Introduction

Mackenzie District Council welcomes the opportunity to provide feedback on the proposed National Policy Statement on Urban Development.

The Mackenzie District is predominantly rural in character. However, population increases within the District have exceeded national trends with a growth rate of 17 per cent between 2013 and 2018, compared to the national average of about 10.1 per cent. This is coupled with increased visitor numbers resulting in rapid growth within the Mackenzie District’s main urban centres of Fairlie, Tekapo and Twizel.

The current level of growth coupled with current review of the Mackenzie District Plan, means that Mackenzie District Council have a strong level of interest in the National Policy Statement on Urban Development and the national level guidance that it will provide.

General Discussion

The proposed National Policy Statement on Urban Development will largely require the Mackenzie District Council to address urban development outcomes at an objective and policy level. Consideration surrounding the issues identified will occur during the current District Plan Review. Additionally, the requirements for major urban centres will provide clear direction on best practice mechanism to manage growth and will be translatable to the Mackenzie District context.

Mackenzie District Council support the outcomes sought by the proposed National Policy Statement on Urban Development and while many will not directly affect the District, the high level of guidance will allow for Council to adopt similar approaches that are suitable to the local context. Accordingly, Mackenzie District Council view the proposed National Policy Statement on Urban Development as a useful tool.
Conclusion

Mackenzie District Council support the principals contained within the proposed National Policy Statement on Urban Development. Smaller Territorial Authorities such as the Mackenzie District Council seek to ensure quality urban design outcomes, and sustainable growth of urban areas. Accordingly, many of the principals within the proposed National Policy Statement on Urban Development will be translatable to the Mackenzie District which is experiencing rapid growth.

Yours sincerely

Planning Manager
Appendix One

Consultation Questions

1. **Do you support a National Policy Statement on Urban Development that aims to deliver quality urban environments and make room for growth? Why/ why not?**

Mackenzie District Council support the outcomes sought by a National Policy Statement on Urban Development. Quality urban environments are a key aspect for sustainable communities and support future growth and strong communities.

2. **Do you support the approach of targeting the most directive policies to our largest and fastest growing urban environments? Why/ why not?**

Mackenzie District Council support this approach. The largest and fastest growing urban environments require the most planning, and quickest action, which will be provided by the National Policy Statement on Urban Development. Smaller centres who are not experiencing rapid growth do not require such immediate attention, but will be able to utilise the approach provided by the National Policy Statement in their own plan making processes.

3. **Do you support the proposed changes to future development strategies (FDs) overall? If not, what would you suggest doing differently?**

Future Development Strategies will be a useful tool, which are considered necessary in the largest and fastest growing urban environments. Through encouraging all local authorities to utilise such an approach quality urban environments will become the norm.

4. **Do you support the proposed approach of the NPS-UD providing national level direction about the features of a quality urban environment? Why/ why not?**

Yes, without providing national level direction each centre will have to make their own judgement. This would result in inconsistencies between Council’s, and would also provide developers with an opportunity to disagree with a Council’s assessment.

5. **Do you support the inclusion of proposals to clarify that amenity values are diverse and change over time? Why/ why not?**

Yes, this reflects the fact that environments change.

6. **Do you support the addition of direction to provide development capacity that is both feasible and likely to be taken up? Will this result in development opportunities that more accurately reflect demand? Why/ why not?**
Yes, there needs to be a clear link between capacity demands and the likelihood of each development being successful. Failure to achieve this results in poor urban design outcomes and developments which fail to achieve desired outcomes, through the retention of vacant allotments, meaning communities are unable to establish.

7. Do you support proposals requiring objectives, policies, rules, and assessment criteria to enable the development anticipated by the zone description? Why/why not?

Yes, clear national direction will provide certainty.

8. Do you support policies to enable intensification in the locations where its benefits can be best achieved? Why/why not?

Yes, intensification through infill development provides a good mechanism to meet community demands for residential living in close proximity to established amenities. However, it is important to note that in-fill development creates additional demand on urban infrastructure, and well planned in-fill development is often more challenging to achieve that greenfield development.

9. Do you support inclusion of a policy for plan changes for out-of-sequence greenfield development in locations not currently identified for development?

This is a challenging proposition. District Plans are prepared in a manner that takes a holistic approach to future growth. Through creating a policy that largely enables plan changes to create further urban areas, desired outcomes of operative plans may be compromised and less functional urban areas created.

10. Do you support limiting the ability for local authorities in major urban centres to regulate the number of car parks required for development? Why/why not?

No, the inability to regulate car parking can have adverse effects on the surrounding environment and pushes the cost onto ratepayers. Any locations in which this is implemented would need to have well established and highly functional public transport systems.

11. Do you think that central government should consider more directive intervention in local authority plans?

In some instances this may be appropriate. This costs and benefits of such an approach need to be strongly considered, as the importance of retaining decision making at a local level cannot be underestimated. Conversely, when there is a failure to meet demand for housing within large urban centres this can a negative flow on effect to the nation as a whole.
12. **Do you support requirements for all urban environments to assess demand and supply of development capacity, and monitor a range of market indicators? Why/why not?**

Yes, this will support good planning outcomes. From a smaller Council’s perspective there will be a reliance on data collected at a national level i.e. Census Data.

13. **Do you support inclusion of policies to improve how local government works with iwi, hāpu and whānau to reflect their values and interests in urban planning?**

Yes, this is a key part of any decision making process.

14. **Do you support amendments to existing NPS-UD 2016 policies to include working with providers of development and other infrastructure, and local authorities cooperating to work with iwi, hāpu? Why/why not?**

Yes, the good working relationships is a critical aspect in ensuring good development outcomes.

15. **What impact will the proposed timing for implementation policies have?**

It is important to ensure that the implementation aligns with any District Plan Reviews currently in process.

16. **What kind of guidance or support do you think would help with the successful implementation of the proposed NPS-UD?**

Standardised templates and decision making frameworks would be beneficial. This would ensure the same steps are followed throughout the count.