.339 and 370.440] seeking reduced boundary setbacks in the FUZ to match those in the MRZ. Residential development in the FUZ which is in accordance with the Development Plan is managed under the provisions of the relevant Development Area chapter (**DEV2-S10** Boundary setbacks – Medium Density Residential Area and **DEV3-S5** Boundary setbacks). These Development Area standards are similar to the provisions that apply in the MRZ (**MRZ-S4** Boundary setbacks). The boundary setbacks under **FUZ-S3** reflect a rural character and are the same as those that apply in the General Rural Zone (**GRUZ-S4**).

67. Enabling greater permitted building height or reduced boundary setbacks in the FUZ would be inconsistent with the purpose of the zone which is to primarily allow continued rural uses until the land transitions to an urban environment in accordance with Development Area provisions and associated Development Plan. I therefore consider the notified maximum height and boundary setback standards are appropriate. This is to limit land fragmentation and the establishment of buildings that could constrain or compromise comprehensive urban development at a later stage.

Summary of Recommendations

68. **HS6-FUZ-Rec3:** If the Panel were of a mind to retain the FUZ, no amendments are recommended in response to submissions on FUZ objectives, policies, rules, and standards.
69. **HS6-FUZ-Rec4:** That submission points relating to the FUZ chapter are accepted/rejected as detailed in Appendix B.

3.2.3 Section 32AA evaluation to delete the Future Urban Zone

70. This section of the report provides detailed reasoning as to why I agree with the submission of Kāinga Ora [391.742] to delete the Future Urban Zone chapter and my preferred option to upzone/rezone the Future Urban Zone underlying the Development Areas, with associated consequential amendments.
71. There are six key reasons why, in my view, it is appropriate to delete the FUZ in its entirety:
- a. Intent/purpose of the FUZ is to be an 'interim' zone;
 - b. Comparison of other District Plans to the WCC context;
 - c. Development Areas have progressed since the draft and Proposed District Plan were notified;
 - d. There are tensions between the notified FUZ and DEV chapters;
 - e. The need to enable housing capacity and meet the requirements of the NPS-UD; and
 - f. The direction contained within GWRC's NRP Plan Change 1.
72. In addition to the above reasons, the following provides additional context:
- a. The entirety of the FUZ is shown in Figure 1 below – identified by the red outline. The full extent of the FUZ is overlaid by Development Areas - DEV2 (Lincolnshire Farm) located to the east of State Highway 1 and DEV3 (Upper Stebbings and Glenside West) located to the west. The PDP planning maps establish and identify 'Development Plans' for these two greenfield Development Areas. As evident from the Figure below, there is no part of the FUZ that is not covered by a Development Plan.

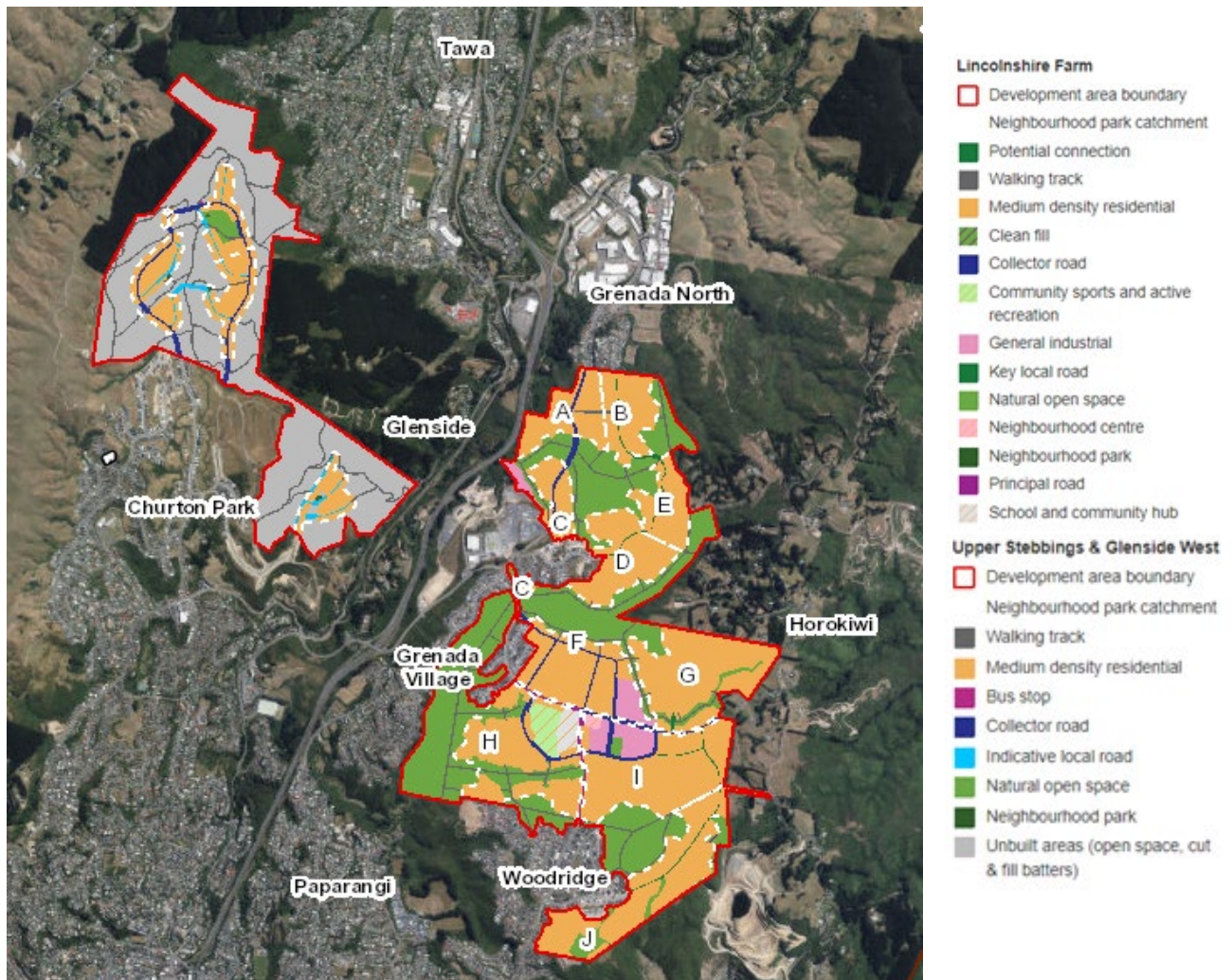


Figure 1: Extent of Future Urban Zone (red outline).

- b. Further, it is important to note that orange indicates ‘Medium Density Residential Area’ within the Development Areas. DEV2 and DEV3 contain rules and standards for these ‘areas’ that, for the most part, directly mirror the associated ‘sister’ zone. i.e. ‘Medium Density Residential Area’ rules and standards reflect ‘Medium Density Residential Zone’ (MRZ) chapter rules and standards. In this sense, it can be considered that the MRZ is the intended future zoning for the ‘Medium Density Residential Area’.

Intent/purpose of the FUZ is to be an ‘interim’ zone

73. The National Planning Standards define a ‘Future urban zone’ as:

Areas suitable for urbanisation in the future and for activities that are compatible with and do not compromise potential future urban use.

74. Therefore, my understanding is that a FUZ zoning is applied to protect land in the interim from ad-hoc development that would compromise integrated urban development. The intent and purpose being to continue to enable what are generally rural activities until such time as a structure plan or development plan is developed to guide future urban use.

75. The National Planning Standards define 'Development areas' as:

A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.

76. The matter of a 'later plan change' is an important consideration and was identified as an issue in the s32 Report. Specifically, that '*Special provisions regarding Development Area/FUZ requirements are no longer necessary after a certain point. This point is not currently specified. Land will need to be rezoned to multiple different zones, which will be complicated and could compromise the flexibility for development as it occurs.*'⁶ The response identified in the s32 Report was to '*Use an RMA Schedule 1 process to undertake a full re-zoning plan change at the appropriate time (after development pattern is confirmed).*' In my view this is now – the development pattern is confirmed and consenting is progressing.

77. As such, it is inaccurate to zone Lincolnshire Farm, Upper Stebbings and Glenside West as FUZ because urban development is occurring in these areas now and will continue in the short-term, rather than at an indeterminate future time.

78. If the FUZ zoning of these areas were to be removed, I note that existing lawfully established activities and businesses could continue to operate under s10 of the RMA, as long as they maintain the same or similar character, intensity, and scale. As such, the existing rural activities could continue irrespective of the FUZ provisions being removed.

Comparison of other District Plans to the WCC context

79. A comparative review of other District Plans usage of the FUZ was included in the s32 Report. I concur with the summary of key findings, in particular that: '*Some councils (such as Porirua and Auckland) use the FUZ (or similar) as a "holding zone" to enable continued rural use but to restrict any activities or development until a plan change which would introduce zoning changes for the area after a structure plan or master plan is completed.*'

80. Of most relevance to note is that other Councils implement the FUZ to maintain a status quo until such time as a plan change (including a structure plan) is proposed to enable urban development.

81. This is a very different situation to WCC, where there are structure plans/Development Plans already established and included within the PDP. This is particularly relevant to Lincolnshire Farm which has a structure plan and has been identified as an 'Urban Development Area' in the ODP for more than a decade⁷.

82. In my opinion, application of FUZ zoning is most accurately implemented in the Proposed District Plans of Porirua City Council (PCC) and New Plymouth District Council (NPDC) where FUZ zoning

⁶ [Section 32 Report Future Urban Zone, Upper Stebbings and Glenside West Development Area and Lincolnshire Farm Development Area](#), Page 50.

⁷ [Plan Change 45: Urban Development Area & Structure Plans](#), October 2013.

is applied to rural/greenfield land identified as being suitable for urbanisation in the future, but where no such plans for urban development are currently proposed. In both these Plans (PCC: FUZ-P2 and NPDC: FUZ-P7), there is strong directive that the FUZ acts as a ‘holding zone’ predominately for rural activities until a structure plan is prepared and the land is rezoned. The key point being that FUZ zoning in these jurisdictions exists where comprehensive planning for urban development has not yet occurred. This is not the case in Wellington.

83. Continuing to look at NPDC, I consider their application of ‘Development Areas’ is a best practice approach. NPDC has Development Areas that overlay Medium Density Residential (MRZ) zoned land. Their Development Areas include structure plans to guide development over and above what is permitted in their underlying MRZ chapter. By way of example NPCD PDP rule DEV5-R1 is as follows:

Activities Rules	
DEV5-R1	Activities that are permitted or controlled activities in the underlying zone
Activity status: PER	
Where:	
<ol style="list-style-type: none"> 1. the activity is in accordance with the Patterson Structure Plan; and 2. all DEV5 Effects Standards are complied with. 	

84. In my view, the application of Development Areas in the NPDC PDP is most comparable to the WCC context because Lincolnshire Farm, Upper Stebbings and Glenside West all have structure plans/Development Plans identified in the PDP. WCC’s Development Areas already identify the intended future zone i.e. the ‘Medium Density Residential Area’ set out in the Development Plans are intended to reflect MRZ zoning. I therefore consider that the NPDC approach that activities in Development Areas are permitted where those activities are permitted or controlled in the underlying zone is again more comparable to the WCC context.
85. This matter in relation to the DEV2 and DEV3 provisions is addressed further in the Development Areas s42A Report as part of Hearing Stream 6. For brief context however, I note that across DEV2 and DEV3 there are approximately 80 rules and 40 standards which for the most part directly mirror the ‘sister’ MRZ, NOSZ, and/or GIZ rules and standards. To my mind, this further reinforces the notion that WCC’s Development Areas are ‘ready’ to be upzoned to the intended future zone because there is a high level of duplication with the intended zone provisions. I consider that the approach of NPDC whereby the Development Area provisions only address/control matters above and beyond the underlying zone provisions is a more efficient and effective approach for managing urban development in Development Areas.
86. Based on these examples of other District Plans, it is evident that the FUZ is not applicable to the WCC context because:
- a. There are established structure plans/Development Plans for WCC’s two identified greenfield Development Areas; and
 - b. There are comprehensive DEV2/DEV3 provisions which establish the approach for

managing urban development within FUZ zoned land in a manner consistent with MRZ, NOSZ, and/or GIZ provisions.

Development Areas have progressed since the draft and Proposed District Plan were notified

87. As discussed above, in comparison to the FUZ in PCC and NPDC, WCC has a very different scenario in which there are already established and comprehensive Development Area plans with specific requirements in the DEV2/DEV3 chapters, APP12 and APP13, and Development Plans. These have been developed over numerous years with community consultation, extensive investigations and technical assessments informing the locations of roads, open space, and residential areas as detailed in the s32 Report.
88. Further, planning and development for Lincolnshire Farm, Upper Stebbings, and Glenside West has progressed since notification of the draft and Proposed District Plan. This is especially the case for Lincolnshire Farm where subdivision consents have been granted and associated bulk earthworks are underway. Detailed design for earthworks and engineering assessments for Upper Stebbings and Glenside West have also been progressed.
89. Again, this reinforces that the FUZ is no longer fit for purpose because these areas have progressed past the point of merely setting aside land for future urban development, as consenting and earthworks are already underway – perhaps faster than what was anticipated to occur when the PDP was drafted. Importantly, consenting and earthworks have progressed in a manner consistent with the ODP structure plan for Lincolnshire Farm and the PDP Development Plan. As such, I consider there is sufficient evidence to rezone the FUZ to the intended zoning identified in the DEV2 and DEV3 Development Plans.

There are tensions between the notified FUZ and DEV chapters

90. The DEV2 and DEV3 chapter introductions state: "*Where there are any inconsistencies between provisions for the underlying zoning or district wide matters and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.*"
91. While the FUZ chapter introduction states: "*The objectives, policies and rules in this chapter will only apply where a Development Area overlay has not been incorporated into the District Plan for a given Future Urban Zone area.*"
92. As such there is a conflict between the notified FUZ and DEV2/DEV3 chapters in which there is no scenario where the provisions of the FUZ would ever be applicable. Even if these introduction statements were to be amended to remove the conflict, as noted above, existing rural activities occurring within the FUZ could continue under existing use rights.
93. A more fundamental issue with the DEV2/DEV3 introduction is the notion that provisions in the DEV2/DEV3 chapters would prevail over any conflicts with district wide matters. I assume this is in recognition that the Development Plans have been comprehensively prepared based on

existing environmental constraints for the site, including the presence of SNAs, natural character, natural hazards, and local topography. However, I do not consider it appropriate that DEV2/DEV3 provisions should prevail over THW, INF, TR etc provisions, noting that this is beyond the matter of submissions at hand.

The need to enable housing capacity and meet the requirements of the NPS-UD

94. The NPS-UD (Policy 2) directs councils to provide at least sufficient development capacity to meet the expected demand for housing. This is to be demonstrated in a Housing and Business Capacity Assessment (HBA).

95. The 2023 Wellington City HBA sets out that:

‘Northern Wellington still shows strong demand for both standalone and attached dwellings. This is an expected trend given two factors: one being the notified provisions of the PDP enabling medium to high density in and around centres and train stations and the other being the expected greenfield growth in the northern areas, including in Stebbings Valley and Lincolnshire Farm. The demand for attached housing exceeds that for standalone housing in the northern areas by over two times. This reflects the notified PDP enabling higher density housing in line with the NPS-UD.’⁸

‘Potential greenfield developments have also been assessed through master-planning processes and all greenfield development is considered feasible and realisable. In Wellington City there are two areas with greenfield capacity, these areas have agreed approximate housing capacity of:

- a. Lincolnshire Farm: 3,481*
- b. Stebbings/Glenside: 960’⁹*

96. The HBA indicates there is strong demand for housing in Northern Wellington, particularly for higher density attached housing. This substantiates demand for urban development in the Development Areas, with total realisable capacity for greenfield developments in Wellington City being 4,441. Importantly, the analysis indicates *‘In every location, except the Northern and the Makara-Ohariu catchment, there is sufficient capacity to meet demand. The above tables exclude the greenfield capacity of 4,441 which is all located in the northern catchment. When the greenfield numbers are added to the northern catchment, demand is met. Despite this, the reason for undersupply in the northern catchment compared to demand is not necessarily representative of an undersupply of enabled capacity, but a result of the lower feasibility rate of intensification.’¹⁰*

97. The Development Areas will provide for a mix of housing typologies that will improve the availability of housing for different needs, including improving accessibility to affordable housing, and providing for housing in line with the HBA capacity requirements. Enabling urban development in the Development Areas is also consistent with the Urban Form and Development Strategic Objectives of the PDP. I therefore consider that upzoning/rezoning the FUZ will support

⁸ [Chapter 2: Wellington City Council HBA](#), Page 98.

⁹ [Chapter 2: Wellington City Council HBA](#), Page 99.

¹⁰ [Chapter 2: Wellington City Council HBA](#), Page 102.

WCC in achieving realisable capacity, housing outcomes and promote the improvement of housing affordability in Wellington by increasing necessary supply.

98. As the HBA has identified that there is demand for housing in the Development Areas, this then requires Council to ensure that it will make the land plan-enabled, infrastructure-ready and feasible. I consider that upzoning/rezoning the FUZ will better align with NPS-UD 3.2 in terms of being plan-enabled, because while currently identified in the PDP ‘as land identified by the local authority for future urban use or urban intensification’ (NPS-UD 3.4(1)(c)), upzoning/rezoning to the actual intended zoning will support development in the short to medium term. As to being infrastructure-ready (NPS-UD 3.4), I understand there is an existing wastewater upgrade, as well as development infrastructure facilities, for Lincolnshire Farm and Upper Stebbings in the [Long Term Plan](#). It is also worthwhile noting that development could be accelerated through provision of network infrastructure via developer agreement, which I understand has been done for earlier development within the area of Lower and Eastern Stebbings. Overall, based on the above I consider upzoning/rezoning the FUZ better gives effect to the objectives and policies of the NPS-UD in terms of providing plan-enabled, infrastructure-ready, feasible and reasonably expected development capacity for housing in Lincolnshire Farm and Upper Stebbings and Glenside West.

The direction contained within GWRC’s NRP Plan Change 1

99. Plan Change 1 to GWRC’s Natural Resources Plan (NRP PC1) was notified on 30 October 2023. Of particular relevance to this topic is that NRP PC1 proposes to make any unplanned greenfield development a prohibited activity. This is through Rule WH.R13, which states that any stormwater discharge from unplanned greenfield development is prohibited. Unplanned greenfield development is any greenfield development which is not identified on Maps in NRP PC1. While Maps 86-89 do identify Lincolnshire Farm, Upper Stebbings and Glenside West as ‘Planned/existing urban areas’, under this proposed new direction, there would likely never be a scenario where FUZ zoning would be relevant in the future given the prohibited status for unplanned greenfield development. At the time of writing this s42A Report, submissions on NRP PC1 had closed, and there is not yet a date for hearings.
100. Therefore, with or without upzoning the Development Areas, the future applicability of the FUZ given the direction of NRP PC1 is redundant, or at least at this stage uncertain dependant on the outcome of decisions on submissions. This is particularly apparent when considering that if any greenfield or brownfield land were proposed to transition to an urban environment in the future, rather than go through a plan change process to rezone from, for example GRUZ to FUZ, then at a later date from FUZ to MRZ, it would be more efficient in terms of planning and a financial standpoint to rezone directly from GRUZ to MRZ.

Assessment of FUZ Objectives and Policies

101. The table below provides an assessment of the FUZ objectives and policies, focussing in particular on how these outcomes are or will be achieved by other provisions in the PDP. In this respect, the FUZ provisions have effectively ‘done their job’ in terms of guiding the process for upzoning the FUZ to enable urban development.

Objectives	Policies	Assessment
<p>FUZ-O1 Purpose</p> <p>The Future Urban Zone assists Wellington City to meet its residential and business growth needs through efficient greenfield developments.</p>	<p>FUZ-P1 Accommodating growth</p> <p>Enable activities that are in accordance with an associated Development Area.</p>	<p>FUZ-O1 is relevant and an important outcome that the PDP seeks to achieve. However, I consider that the UFD chapter Strategic Objectives in conjunction with DEV2-O1/DEV3-O1 (Purpose) also capture the desired outcome in terms of well-connected neighbourhoods that accommodate new residential and business growth. ‘Efficient greenfield development’, in my view, is already somewhat achieved via the Development Plans in the planning maps and associated Development Area provisions which will achieve efficient land use through a compact urban form (DEV2-O2/DEV3-O3).</p> <p>Given DEV2-O2/DEV3-O2 (Activities and development) and activities DEV2-P3/DEV3-P3 (Potentially compatible activities) direct that activities are to be in general accordance with the Development Plan, I consider that there is sufficient policy direction in terms of what activities are anticipated to occur as part of urban development within the FUZ.</p>
<p>FUZ-O2 Activities</p> <p>The Future Urban Zone provides for a variety of rural activities that enable continued productive use of the rural land until such time as the land is urbanised.</p>	<p>FUZ-P2 Rural activities</p> <p>Enable rural activities during the transition of the Future Urban Zone for urban development.</p>	<p>Planning and development for Lincolnshire Farm, Upper Stebbings and Glenside West has progressed since notification of the Draft and Proposed District Plan. This is particularly the case for Lincolnshire Farm where subdivision consents have been granted and associated bulk earthworks are underway.</p> <p>Given DEV2-O2/DEV3-O2 (Activities and development) and activities DEV2-P3/DEV3-P3 (Potentially compatible activities) direct that activities are to be in general accordance with the Development Plan, I consider that there is sufficient policy direction in terms of what activities are anticipated to occur as part of urban development within the FUZ.</p> <p>On this basis, I do not consider it appropriate for the PDP to enable rural activities and use. Notwithstanding that existing rural activities would be able to continue under existing use rights.</p>
<p>FUZ-O3 Coordinated planning and development</p> <p>Development within the Future Urban Zone is comprehensively designed.</p>	<p>FUZ-P3 Incompatible activities</p> <p>Avoid activities that result in fragmented land parcels or would otherwise compromise future urban development</p>	<p>All of the Development Area objectives set outcomes to ensure well-connected neighbourhoods, integrated and coordinated activities, attractive and well-functioning urban environments that deliver compact urban form and a high level of accessibility and amenity, and comprehensive urban development of the area.</p> <p>In addition, the existing Development Area provisions and Development Plans have already been comprehensively designed to ensure coordinated planning and development.</p>

	anticipated in the zone.	Given that activities are to be in general accordance with the Development Plan (DEV2-P3 and DEV3-P3) I consider that there is sufficient policy direction in the Development Area chapter to ensure incompatible activities are avoided.
<p>FUZ-O4 Mana Whenua</p> <p>Mana whenua values and aspirations are recognised and provided for in Development Areas controlling new urban development in the Future Urban Zone.</p>	<p>FUZ-P4 Mana whenua</p> <p>Enable Development Areas to be used to recognise and provide for mana whenua values and aspirations.</p>	<p>As detailed in the s32 Report: <i>Raukura Consultants in association with Port Nicholson Block Settlement Trust and Wellington Tenth Trust were engaged to provide information on cultural values and related iwi matters for the Upper Stebbings and Glenside west area. The conclusions of the report are that the area of Upper Stebbings Valley and Marshall Ridge (Glenside) has little cultural value to associated iwi however wider impacts such as water should be considered.</i></p> <p><i>This was confirmed and the same was found for Lincolnshire Farm area by engagement with Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira. Ngāti Toa Rangatira indicated interest in potentially using the FUZ for part of their land that is rented to the Department of Corrections, however this option was not chosen at this time.</i></p>

Summary

102. In my opinion, based on the above analysis and assessment, the recommendation to delete the Future Urban Zone and make amendments to upzone/rezone the Development Areas is the most appropriate way to achieve the PDP strategic directions, and higher order documents.
103. In the Hearing Stream 6 Development Areas s42A Report, I recommend consequential associated amendments to refine the Development Area provisions. Those recommendations, while related, can be considered as a separate distinct matter.
104. The environmental, economic, social and cultural effects of the recommendation to delete the Future Urban Zone are set out below.

s32AA evaluation

Costs	Benefits	Risk of Acting/Not acting
<p>Environmental</p> <p>There are limited new environmental costs arising from the deletion of the FUZ as the FUZ provisions are already superseded by the Development Area chapter provisions and Development Plan 'activity areas' which are</p>	<p>Environmental</p> <p>There are limited new environmental benefits arising from the deletion of the FUZ as the FUZ provisions are already superseded by the Development Area chapter provisions and Development Plan 'activity areas' which are</p>	<p>The s32 Report concluded that outright zoning of land without the use of FUZ zoning and Development Areas "will not result in well-functioning urban environments as their will be less integration with regards to residential development, transport routes, and community facilities including open space areas." The report also noted that under outright zoning, land would be "less likely to be utilised in a cohesive and</p>

<p>based on existing environmental constraints, including the presence of SNAs, natural character, natural hazards, and local topography.</p> <p>Economic</p> <p>There are limited economic costs arising from deletion of the FUZ as the FUZ provisions are already superseded by the Development Area chapter provisions. Existing rural activities within the extent of the FUZ will be able to continue under existing use rights.</p> <p>There may be some economic costs for the landowners/developer(s) in that deletion of the FUZ 'locks in' zone boundaries for the Development Areas, resulting in potential constraints on flexibility. However, the benefits of having the 'desired' Development Plans (from both the Council and developers perspective) established as their intended zoning in the PDP are likely to outweigh the costs associated with a future plan change to rezone the FUZ to its intended zoning.</p> <p>Social and Cultural</p> <p>There are unlikely to be any social and cultural costs arising from the deletion of the FUZ as the FUZ provisions are already superseded by the Development Area chapter provisions.</p>	<p>based on existing environmental constraints, including the presence of SNAs, natural character, natural hazards, and local topography.</p> <p>Economic</p> <p>The proposed change will result in greater certainty for the community in terms of intended development of the FUZ as urban areas.</p> <p>The upzoning of the FUZ to its intended zoning now removes the need for a future plan change to rezone the FUZ at an indeterminate time. The deletion of the FUZ is likely to save both Council and the developer costs associated with a plan change.</p> <p>Social and Cultural</p> <p>Deletion of the FUZ will result in greater certainty for the community in terms of intended development of the FUZ as urban areas.</p>	<p>integrated manner which will result in inefficient use of greenfield land, which is a significant issue for the Wellington area due to limited greenfield sites." It is important to note that the s32 report considered outright zoning where there is no Development Plan or Development Area provisions.</p> <p>A risk of acting is that zoning would fix the boundaries between residential and open space zones, for example, and potentially impose constraints on the development of the land without detailed design to justify for example a specific alignment for the transport connections. While this is a risk, the indicative location of road, as well as area/zone boundaries has been informed by years of consultation and research as to the location of ridgelines, gullies, topography, streams, SNAs, natural hazards etc. Any new road, regardless of zoning is a restricted discretionary activity under INF-R25 so there remains flexibility for road alignments to change under the precursor of being <i>'in general accordance with the location and extent shown in the Development Plan'</i> which would apply with or without FUZ zoning.</p> <p>With or without the FUZ zoning, development in the Development Areas must be undertaken <i>'in general accordance with the location and extent shown in the Development Plan'</i>. As such the activity areas for residential vs open space boundaries are already well established. I consider that the area/zone boundaries are well informed and understood by both Council and the developer, and that further earthworks and engineering investigations as well as consenting processes have demonstrated that while minor refinements may be needed, the Development Plans are workable/desirable from both Council and the developers perspective.</p> <p>If detailed engineering and earthwork design demonstrate the need for the location of roads, open space and community facilities in the Development Plans to be slightly amended, with or without the FUZ zoning, there will always remain the option of applying for resource consent or a plan change for alternative development scenarios to what is outlined in the Development Plan.</p> <p>The benefit of acting now is that comprehensively planned urban development can proceed in a manner consistent with the intended zoning. This will create a well-functioning urban environment that delivers compact urban form and ensures sufficient land is available for housing and business purposes in accordance with the NPS-UD.</p>
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<p>Overall Evaluation of Effectiveness and Efficiency</p>	<p>The recommendations continue to address the same matters as the notified Development Plans, albeit with different underlying zoning.</p> <p>Given the above detailed reasons, the recommendations are more efficient and effective at achieving the purpose of the Act and achieving the strategic objectives of the PDP than retaining the notified FUZ.</p>
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4.0 Minor and inconsequential amendments

105. Pursuant to Schedule 1, clause 16 (2) of the RMA, a local authority may make an amendment, without using the process in this schedule, to its proposed plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.
106. The following minor and inconsequential amendments relevant to this report are identified below:
- a. If the Panel were of mind to delete the FUZ, I note that there would need to be consequential amendments to other chapters in the PDP i.e. to alter references to the Future Urban Zone to instead reference the Development Areas. By way of example, my recommendation as part of Hearing Stream 5 to introduce a larger earthworks threshold for the FUZ in EW-S4 would need amending.

107.

5.0 Conclusion

108. This report has provided an assessment of submissions received in relation to the Special Purpose Future Urban Zone Chapter.
109. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the PDP should be amended as set out in Appendix A of this report.
110. For the reasons set out in the Section 32AA evaluation included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
- a. Achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives; and
 - b. Achieve the relevant objectives of the PDP, in respect to the proposed provisions.

5.1 Recommendations

111. It is recommended that:
- c. The Hearing Commissioners accept, accept in part, or reject submissions as outlined in

Appendix B of this report; and

- d. The PDP is amended in accordance with the changes recommended in Appendix A of this report.

6.0 Appendices

Appendix A: Recommended Amendments to the Special Purpose Future Urban Zone Chapter

Where I recommend changes in response to submissions, these are shown as follows:

- Text recommended to be added to the PDP is underlined.
- Text recommended to be deleted from the PDP is ~~struck through~~.

Appendix B: Recommended Responses to Submissions on the Special Purpose Future Urban Zone Chapter