

**Office of the Minister for the Environment**

**Chair**

**Cabinet**

**Approval for public consultation on a proposed National Policy Statement on Urban Development Capacity**

**Proposal**

1. I am seeking Cabinet approval to undertake formal public consultation during June and July on the attached draft National Policy Statement on Urban Development Capacity (NPS-UDC) under the Resource Management Act 1991 (RMA).
2. The intention of the NPS-UDC is to better ensure that planning under the RMA provides sufficient development capacity for housing and business and enables development.

**Executive summary**

3. On 18 November 2015, Cabinet invited me to report back to the Economic Growth and Infrastructure Committee with a draft National Policy Statement on Urban Development, should it be deemed appropriate following statutory consultation [EGI-15-MIN-0158 refers]. The attached draft NPS-UDC supports this objective. Also attached are:
  - a. A summary A3
  - b. A Regulatory Impact Statement (RIS)
  - c. A discussion document for public consultation
4. I undertook targeted consultation on the case for the NPS-UDC during December and January, with most submissions indicating support for developing an NPS. Officials have engaged with a wide range of stakeholders to develop its content.
5. National policy statements are legal instruments under the RMA; the language used reflects this and ensures consistency with the body of case law that has built up since it was passed.
6. The draft NPS-UDC does this while also including challenging requirements for local authorities to better enable development. These include requirements to provide, in resource management plans, 'sufficient' development opportunities that are commercially feasible, meet market demands and enable land and development markets to operate competitively.

7. The draft NPS-UDC is designed to better ensure that planning decisions provide sufficient development capacity for housing and business. It comprises objectives and policies local authorities must give effect to, relating to:
  - a. *The outcomes Government expects to see in urban areas*
  - b. *The evidence base and monitoring underpinning decisions*
  - c. *Coordinated decision-making processes*
  - d. *Regulations that respond to and enable growth and development.*
8. Within these four sets of requirements, there are three tiers of different policies that would apply to different groups of local authorities:
  - a. High level objectives and expectations would apply to all local authorities (to the extent they experience growth) when making urban planning decisions.
  - b. More challenging policies would apply to local authorities with all or part of a 'Medium Growth Urban Area' or 'High Growth Urban Area' in their jurisdiction<sup>1</sup>. Currently, High Growth Urban Areas include the Auckland, Hamilton, Tauranga, Christchurch and Queenstown urban areas, which relate to 14 local authorities. Medium Growth Urban Areas include the Wellington, Palmerston North, New Plymouth, Kapiti and Nelson urban areas, relating to another 13 local authorities. (See Appendix 2 for a full list of urban areas, growth rates and affected local authorities, on the back of the A3 summary of the NPS-UDCC).
  - c. Policies that impose the most binding requirements for local authorities would apply to High Growth Urban Areas only.
9. This tiered structure would enable the more demanding NPS-UDCC requirements to be targeted at areas experiencing the most significant challenges with accommodating growth, whilst ensuring that costs are not unnecessarily imposed elsewhere.
10. The NPS-UDC is a key plank in the Government's response to the Productivity Commission's report on '*Using Land for Housing*,' where it corresponds with the Commission's recommendations for stronger expectations on local authorities and more tools to enable housing supply. The NPS also complements parts of the Resource Legislation Amendment Bill and Better Local Services Reforms.
11. The draft NPS-UDC was discussed by BGA Infrastructure Ministers on 9 May. This Cabinet paper outlines how comments made by these Ministers have been addressed.

---

<sup>1</sup> These refer to Statistics New Zealand's "Urban Areas", which identify concentrated urban settlements without the distortions of administrative boundaries. They better depict urban 'markets' than do local authority areas. Indeed, Urban Areas often straddle the boundaries of more than one local authority.

A 'Medium Growth Urban Area' is an urban area with population growth over the next ten years of between 5% and 10%, according to Statistics NZ medium projections. A 'High Growth Urban Area' is an urban area with projected population growth over the next ten years of over 10%. See Appendix 2 for the full definitions of Medium and High Growth Urban Areas used in the draft NPS-UDC (listed on the back of the A3 summary).

12. I propose to release the attached NPS-UDC and discussion later this month and provide six weeks for public consultation. I will then report back to the Economic Growth and Infrastructure Cabinet Committee in September with a final NPS-UDC for consideration and adoption, subject to Cabinet approval. This would enable it to be gazetted in October and come into effect in November (just after the local government elections).
13. I recommend that the NPS-UDC is supported by an implementation programme that includes guidance, training and monitoring by Government. This will provide direction on how to implement the NPS (including detail on how to interpret and respond to price signals). An adequately resourced NPS implementation programme will increase the chances of its success.

### **Development of the proposed NPS-UDCC**

14. I undertook targeted consultation between December 2015 and February 2016 on the merits of developing an NPS on urban development. I sent 260 consultation letters to all iwi authorities, all local authorities and selected stakeholders. I received 47 submissions in response; 38 of which indicated support for such an NPS.
15. Officials have also engaged in person with various stakeholders after the statutory consultation, including representatives from local government; the development community; business organisations; infrastructure providers; iwi authorities; planning professionals; and economists. A full list of stakeholders is attached at Appendix 1.
16. Several pieces of research have also been undertaken to inform the draft NPS, including:
  - a. Business land issues in high-growth urban areas.
  - b. How local authorities in urban areas estimate demand for and supply of development capacity, and how this informs their planning decisions.
  - c. International approaches to ensuring that planning provides sufficient development capacity.
17. This consultation, stakeholder engagement and research have informed the problem definition for the proposed NPS-UDC, and its content.

### **Situation analysis**

#### *Characteristics of urban areas*

18. Urban areas are characterised by the closeness of their settlement patterns, their scale and the rate at which they change and grow. They are fuelled by the demand for connection and the choices that populated areas offer. As in the rest of the world, some urban areas in New Zealand are growing and changing faster than elsewhere. The growth of urban areas has both positive and negative impacts.

19. Successful urban areas maximise the opportunities for economic and social wellbeing, and minimise the negative effects of growth and development. They provide people with good access to a choice of homes and opportunities to earn income. They use resources efficiently, and they minimise their environmental footprint. They make the most of their connections to other parts of the world. Such urban areas attract people and investment, and are therefore constantly changing, dynamic places.
20. Local government has a significant impact on the success of urban areas by providing infrastructure and by managing the effects of development through land use planning. This is a challenging role given the complexity and dynamism of urban areas. Urban areas develop as a result of numerous individual decisions, and this often involves conflict between diverse preferences.

#### *Development capacity*

21. Development capacity is a term that refers to the capacity of land to support development of different types. It explicitly refers to the capacity for intensification as well as expansion, i.e. the capacity to develop 'up' as well as 'out'. It varies with the physical characteristics of the land, infrastructure, market demand and the constraints that regulations impose on land use.
22. Capacity for development is essential to meet the needs of growing cities. Economic and population growth are more pronounced in urban areas and this drives demand for more housing and business land, and increases competition for space.
23. Different groups in the community and different businesses have different housing and business land requirements in terms of types, sizes, locations and price points. These demands change as economies grow and change, and with population dynamics, changing family structures and lifestyles.
24. Resource management plans constrain development capacity by different planning methods which aim to manage the effects of development, including zoning, and via development controls such as height limits, parking requirements and design controls. This can be useful for managing the negative externalities associated with urban growth, but too often regulatory constraints are over-used, affecting the ability for urban areas to provide the diverse benefits the economy needs.

#### *Housing*

25. In High Growth Urban Areas of New Zealand house prices are extremely high, relative to incomes, and increasing. This is a matter of national significance because of the effects it has on:
  - a. The macro-economy – high house prices contribute to higher exchange rates, a misalignment of scarce capital away from productive activities and create potential instability in the economy.
  - b. Inequality – a high and growing proportion of disposable income spent on housing will have a regressive effect on lower socio-economic members of society, which has economic and social impacts.

- c. The Government's balance sheet – high house prices and escalating rents creates a large fiscal cost to government. These costs reduce the ability for Government to spend on other priorities.
26. While there are a range of contributing factors to high and growing house prices, and house-to-income ratios, urban planning has played a significant role, particularly in constraining development capacity and therefore housing supply.

*Business land*

27. To the extent that the planning system struggles to facilitate spatial change associated with ongoing economic development, it may constrain productivity growth in cities.
28. The term business land refers to land which is explicitly zoned in plans for business activities (such as 'heavy industry' 'light industry', 'retail', 'business parks', or 'town centres'). Local authorities zone land for different activities to control their effects (such as pollution, noise and traffic movements) on the environment and each other. They also take account of the different business land requirements of activities. For example, manufacturing and wholesale trade is typically very land extensive and needs to be buffered from other uses because of its likely effects. Meanwhile, business services are more likely to locate in town centres where they can access each other and professional workers.
29. Comparatively less is known about the demand for and supply of business land than housing. However, research conducted in support of the NPS-UDC indicates that there is not the same shortage of development capacity for business activity as there appears to be for housing; there seems to be sufficient supply in aggregate.
30. In some parts of New Zealand there may also actually be an over-supply of some types of business land. This may create different problems for local authorities to manage, including underutilised and underfunded infrastructure assets and struggling town centres. Despite this apparent sufficiency, issues may exist for some business sectors. For example Auckland's supply of industrial land may not all be of the 'right type in the right location'.
31. The capital intensive nature of some businesses that locate in industrial zones means they face high transaction costs to move (and some, such as ports, cannot move). These costs are increased if planning does not provide appropriate zoning and suitable alternatives for industrial businesses.
32. Older industrial activities that are located in areas that are intensifying or developing with higher value businesses and residential development often experience 'reverse sensitivity'. This is where they face the costs of addressing complaints about their effects from new, more sensitive land uses.
33. Arguably, some types of industrial activities that would face high costs to move should be protected from this, while others should be encouraged to move and make way for higher value uses. The topic of reverse sensitivity is very complex; addressing it would require significantly more analysis than has been possible for this NPS-UDC.

### *Problems with current planning*

34. Research and stakeholder engagement has identified the following problems with planning that affects development capacity and business land in urban areas:
- a. Planning decisions often respond to groups in the community that are the most vocal and well-resourced in consultation processes. As a result they tend to be biased towards protecting current, local interests, at the expense of wider outcomes and future generations. Inflexible public consultation processes have reinforced this.
  - b. There are some significant gaps in the information underpinning planning decisions. In particular, local authorities have a relatively poor understanding of how planning impacts on property markets and of business land requirements.
  - c. There is misalignment between the planning decisions of neighbouring local authorities, and a lack of integration between RMA planning and infrastructure planning.
  - d. Plans often contain overly complex, rigid and constraining development controls, which are blind to the positive impacts of development. Planning processes are very slow to respond to shocks in demand, such as that caused by the recent net in-migration.

### **Role of the proposed NPS-UDC**

35. I consider that the issues discussed above are of national significance and meet the criteria for developing national direction set out under Section 45 of the RMA. The earlier consultation on the case for an NPS on urban development confirmed this.
36. The intention of the proposed NPS-UDC is to better ensure that planning decisions provide sufficient development capacity for business and housing. It states the objectives and policies local authorities must 'give effect to' in developing and making changes to their regional policy statements, and regional and district plans, and in making plan changes and resource consent decisions.
37. The NPS-UDC also aims to improve current planning practice in New Zealand regarding the outcomes, evidence base, coordinated decision making and responsive regulation expected of local authorities. In the case of Auckland, it should also help cement an Auckland Unitary Plan (AUP) that enables more housing and business development.
38. Any NPS allows local authorities to determine how they respond to its objectives and policies. In this sense, the sufficiency of the response from local authorities will require active, ongoing monitoring by Government.

## **General components of the proposed NPS-UDC**

39. The draft NPS-UDC comprises objectives and policies that local authorities must give effect to, on:
- a. *The outcomes Government expects to see in urban areas:* planning decisions enable growth and development, and provide sufficient capacity for both residential and business development that:
    - i. Is, or is likely to be, serviced with infrastructure
    - ii. Meets a range of needs now and in the future
  - b. *The evidence base and monitoring underpinning decisions:* rigorous, frequently updated estimates of demand and supply, which reflect a good understanding of the property market and of local business trends and needs. Local authorities with medium or High Growth Urban Areas in their jurisdiction would need to prepare, every three years, a Housing Assessment and a Business Land Assessment. These local authorities would also need to monitor resource and building consents and price signals on a more frequent basis.
  - c. *Coordinated decision-making processes:* decisions integrate land use and infrastructure planning, and align decisions affecting urban markets under the jurisdiction of several councils. Local authorities and infrastructure providers with shared jurisdiction over Medium or High Growth Urban Areas would need to agree, as much as possible, on growth projections and supply of development capacity.
  - d. *Regulations that respond to and enable growth and development:* local authorities must consider all options to provide development capacity, and to adjust plans when evidence or monitoring shows it is insufficient. Local authorities with High Growth Urban Areas in their jurisdiction would have to set minimum targets in their plans, and prepare long-term land release and intensification strategies. The purpose of this is to signal that there will be enough development capacity, and to provide some certainty about where and when this will be increased.

## **Key themes of the NPS-UDC**

40. The key themes running through the NPS-UDC are:
- a. *Enabling development while managing the effects*
  - b. *Meeting a range of demands for housing and business*
  - c. *Better understanding the market and enabling it to provide for public needs*
  - d. *Better ensuring that infrastructure supports development capacity*

### *Enabling development while managing impacts*

41. The overarching theme for the NPS-UDC is that growth and development in urban areas should be expected and has to be accommodated in a way that maximises benefits and minimises costs. As the Productivity Commission has noted, local authorities do not always manage this as well as they could.
42. The proposed NPS-UDC promotes decision-making that is rebalanced in line with providing for the 'well-being' of people and communities (which is embodied within the concept of sustainable management in Section 5 of the RMA) through urban development. It also requires local authorities to assess activities in terms of their national, regional and district effects, as well as local effects.

### *Meeting a range of demands for housing and business*

43. The proposed NPS-UDC includes a definition of demand which includes:
  - a. The total quantum of development capacity required to meet projected household and business growth
  - b. Demands of different people and businesses for a range of different types and sizes of dwellings and business space
  - c. Demands for capacity in different locations

### *Better understanding the market and enabling it to provide for the needs of the community*

44. The NPS-UDC would require local authorities to strengthen their understanding of property markets and business demands through:
  - a. Preparing Housing and Business Land Assessments every three years in consultation with property developers. These must estimate market demands and how planning decisions will enable sufficient supply, taking into account the commercial feasibility and likelihood of development.
  - b. Monitoring data on resource and building consents and price signals on a frequent basis.
45. It would also require local authorities to respond to this information by increasing development capacity in the locations that are of highest demand and in a way that is commercially feasible, such that it maximises the contribution to meeting demand.
46. The NPS-UDC would require local authorities to provide a total quantum of development capacity which includes an additional margin over and above projected. This is to address the fact that not all capacity will be developed, and to promote competitive markets, by providing plenty of development opportunities.

### *Better ensuring that infrastructure supports development capacity*

47. The proposed NPS-UDC could not directly influence infrastructure investment decisions as provided under the Local Government Act 2002 (LGA) nor could it explicitly direct other (non-local authority) infrastructure providers.



48. However, the proposed NPS-UDC would put the onus on local authorities to coordinate with infrastructure providers to (as far as is possible) agree on growth projections and the timing and location of future development capacity.

**BGA Infrastructure Ministers feedback**

49. BGA Infrastructure ministers considered a preliminary draft of the NPS on 9 May. The following addresses comments raised at this meeting.

*Coordinated planning versus market provision of infrastructure to support development*

50. Ministers noted that local authorities and some infrastructure providers make allocation decisions about the supply of infrastructure instead of a pure market where infrastructure, including roads, is efficiently priced.

51. The NPS-UDC seeks to improve these decisions by requiring local authorities to coordinate with infrastructure providers, to integrate regulatory and infrastructure planning. Ministers saw a risk that this might actually reinforce decision-making that has little regard for market demands or efficiency.

52. I consider that other policies in the NPS-UDC would mitigate this. In particular, the NPS-UDC would require local authorities to prepare Housing Needs and Business Land Assessments that estimate demand and supply with some rigour. The NPS-UDC would require local authorities to consult with both infrastructure providers and the development sector in preparing these assessments.

9(2)(f)(iv)

[Redacted]

[Redacted]

[Redacted]

[Redacted]



65. The NPS-UDC requires local authorities to give effect to it as soon as practicable, or through plan changes. I note that some of the more significant policies for High Growth Urban Areas will need to be given effect to by the end of 2018.

### Implementation programme for the NPS-UDC

66. In order for the NPS-UDC to be effective, I consider it essential that it is followed up with an implementation programme that includes:

- a. *Access to data:* Currently, Statistics New Zealand charges a fee for population projections for Urban Areas. I envisage that government would provide these population projections free of charge on MfE's website to ensure certainty about which NPS-UDC policies apply to which areas.
- b. *Guidance:* I envisage the preparation of guidance to provide further (although not legally binding) direction to local authorities about how to implement the NPS-UDC. This would include detailed information on how to improve their evidence and monitoring to better support decisions about development capacity, and would build on the evidence developed through expert conferencing on the proposed Auckland Unitary Plan. For example, it would explain how to interpret and respond to price signals. The guidance could be developed with significant input from New Zealand and international planners, economists and property experts who understand best practice.
- c. *Training:* national direction is more effective when Government engages with the local authorities that need to implement it, and helps to build any new capabilities that are required. I envisage that officials would work with individual local authorities, Local Government New Zealand, the Society of Local Government Managers, the New Zealand Planning Institute, the Resource Management Law Association and university planning departments.
- d. *Monitoring:* Officials will need to monitor whether and how local authorities are giving effect to the NPS-UDC, and what impact that is having on the supply of housing and land for business. This monitoring would inform any further Government interventions.

67. When I report back to Cabinet in September this year with a final NPS-UDC following consultation, I also intend to recommend a detailed implementation programme. This will identify any costs associated with the programme.

### Relationship between NPS-UDC and other Government initiatives

68. ) 9(2)(f)(iv) [REDACTED]

69. It also complements the Resource Legislation Amendment Bill (the Bill) which has had its first reading and is currently under consideration at Select Committee. The Bill includes new functions for local authorities to provide sufficient development capacity to meet long-term demand. The NPS-UDCC would provide more definition of these functions and add more detailed requirements to them. The NPS-UDC could also stand alone regardless of the progression of the Bill.
70. The NPS-UDC would also complement the Better Local Services reforms, which amongst other things would enable the Local Government Commission to initiate joint committees to make planning decisions. Together the NPS-UDC and Better Local Services could improve coordinated local government decision-making for urban areas.
71. This national policy statement is somewhat different from other national direction instruments under the RMA, which tend to focus on the management of specific resources. Taken together, national direction sets expectations that may be difficult to meet without increasing the costs of development in some areas. Officials are currently working through the interface of the full suite of national direction and the issues local authorities might face in giving effect to these.

### **Next steps**

72. If approved, I intend to release the attached discussion document and proposed NPS-UDC on the Ministry for the Environment (MfE) website later this month for a consultation period of 30 working days.
73. Following this consultation period, officials will prepare a report and recommendations, including a summary of submissions, and any recommendations for amending the NPS-UDC, for me to consider. I will then bring the final proposed NPS-UDC to this Committee in September 2016. This will enable the NPS-UDC to be gazetted in October 2016, and become operative from November 2016.
74. I also propose to release the following documents on the MfE website:
  - a. This Cabinet Paper
  - b. The Regulatory Impact Assessment and Section 32 analysis
  - c. Supporting technical research papers:
    - i. Business land issues in high-growth urban areas
    - ii. How local authorities in urban areas estimate demand for and supply of development capacity, to inform their planning decisions
    - iii. International approaches to ensuring that planning provides sufficient development capacity.
  - d. The summary of submissions received during stage one statutory consultation.

## **Risks**

75. Should there be any delays to the proposed timeline for consultation the risks include that:
- a. Meaningful consultation would not be possible owing to the convention for local body decision-making to cease when the local government election campaign begins (candidate nominations open on 15 July for the elections which are on 8 October).
  - b. The Government would lose an opportunity to signal future direction on development capacity to Auckland Council, before it makes its decisions on the Proposed Auckland Unitary Plan (between 22 July and mid-August).
  - c. The NPS would not be able to be made operative this year.
76. There is always a risk that local authorities will not give effect to the policies and objectives in this NPS-UDC. I believe that it's reasonably directive nature, the development of an implementation programme, ongoing monitoring of local authorities performance and the intervention powers contemplated under the RMA (and the LGA) will mitigate this risk. The initiatives being promoted under the Better Local Services reform programme also help to mitigate this risk.

## **Consultation**

77. The following agencies were involved in development of this paper: the Treasury, Department of Internal Affairs, Ministry of Transport, New Zealand Transport Agency, Statistics New Zealand, Ministry of Health, Ministry of Primary Industries, New Zealand Defence Force, Ministry of Culture and Heritage, Heritage New Zealand, Department of Conservation, Environmental Protection Authority, Ministry of Social Development, Ministry of Justice, Ministry of Education, Land Information New Zealand and Te Puni Kōkiri. The Department of Prime Minister and Cabinet has been informed of the proposals in this paper.

## **Financial implications**

78. This paper has no financial implications beyond existing departmental baselines. However, if the NPS-UDC is adopted, there would be financial implications for Government to develop an implementation programme, and to monitor how well local authorities give effect to the NPS-UDC. I intend to report back to Cabinet in September on this implementation programme, which will include estimates of the financial implications.

## **Human rights**

79. No inconsistencies have been identified between the proposal and the Human Rights Act 1993.

## **Legislative implications**

80. This paper will not result in the drafting of new legislation. The proposed NPS-UDC has been drafted by MfE's Legal Counsel and has been reviewed by Crown Law. Crown Law has identified some minor issues, which may require further minor and technical amendments to the NPS-UDC before consultation.

## **Regulatory impact analysis**

81. A Regulatory Impact Statement (RIS) is attached which assesses the costs and benefits of the NPS-UDC (including for local government), and concludes that it would have net benefits. The RIS has been assessed by the Regulatory Impact Analysis Team in the Treasury and meets the quality standards.

## **Publicity**

82. The overall consultation approach for the release of this discussion document includes:
  - a. A media release
  - b. Public notices in the three main newspapers (which is required under the RMA)
  - c. Stakeholder events in Auckland, Hamilton, Wellington and Christchurch.
83. Both the MBIE and MfE websites will provide information on the NPS-UDC, the discussion document and all technical reports.
84. In addition, subject to separate Cabinet agreement, the details about the purpose and content of the draft NPS will be included in the publicity associated with the proposed Government response to the Productivity Commission's report '*Using Land for Housing*'. This is currently planned to coincide with the release of the draft NPS-UDC for consultation.

## Recommendations

The Minister for the Environment recommends that the Committee:

1. **Note** that Cabinet invited me to report back to the Economic Growth and Infrastructure Committee with a draft National Policy Statement on Urban Development, should it be appropriate following the results of targeted statutory consultation [EGI-15-MIN-0158 refers]
2. **Note** that I undertook initial targeted consultation between December 2015 and February 2016 (with all iwi authorities, all local authorities and selected stakeholders), on the merits of developing a NPS on urban development, and 38 of 47 responses indicated support for such an NPS
3. **Note** that the National Policy Statement on Urban Development Capacity (NPS-UDC) is a national direction under the Resource Management Act (1991) that aims to better ensure regional and district plans provide adequate development capacity for both housing and business
4. **Note** that the NPS-UDC proposes three tiers of policies that would apply to different groups of local areas: all local areas, Medium Growth Urban Areas, and High Growth Urban Areas
5. **Note** that these policies include requirements about:
  - 5.1. The outcomes Government expects to see in urban areas
  - 5.2. The evidence base and monitoring underpinning decisions
  - 5.3. Coordinated decision-making processes
  - 5.4. Regulations that respond to and enable growth and development
6. **Note** the key themes which flow through various policies:
  - 6.1. Enabling development while managing effects
  - 6.2. Meeting a range of demands for housing and business
  - 6.3. Better understanding and enabling the market to provide for public needs
  - 6.4. Better ensuring that infrastructure supports development capacity
7. **Note** that the NPS-UDC is a key plank in the Government's response to the Productivity Commission report on '*Using Land for Housing*', and complements the Resource Legislation Amendment Bill and Better Local Services reforms
8. **Agree** to consult on the attached proposed NPS-UDC later this month to enable it to come into effect by November, just after local government elections
9. **Agree** to delegate authority to the Minister for the Environment on any minor and technical changes required to the NPS-UDC and consultation documents

10. **Agree** to release a range of supporting documents on the MfE website:
  - 10.1. The attached proposed NPS-UDC
  - 10.2. The attached discussion document
  - 10.3. This Cabinet paper
  - 10.4. The Regulatory Impact Statement and Section 32 Analysis
  - 10.5. Supporting technical research papers
11. **Agree** in principle that the NPS-UDC should be followed by an implementation programme, including guidance and training for local authorities and practitioners, and monitoring by Government
12. **Note** that I will report back to the Economic Growth and Infrastructure Cabinet Committee in September with a final NPS-UDC for consideration
13. **Note** that when I report back to Cabinet in September I will include the details of an implementation programme and its associated costs

---

Hon Dr Nick Smith  
**Minister for the Environment**

\_\_\_\_ / \_\_\_\_ / \_\_\_\_



## Appendix 1:

### External stakeholders consulted

This includes organisations that:

- Made formal submissions during the statutory consultation on the case for a national policy statement on urban development
- Have been represented in informal stakeholder engagements undertaken to inform the NPS-UDC

INTERESTS	INDIVIDUAL STAKEHOLDERS
Local government	LGNZ, Auckland Council, Hamilton City, Waikato Region, Waikato District, Tauranga City, Western Bay of Plenty District, Bay of Plenty Region, Palmerston North City, Wellington City, Greater Wellington Regional Council, Christchurch City, Selwyn District Council, Waimakariri District, Environment Canterbury, Queenstown Lakes District, Greater Christchurch, Northland Regional Council, Far North District Council, Whangarei District, Whakatane District, Whanganui District, Rangitikei District, Hastings District, Timaru District, Waitaki District, Clutha District, Selwyn District, Otago Region, Environment Southland, Tasman District Council
Universities	Lincoln, Otago and Auckland university planning departments
Planning, legal and economics professions	New Zealand Planning Institute, Resource Management Law Association, Urban Design Forum, planning, legal and economics consultants.
Developers	Property Council, Retirement Villages Association, Todd Property Group, CBRE, Colliers, Housing NZ
Infrastructure providers	Transpower NZ, Vector, Contact Energy (Rockgas), Genesis Energy, NZTA, NZ Airports Association, Auckland Transport, Wellington Water, Watercare, Toll
Business organisations and businesses	NZCID, Employers and Manufacturers Association, NZ Manufacturers and Exporters Association, Retail NZ, Business NZ, National Road Carriers Association, Federated Farmers, Horticulture NZ, EDANZ, Auckland Chamber of Commerce, ATEED, Opportunity Hamilton, Tauranga Chamber of Commerce, Priority 1, Venture Taranaki, Wellington Chamber of Commerce, Canterbury Employers Chamber of Commerce, Council of Shopping Councils, Fonterra, Progressive Enterprises, The Warehouse, Courier Post.
Iwi	Auckland Manawhenua Forum; Ngai Tahu; Waikato-Tainui, Nga Aho Inc., Te Runanga o Ngai Tahu
Other	Unitec Institute of Technology, Wellington Civic Trust, Auckland Unitary Plan Independent Hearings Panel, Christchurch District Plan Independent Hearings Panel, New South Wales Department of Planning and Environment

**Appendix 2:**

A3 Summary of the proposed National Policy Statement on Urban Development Capacity

**Appendix 3:**

The proposed National Policy Statement on Urban Development Capacity

**Appendix 5:**

Regulatory Impact Statement

**Appendix 6:**

Discussion Document