

15 July 2016

NPS Urban Development
Ministry for the Environment
PO Box 106483
Auckland City 1143

Westland District Council
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Dear Sir/Madam,

Westland District Council : Submission on Proposed National Policy Statement on Urban Development Capacity

Westland District Council is in general support of the proposed Urban NPS. We support the inclusion of policy direction for urban areas and development.

This submission is to affirm Westland's support for the matters raised within the LGNZ submission and also within the submission from the West Coast Regional Council, Grey District Council and Buller District Council. The NPS directions support the approach of Westland District Council to encourage and provide for appropriate development within our District, to streamline regulation, and to base decisions on robust evidence. In particular:

- We support the tiered implementation of the components of the NPS, which ensures that districts such as Westland, which is currently projected to have low growth, are not required to undertake potentially onerous assessments without the associated justification.
- We support the provisions encouraging urban form that maximises social and economic exchange and the need to provide efficient infrastructure. Even for a rural district such as Westland, efficient and cost effective infrastructure and clear urban design is necessary to encourage and create urban development without creating undue burden on ratepayers. The Westland community as an example faces the challenge of providing suitable development and economic growth suitable for a world class tourism destination in a high hazard area and with a low resident population. We support LGNZ's statements that there are multiple factors that impact urban development capacity and care is required to ensure that the provisions do not lead to excessive ratepayer burden.
- The wording of the NPS could be tightened to accurately define the instances and timeframes in which the policy statement will have effect. In particular the definition of urban areas.

Westland **does not** wish to be heard in support of our submission.

Our address for service is

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Sincerely,



Rebecca Beaumont
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