

Memorandum

13 September 2018

To: Planning Committee members

cc: Chairs of the Local Boards

Subject: **Mandatory change to the Regional Policy Statement**

From: Linley Wilkinson, Plans and Places Department

Purpose

1. To advise you of the mandatory update to the regional policy statement, in the Auckland Unitary Plan (Operative in Part), to incorporate the minimum targets for sufficient, feasible development capacity for housing as directed by the National Policy Statement on Urban Development Capacity 2016 (the national policy statement).

Summary

- The National Policy Statement on Urban Development Capacity requires the council to set minimum targets for sufficient, feasible development capacity for housing in the regional policy statement by 31 December 2018.
- The Auckland Unitary Plan will be updated at the end of October 2018 to meet this requirement.

Context/Background

National Policy Statement on Urban Development Capacity 2016

2. The National Policy Statement on Urban development Capacity 2016 (the National Policy Statement) provides direction to councils on planning positively for growth and change in urban environments. This includes requiring councils to provide sufficient development capacity in their plans for both housing and business to ensure that 'sufficient feasible supply' is available to enable competitive land and development markets to efficiently meet projected demand in the short, medium and long terms.
3. The National Policy Statement requires councils with jurisdiction over high growth urban areas (including Auckland Council) to:
 - Complete a Housing and Business Development Capacity Assessment by 31 December 2017. Completed and to be updated on at least a three-yearly basis. <http://www.knowledgeauckland.org.nz/publication/?mid=1781&DocumentType=1&>
 - **Set minimum targets, to be incorporated into the regional policy statement by 31 December 2018, for the medium and long term, for sufficient, feasible development capacity for housing in accordance with the assessment.**
 - Monitor, on a quarterly basis, a range of indicators that assess the development capacity in the short, medium and long term. Completed – www.knowledgeauckland.govt.nz
 - Provide further development capacity and enable development by 'responsive planning' if there is insufficient identified development capacity in the short, medium and long term, within 12 months of the completion of the assessment.

- Produce a future development strategy that demonstrates sufficient, feasible development capacity in the medium and long term. This strategy is to set out how the minimum targets will be met. Completed - Auckland Plan 2050. <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/Pages/default.aspx>
4. Council has
 - undertaken the first housing and business development capacity assessment
 - produced a future development strategy (the Auckland Plan 2050)
 - published quarterly monitoring reports.
 5. The minimum targets that are in the future development strategy (the Auckland Plan 2050) are derived from the Housing and Business Development Capacity Assessment that was completed in December 2017. Council must now incorporate these minimum targets into the regional policy statement before the end of the year. This is required to be done without using the usual public participation process under the Resource Management Act (Schedule 1).

Discussion

Plan Update

6. The proposed change to the regional policy statement chapter in the Auckland Unitary Plan inserts the minimum targets for sufficient, feasible development capacity for housing as a new objective (objective 6) in Chapter B2.4 residential growth. The targets and associated timeframes are the same as what is provided in the Development Strategy, assessing demand section, in the Auckland Plan 2050.
7. The Ministry for the Environment's guidance on setting minimum targets indicates that the targets inserted into the regional policy statement should be framed so that they:
 - state the minimum number of dwellings to be enabled and made feasible to develop
 - state the years covered by the minimum targets (medium and long term)
 - relate to a specified geographic area of focus.
8. The proposed new objective 6 sets the minimum number of dwellings for both the medium and long term in accordance with meeting the other residential growth objectives (see Attachment A). The reference, in objective 6, to the objectives 1-4 provide a locational context for where new dwellings should be provided.

Consultation

9. The national policy statement requires the minimum targets to be incorporated into the regional policy statement without a notification or submission process. The Auckland Plan 2050 that contains the 'future development strategy', as required by this national policy statement, sets out how the minimum targets will be met. The draft Auckland Plan 2050, released in February 2018 for consultation, did not contain the minimum targets but discussed population growth, change and development capacity in general. The feedback received on the draft was reported to Planning Committee on 5 June 2018. The feedback raised concern about the accuracy of population and growth projections and whether enough capacity has been enabled to meet demand. The Auckland Plan 2050 was amended to more clearly reference demand and the associated minimum targets for housing development capacity.

Next steps

10. The National Policy Statement on Urban Development Capacity came into force in 2016 and requires the council to set minimum targets in the regional policy statement by 31 December 2018. The Auckland Unitary Plan will be updated at the end of October 2018, by the Plans and Places Department, to meet this requirement.

Attachment A: Amended Section B2.4 Residential Growth

B2.4. Residential growth

B2.4.1. Objectives

- (1) Residential intensification supports a quality compact urban form.
- (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.
- (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.
- (4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.
- (5) Non-residential activities are provided in residential areas to support the needs of people and communities.
- (6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:

Table B2.4.1: Minimum Dwelling Targets

<u>Term</u>	<u>Short to Medium</u> <u>1-10 years</u> <u>(2016-2026)</u>	<u>Long</u> <u>11-30 years</u> <u>(2027-2046)</u>	<u>Total</u> <u>1-30 years</u> <u>(2016 – 2046)</u>
<u>Minimum Target</u> <u>(number of dwellings)</u>	<u>189,800</u>	<u>218,500</u>	<u>408,300</u>

Source: Development Strategy, Assessing Demand, Auckland Plan 2050.