Planning for successful cities - a proposed National Policy Statement on Urban Development

Submission Reference no: 47

The details of this submitter has been withheld from publication.
Submitter Type: Individual
Source: Web Form
Overall Position: Support

Clause
Question 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?

Position
Yes

Notes
Affordable housing remains a major challenge for New Zealand, especially younger people. Developing more and smaller places to live which are close and accessible to jobs, education and services needs to be encouraged in all New Zealand towns and cities. When I was a university student I knew far too many students who had to put up with rental accommodation which was unacceptable in either quality, cost or accessibility to places of education and amenities.

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

Position
No

Notes
All urban environments face the same challenges, albeit on different scales. The principles of planning successful urban environments should be adhered to so that urban living is a reality for New Zealanders across the country.

Clause
Question 3. Do you support the proposed changes to FDSs overall? If not, what would you suggest doing differently?

Position
Yes

Clause
Question 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?

Position
Yes

Notes
It is useful for urban environments to have well-defined direction and understanding of what quality urban life looks like, and how that is achieved.

Clause
Do you support the features of a quality urban environment stated in draft objective O2? Why/why not? (see discussion document, page 26)

Notes
Yes, as they generally describe a quality urban environment. I particularly support the point (a) describing access to a choice a homes. Some local regulations such as minimum parking requirements or minimum unit size requirements are explicitly anti-urban. It would be good to see language in point (a) that specifically includes meeting people’s needs for access to quality transport options that are well-integrated into the built environment.
Clause
What impacts do you think the draft objectives O2-O3 and policies P2A-P2B will have on decision-making (see discussion document, page 26)?

Notes
I think and hope that these objectives and policies will lead to decisions being made with a greater awareness of the wider benefits of urbanisation in cities and regions as wholes, rather than just the effects on the immediately surrounding environments of individual developments.

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

Position
Yes

Notes
It is natural that values are diverse, as different people have different interests and spend their recreational time differently. Furthermore, amenity values may change over one's lifetime. For example, when I was a flatting student, most of the rental properties available in convenient areas included outdoor gardens and sections, which most tertiary students didn't need or want, yet has significant cost both in terms of property value (and therefore rent) and maintenance (time and money). However families with young children or retirees may find such properties more valuable, and find less amenity value in public parks. The values of the loudest and most influential groups shouldn't necessarily determine the availability of various amenities in urban communities.

Clause
Question 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? (see questions A1 - A5 at the end of the form for more questions on policies for Housing and Business Development Capacity Assessments)

Position
Yes

Notes

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

Position
Yes

Notes

Clause
Question 8. Do you support policies to enable intensification in the locations where its benefits can best be achieved? Why/why not? (for more detail on the timing for these policies see discussion document, page 53)

Position
Yes

Notes

Clause
What option/s do you prefer for prescribing locations for intensification in major urban centres? Why?

Position
Option 2 (the prescriptive approach)

Notes
Option 2 gives less opportunities for individual councils to weaken the approach to intensification.

Clause
Question 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?
Position
Yes
Notes
Car parks are too ubiquitous in almost every urban centre in New Zealand, and a large part of this is due to minimum parking requirements. Such regulations make housing (and business operation) more expensive when it is not necessarily desired by the tenants. Furthermore it encourages and sometimes subsidises car use in the cities, which is something that should be discouraged in the face of climate change, traffic congestion and the negative health effects of car dependency. If anything, maximum car parking requirements could be considered by local authorities.

Clause
Which proposed option could best contribute to achieving quality urban environments?
Position
Option 2: removing the ability for local authorities to set minimum car park requirements
Notes

Clause
What would be the impact of removing car park minimums in just high- and medium-density, commercial, residential and mixed use areas, compared with all areas of a major urban centre?
Notes
If parking minimums remain in urban areas outside the high- and medium-density areas, car dependency will still be encouraged for residents and workers in those areas. This will have the flow-on effect of relying heavily on driving into the high- and medium-density urban areas. There are no urban areas where councils should mandate parking minimums, as this removes choice for developers and eventually the people who live and work in the relevant places, pushing rents up in the process.

Clause
What support should be considered to assist local authorities when removing the requirement to provide car parking to ensure the ongoing management of car parking resources?
Notes
Ongoing funding support to help local authorities invest in quality public and active transport infrastructure and operations.

Clause
Question 11. Do you think that central government should consider more directive intervention in local authority plans?
Position
Yes
Notes

Clause
Which rules (or types of rules) are unnecessarily constraining urban development?
Notes
Minimum floor area, height limits in medium- and high-density areas

Clause
Should a minimum level of development for an individual site be provided across urban areas (for example, making up to three storeys of development a permitted activity across all residential zones)?
Notes
Yes

Clause
Question 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?
Position
Yes
Notes
Given the shortage of housing across urban areas in New Zealand, requiring all urban authorities to monitor the market indicators and refer to evidence when planning will lead to a better supply of desirable developments. In addition, the mandating of publishing reports will help to keep New Zealanders better informed on the states of progress in their communities.

Clause
Question 13. Do you support inclusion of policies to improve how local government works with iwi, hapū and whānau to reflect their values and interests in urban planning? Why/why not?
Position
Clause
Question 14. Do you support amendments to existing NPS-UDC 2016 policies to include working with providers of development and other infrastructure, and local authorities cooperating to work with iwi/hapū?

Position
Yes

Notes

Clause
Unless you select one of the options below, the Ministry will consider that you have agreed to have your submission and your name posted on its website.

Position
Please do not include my name in the published summary of submissions.

Notes