New Zealand's New Planning System

Testing the Approach to National Policy Direction

Ministry for Cities, Environment, Regions & Transport

New Zealand Government
Te Kāwanatanga o Aotearoa

Ministerial foreword

New Zealand's prosperity depends on our ability to invest, innovate, and make productive use of our land and resources. A fundamental part of this is a planning system that provides certainty, supports investment, and enables New Zealanders to plan for the future with confidence.

Property rights play a critical role in achieving these outcomes. When individuals, businesses, and communities have clarity about how land can be used and developed, they are better able to invest, improve productivity, and contribute to economic growth.

A well-designed planning system gives practical effect to these rights. It provides clear and predictable rules that help coordinate land use and development, while appropriately managing impacts on neighbouring properties and the environment.

The Resource Management Act (RMA) has not delivered this. It has become increasingly complex, costly, and difficult to navigate, and these challenges have affected the timely delivery of housing, infrastructure, and other investments needed to support New Zealand's future.

The Government is therefore undertaking the most significant reform of New Zealand's planning system in a generation. The proposed Planning Bill and Natural Environment Bill will replace the RMA with a framework that has property rights at its core, is clearer and more predictable, and supports better planning outcomes for New Zealanders.

We have heard strong interest in what National Policy Direction (NPD) could look like in the new system and how it might shape planning decisions in practice. This illustrative NPD provides an early view of how the new system could operate and how national direction could influence future regional spatial planning.

Regional spatial planning will be one of the first opportunities to put the new system into action, helping communities make decisions about how their region grows and changes. By providing this early view, we want to help councils, infrastructure providers, iwi, communities and other stakeholders begin preparing for future regional spatial plans.

We have a unique opportunity to build a planning system that supports growth, enables infrastructure and housing, protects the environment more effectively, and helps New Zealand's cities, towns and regions reach their full potential. This illustrative NPD is an important step towards that future, and we encourage you to share your views.

A separate statutory consultation process on the proposed NPD would take place once the proposed Bills are enacted.

Hon Chris Bishop
Minister Responsible for RMA Reform

Simon Court
Parliamentary Under-Secretary to the Minister Responsible for RMA Reform

Tuesday 25 August 2026

Contents

Introduction

Better planning for a better New Zealand

The Planning Bill and the Natural Environment Bill will deliver a modern planning system that lifts growth, productivity and living standards. Each Bill plays a distinct but complementary role in delivering the new system:

- The Planning Bill's purpose is to provide for the enjoyment of land – it is about cutting red tape, reducing costs and unnecessary delays, and unlocking growth.
- The Natural Environment Bill's purpose is to establish a framework for using, protecting and enhancing the natural environment.

To support the purpose of each Bill, the new planning system includes some core features and requirements that will fundamentally shift how we plan for our future and enable growth. This includes:

- Recognising property rights is the central feature of the Planning Bill whereby the presumption is that people can use their land without unnecessary constraint.
- Goals in each Bill that sit alongside each other (with no hierarchy), and how they will be achieved and how tensions between them should be managed are set out in the National Policy Direction.
- Procedural principles that ensure timely, consistent and cost-effective processes.
- Narrowing the scope of effects that are considered and raising the threshold of what can be regulated.
- A nationally consistent framework for environment limits which set clear signals on expected environmental outcomes while balancing social and economic outcomes equally.
- Greater standardisation throughout the system with simpler and more consistent planning rules and fewer consents and permits.

The new planning system is designed to work like a funnel (see Figure 1), with National Policy Direction at the top providing clear direction for the rest of the system, narrowing the scope for debate and litigation at each layer. This will reduce costs and delays by making planning more efficient, with fewer consents and permits needed and more predictable pathways where approval is still required.

Overview of the new planning system

National direction is not new. New Zealand already has direction on matters such as infrastructure, urban development and renewable electricity generation. However, it is currently spread across multiple instruments, making it difficult to navigate and creating inconsistency in how national priorities are applied.

The new planning system is designed to work in a more coherent and effective way. Rather than revisiting the same issues at multiple stages, decisions made at a higher level provide direction for the next stage of planning. This helps focus debate where it is most useful, reduces duplication and litigation, and ensures national direction is translated into regional priorities and clear local rules.

The new system has a clear pathway from national priorities to local decisions:

- The Planning and Natural Environment Bills set the overall goals for the system and the core architecture.
- National Policy Direction (NPD) then translates these goals into more specific national priorities and directives.
- National standards and regulations turn those national priorities and directives into consistent processes, rules, methods, and plan content.
- Regional spatial plans translate NPD and national standards into long-term, strategic direction about growth and change for each region.
- Land use and natural environment plans implement NPD, national standards and regional strategic direction through planning provisions such as zones, rules, designations, limits, and overlays.
- Councils then make decisions on individual applications for consents and permits within that framework.

Together, this creates a more efficient and predictable planning system, giving councils, applicants and communities greater clarity and certainty about what matters, what has already been settled, and where choices still need to be made.

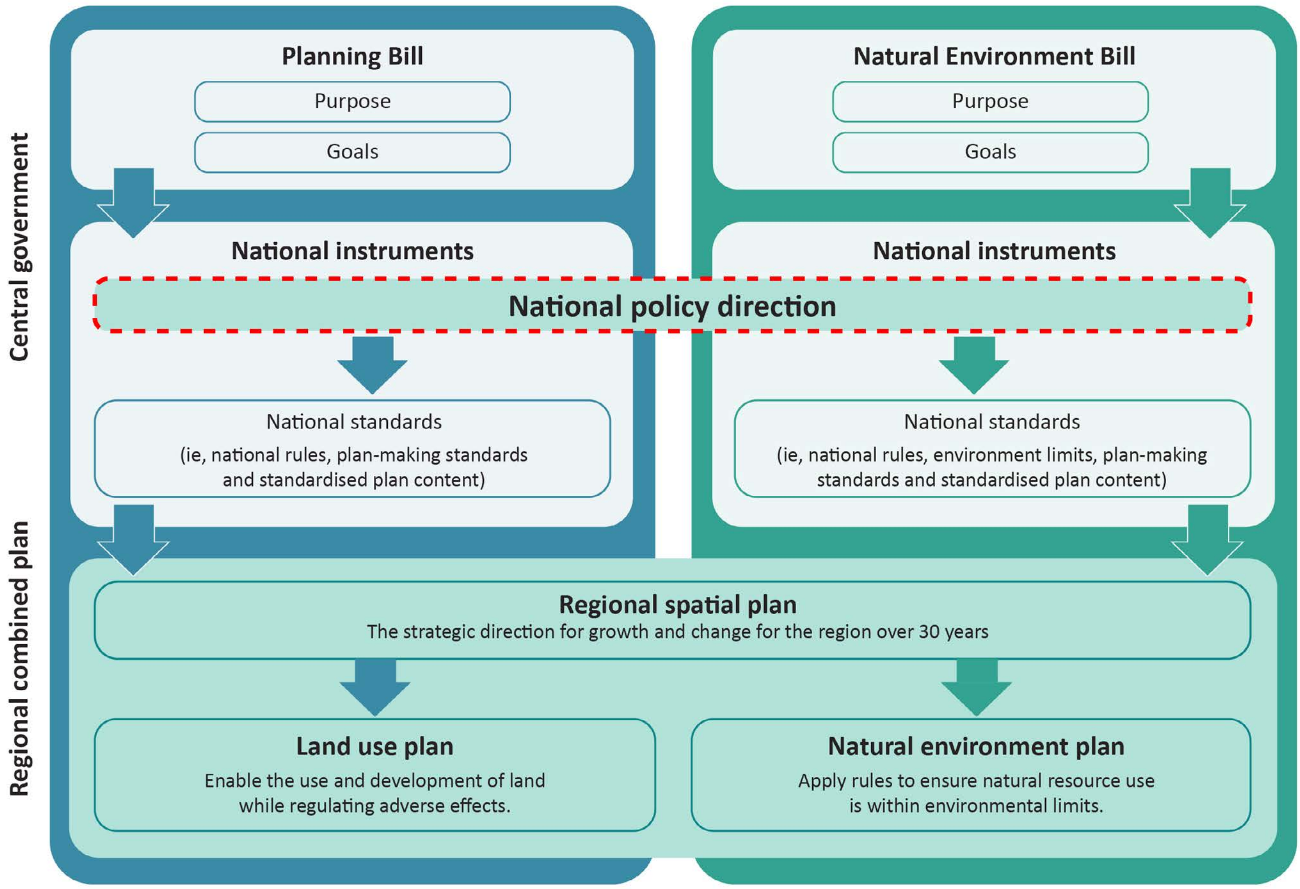


Figure 1: Overview of the new planning system

The illustrative NPD

What is the illustrative NPD?

This document provides an early example of how National Policy Direction could operate under New Zealand's new planning system.

NPD is one of the most important parts of the new system. It articulates the goals (see Tables 1 and 2) and is the mechanism through which the Government sets national priorities and provides direction to those preparing regional spatial plans and other planning instruments. It is intended to provide greater consistency across the country, reduce uncertainty, and ensure the planning system delivers on its goals.

The illustrative NPD has been developed to support discussion and testing of the proposed approach before formal statutory consultation on the proposed NPD occurs. It has been developed based on the Planning Bill and Natural Environment Bill as reported back by the Environment Committee, together with any subsequent amendments proposed by the Government.

How is the illustrative NPD structured?

The illustrative NPD is organised around themes reflecting the Government's key priorities for the planning system. Within each theme, directives provide clear direction on how the goals of the planning system should be put into practice. Directives are the policy instructions that 'particularise' the goals of the Bills and describe the outcomes that planning and decision-making are expected to support.

The directives are intended to be read together. Some matters apply across the planning system rather than sitting within a single theme. In the illustrative NPD, this includes the directives under *National Policy Direction cross-cutting directives* (eg, reverse sensitivity) and *System-wide directives* for Māori interests and natural hazards. Relevant directives are set out once in the system-wide directives and then supported by more specific direction within individual themes where needed.

The document also includes an indicative list of national standards for each theme. These do not form part of the illustrative NPD. They are included to show how directives and national standards could work together, and to support discussion about the appropriate role of each instrument within the new system. Some content currently presented as directives may ultimately be more appropriately delivered through national standards.

The Government is continuing to work with Treaty partners to inform how Treaty settlements and other arrangements would be reflected and upheld in the new planning system, including through the NPD. The illustrative NPD includes two directives that reflect this ongoing work (see *Cross-cutting directives*, page 13, and *SW-Directive 1.1*, page 80).

What happens next

Feedback on the illustrative NPD will inform development of the proposed NPD once the Bills are enacted and identify where additional guidance, tools and support may be needed to help councils apply NPD under the new system.

Successfully implementing the new planning system requires more than legislation: it requires the tools, support and capability needed to help people apply the new system in practice, including clear national direction, digital tools and trusted data.

The Ministry for Cities, Environment, Regions and Transport is developing a broader programme of guidance, tools, capability support, engagement with councils and practitioners, and practical resources to support the transition to the new system, including its digital components.

What feedback the Government is seeking

The Government welcomes feedback on the illustrative NPD. This feedback will help test whether the proposed approach is clear, useful and effective, and identify issues, gaps, trade-offs or areas for improvement. The Government is particularly interested in feedback on:

- whether the thematic structure is clear and easy to understand
- whether the illustrative NPD helps provide a clear picture of how National Policy Direction could work in practice
- any important priorities, gaps or trade-offs that are not adequately reflected
- how NPD could be made more useful and effective.

This does not replace the statutory consultation process on the proposed NPD that would follow once the Planning Bill and Natural Environment Bill are enacted.

How to provide feedback

Submit your feedback by 11:59pm, 16 October 2026. There are two ways you can provide feedback:

- via Citizen Space at https://consult.environment.govt.nz/
- by writing your own feedback.

If you want to provide your own written feedback you can upload this as a file in Citizen Space.

Goals and where they are addressed in the NPD

Purpose of the Planning Bill

The purpose of this Act is to provide for the enjoyment of land by establishing a framework for planning and regulating the use and development of land.

Goals of the Planning Bill

a) To ensure that land use does not unreasonably affect others, including by separating incompatible land uses.

b) To support and enable economic growth and change by enabling the use and development of land.

c) To create well-functioning urban and rural areas.

d) To enable competitive urban land markets by making land available to create abundant development opportunities for residential and business use.

e) To enable infrastructure to be provided to meet and respond to current and future demand.

f) To maintain public access to and along the coastal marine area, lakes, and rivers.

g) To protect from inappropriate development the identified values and characteristics of:

   i. areas of high natural character within the coastal environment, wetlands, lakes rivers and their margins

   ii. outstanding natural features and landscapes

   iii. significant historic heritage.

h) To safeguard against natural hazard risks that arise from or affect the use or development of land.

i) To provide for Māori interests, including through:

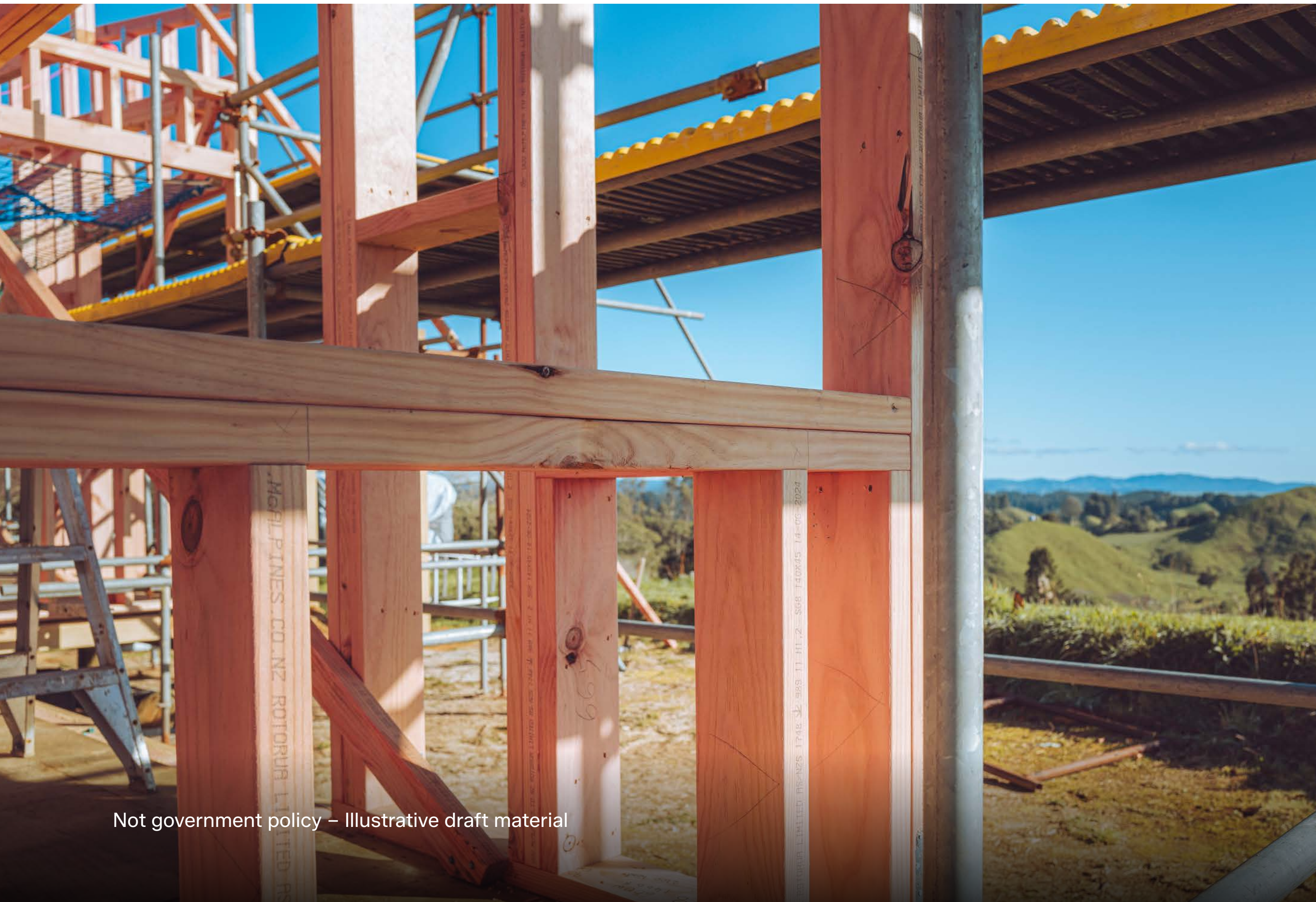
   i. Māori participation in the development of national instruments, regional spatial plans, and land use plans; and

   ii. the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and

   iii. enabling the development and protection of identified Māori land.

Table 1: Goals of the Planning Bill, and where they are particularised in an NPD theme

Planning Bill Goals (Clause 11(1))	Theme 1 Housing and development	Theme 2 Infrastructure	Theme 3 Primary production	Theme 4 Resources: quarrying, mining and waste	Theme 5 Public values	Māori interests	Natural hazards
(a)	•	•	•	•		•	•
(b)	•	•	•	•		•	•
(c)	•	•	•	•		•	•
(d)	•					•	•
(e)	•	•				•	•
(f)					•	•	•
(g)		•		•	•	•	•
(h)	•	•	•	•	•	•	•
(i)	•	•	•	•	•	•	•



Purpose of the Natural Environment Bill

To establish a framework for the use, protection and enhancement of the natural environment.

Goals of the Natural Environment Bill

a) To enable the use and development of natural resources, including for the production of food and fibre (including aquaculture).

b) To safeguard the life-supporting capacity of air, water, soil, and ecosystems.

c) To protect human health from harm caused by the discharge of contaminants.

ca) To support and enable the enhancement of the natural environment.

d) To protect significant indigenous biodiversity.

e) To safeguard against natural hazard risks that arise from or affect —

   i. the use of natural resources; or

   ii. the protection of natural resources.

f) To provide for Māori interests through —

   i. Māori participation in the development of national instruments, regional spatial plans, and natural environment plans; and

   ii. the identification and protection of sites of significance to Māori (including, wāhi tapu, water bodies, or sites in or on the coastal marine area); and

   iii. enabling the development and protection of identified Māori land.

Table 2: Goals of the Natural Environment Bill, and where they are particularised in an NPD theme

Natural Environment Bill Goals (Clause 11(1))	Theme 1 Housing and development	Theme 2 Infrastructure	Theme 3 Primary production	Theme 4 Resources: quarrying, mining and waste	Theme 5 Public values	Māori interests	Natural hazards
(a)		•	•	•		•	•
(b)		•	•	•	•	•	•
(c)		•	•	•	•	•	•
(ca)		•			•	•	•
(d)		•	•		•	•	•
(e)		•	•	•	•	•	•
(f)		•	•	•	•	•	•

NPD cross-cutting directives

This section includes cross-cutting directives that apply across all themes in this NPD where relevant.

Policy intent

Private property rights

The purpose of the Planning Bill is to provide for the enjoyment of land by establishing a framework for planning and regulating the use and development of land. Central to this purpose is the recognition of private property rights where the presumption is that people can use their land without unnecessary constraints.

Economic growth

This NPD supports economic growth and change through directives in each theme that are critical enablers of economic growth and activity. This includes directives to provide abundant development opportunities, enable effective and efficient infrastructure networks, and enable land and natural resources to be used to support a thriving rural economy.

Managing land use and reverse sensitivity

Reverse sensitivity arises when a new, or more intensive, sensitive or incompatible activity moves close to an existing lawfully established activity and creates pressure for that activity to change, restrict its operations, or stop because of concerns about its effects.

The planning system protects activities that were lawfully established so they can continue to operate over time without unreasonable constraint. This is particularly important for infrastructure, primary production, industry, and other activities that provide important benefits to the community and the economy like quarries, entertainment venues, ports and airports, and shooting ranges.

Existing lawfully established activities should not be unnecessarily constrained simply because new development occurs nearby, particularly where the new activity is sensitive to effects that are known, anticipated, or reasonably foreseeable in that location. The planning system needs to manage the effects that land uses can have on each other. Equally, new development and growth should not be prevented where effects can be appropriately managed.

Reverse sensitivity is generally best managed by carefully considering where and how new sensitive and incompatible activities are located, and by using planning tools to support compatible land uses. The most appropriate response will depend on the activities involved and the significance of their effects.

Directives

Private property rights

CC-Directive 1: When implementing this NPD, the use of private land is to be enabled with restrictions only imposed when necessary to ensure others are not unreasonably affected or to provide for important public values.

Economic growth

CC-Directive 2: When implementing this NPD, economic growth and change is to be supported by:

a) being responsive to new and emerging economic opportunities

b) providing certainty for investment

c) reducing unnecessary costs and constraints for projects that drive economic growth and employment.

Managing land use and reverse sensitivity

CC-Directive 3: To protect the operation of existing lawfully established land uses:

a) land use plans must:

   i. enable existing lawfully established land uses to operate without unreasonable constraints

   ii. ensure new incompatible or sensitive activities are responsible for avoiding or mitigating conflicts with existing lawfully established land uses, both through location and mitigation methods

b) local authorities must manage complaints from new, or more intensive, sensitive activities about existing land uses [in accordance with national standards].

CC-Directive 4: To enable the use of land and support growth and change while minimising conflicts between land uses:

a) spatial plans must identify broad land use patterns, where incompatible land uses may conflict, and identify where separation and management of incompatible land uses is required

b) land use plans must use a range of planning tools and methods, including (where appropriate):

   i. zoning to identify anticipated land uses that are enabled without unreasonable constraint

   ii. buffers to separate and manage incompatible land uses [eg, setbacks to established industries]

   iii. standards and methods to manage the external effects of land uses and improve compatibility between land uses [eg, noise insulation standards]

c) land use plans must recognise the role of private agreements, including non-complaint covenants, in managing conflicts and complaints between land uses.

In addition to these cross-cutting directives on reverse sensitivity, there are also specific directives to protect infrastructure from incompatible land uses in **Theme 2**, manage reverse sensitivity effects on primary production in **Theme 3**, and manage the interface between urban development and mineral resources in **Theme 4**. See also indicative national standards below.

Regional spatial plans

CC-Directive 5: Regional spatial plans prioritise growth and change in areas:

a) where infrastructure can efficiently support growth and change

b) that make the best use of existing and planned infrastructure

c) that support access to housing and labour markets

d) where natural hazards risks can be managed

e) that provide for significant environmental and cultural values.

CC-Directive 6: Regional spatial plans sequence growth, change and infrastructure to support:

a) efficient public investment

b) strategic opportunities for development where infrastructure may be provided via private or other means of investment.

CC-Directive 7: Regional spatial plans seek to:

a) maximise compatibility (and otherwise minimise conflicts) between development, the natural environment and cultural values over the long term, including by identifying:

   i. where development may need to be constrained because of natural hazard risk

   ii. how growth can be provided while protecting high value growing areas [eg, food and fibre production]

   iii. where infrastructure may need to be provided where there are natural environment constraints

   iv. strategic opportunities provide for development while enhancing the natural environment

b) avoid unnecessary long-term costs to communities and the public.

Avoiding unnecessary duplication

CC-Directive 8: Land use plans and natural environment plans should avoid unnecessary duplication or inconsistent regulatory requirements in relation to activities regulated under other legislation.

Decision-making on consents and permits

CC-Directive 9: While a range of information and views may be provided through consent/permit processes, responsibility for deciding whether to grant, decline, or impose conditions on a consent/permit application rests with the relevant statutory decision-maker identified in the legislation.

Te Ture Whaimana

The Waikato River and Waipā River settlement legislation confirms that Te Ture Whaimana is intended by Parliament to be the primary direction setting document for the Waikato and Waipā Rivers and activities within the catchments affecting those rivers. Government officials and Waikato and Waipā River iwi are discussing how Te Ture Whaimana will be reflected in the National Policy Direction, including to reflect that it will prevail over National Policy Direction where there is an inconsistency. That agreed wording will be included in the NPD that is notified for the formal statutory process.

Indicative implementation through national standards (not part of NPD)

- National standards for land use plans that:
  - set out nationally consistent requirements for managing reverse sensitivity effects, including separation distances, buffers and overlays to protect established land uses from new sensitive and incompatible activities
  - require new sensitive or incompatible activities to avoid or mitigate their effects on existing land uses
  - set clear expectations for the anticipated land uses within zones that are to be enabled without unreasonable constraint from sensitive and incompatible activities.
- National standards for managing complaints that:
  - require local authorities to manage complaints from new, or more intensive, sensitive activities about existing land uses in a nationally consistent way, including how to consider complaints about effects that are known and lawfully established, anticipated, or reasonably foreseeable in particular locations.

Theme 1:
Housing and Development

Theme 1: Housing and Development

Policy intent

The planning system plays a key role in allowing more people to live well in our towns, cities and rural areas. It does this by enabling an abundant supply of land for development and reducing regulatory barriers to development.

The planning system also ensures new development is enabled wherever suitable, and particularly in places where there is high demand for new development, existing infrastructure capacity, or where people can easily access their workplace, services, and green spaces.

Sub-themes

- **Competitive urban land markets**
- **Well-functioning urban areas**
- **Well-functioning rural areas**
- **Natural hazards**

Key goals

Planning Bill goals

To support and enable economic growth and change by enabling the use and development of land (clause 11(1)(b))

To create well-functioning urban and rural areas (clause 11(1)(c))

To enable competitive urban land markets by making land available to create abundant development opportunities for residential and business use (clause 11(1)(d))

To ensure that land use does not unreasonably affect others, including by separating incompatible land uses (clause 11(1)(a))

To enable infrastructure to be provided to meet and respond to current and future demand (clause 11(1)(e))

To safeguard against natural hazard risks that arise from or affect the use or development of land (clause 11(1)(h))

To provide for Māori interests through —

- Māori participation in the development of national instruments, regional spatial plans, and land use plans; and
- the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
- enabling the development and protection of identified Māori land (clause 11(1)(i))

Sub-theme 1: Competitive urban land markets

Policy intent

Competitive urban land markets provide an abundance of developable land for different uses in such a way that is responsive to demand, across both existing urban areas and greenfield sites. New land supply isn't sequenced or drip-fed into the market and land use rules are as permissive as possible.

These conditions ensure there is no expectation of scarce land supply in the future. This moderates land prices, disincentivises land-banking and can support housing supply, affordability, and economic growth.

Direction to support competitive urban land markets focuses on ensuring opportunities for development are always abundant. This means allowing the supply of land for development to easily increase in response to demand both now and in the future. Direction also keeps barriers to new development low by ensuring land use regulation is enabling, clear and transparent.

Directives

- **Competitive urban land markets**
- **Enabling change and development outcomes**
- **Urban expansion**

Directives to achieve compatibility and resolve conflicts

- **Urban development, high value growing areas, and areas of high natural character and outstanding natural features and landscapes**

Competitive urban land markets

HD-Directive 1.1: To enable competitive urban land markets:

a) spatial plans must identify an abundance of areas for urban development, so there is no expectation of scarce land supply for future development

b) land use plans must:

   i. enable abundant development opportunities for housing and business use

   ii. meet housing and business capacity requirements, including Housing Growth Targets [as set out in national standards for specified urban councils]

   iii. release additional development capacity if planning constraints or provisions are contributing to deteriorating trends in land efficiency indicators [as set out in national standards]

c) local authorities must respond to a determination by the urban land market statutory officer that an act or omission by the local authority has materially contributed to a non-competitive urban land market, including any findings on the extent of non-competitiveness, in accordance with any relevant national standards, by:

    i. taking into account the determination when making and deciding on plan changes, including private plan changes

    ii. undertaking actions, which could include changes to the land use plan, required to address the matters identified in the determination.

HD-Directive 1.2: The framework for determining whether an urban land market is competitive as developed by the urban land market statutory officer must, at a minimum, consider:

a) land efficiency indicators, including the impact of land use regulation on land prices

b) housing and business capacity

c) responsiveness to new development opportunities.

Enabling change and development outcomes

HD-Directive 1.3: To enable change and development outcomes, land use plans must:

a) apply the most permissive planning provisions possible while being consistent with the development objectives sought for the location

b) not unduly undermine development feasibility or the development objectives sought for the location, including when applying bespoke provisions

c) provide clear, durable, and predictable provisions for development, so landowners and investors readily understand how land can be used and developed without unnecessary delay, discretion, or uncertainty

d) provide for change in urban and rural areas to support economic growth, new patterns of production, employment and investment

e) recognise that change is not, in and of itself, an adverse effect.

HD-Directive 1.4: To manage infrastructure constraints in areas identified as otherwise suitable for development or intensification, local authorities must use temporary or future provisions (as provided for by the Planning Bill) rather than requiring a plan change.

Urban expansion

HD-Directive 1.5: To enable urban expansion, land use plans must not include urban growth boundaries or requirements for development to be connected to existing urban areas.

Urban development, high value growing areas, and areas of high natural character and outstanding natural features and landscapes

HD-Directive 1.6: To meet development capacity or intensification requirements, land use plans may allow urban development in high value growing areas or areas of high natural character, or outstanding natural features or landscapes if the development meets criteria set out in national standards.

Sub-theme 2: Well-functioning urban areas

Policy intent

A well-functioning urban area gives people choice about the type and location of their home, supports good access to workplaces, services, and natural and open spaces, and makes efficient use of public and private investment in infrastructure.

This sub-theme ensures land use plans allow for a broad mix of compatible activities across an urban area to support liveability and productivity. It also requires land use plans to enable specified minimum levels of intensification in areas of demand and good accessibility, particularly in and around centres and public transport.

The directives require land use plans to manage incompatible uses through design and mitigation methods and, where necessary, by separating activities. This includes situations where existing activities need to be protected from reverse sensitivity effects.

Directives

- **Providing for accessibility, choice and a mix of uses**
- **Enabling intensification**

Providing for accessibility, choice and a mix of uses

HD-Directive 2.1: To provide for accessibility, choice and a mix of uses in urban areas, land use plans must:

a) enable a broad mix of compatible residential, commercial and community activities, within urban zones intended predominantly for residential, commercial and community use

b) provide for a diverse range of housing types, including papakāinga, in different locations to meet the needs of different households and communities

c) provide for a range of sites suitable for different businesses and industry, including variation in location and site size

d) provide good accessibility between housing, workplaces, commercial and community services, and natural and open spaces, including where possible by public and active transport.

Enabling intensification

HD-Directive 2.2: To support well-functioning urban areas, land use plans of [specified urban] councils must, at a minimum, enable [in accordance with national standards]:

a) as much intensification as possible in [city centres]

b) very high building heights and density in:

   i. [metropolitan centres]

   ii. specified catchments of [city centres]

c) high building heights and density in:

   i. [town and local centres]

   ii. specified catchments of [metropolitan centres], rapid transit stops and high service frequency transit

d) moderate building heights and density in areas such as:

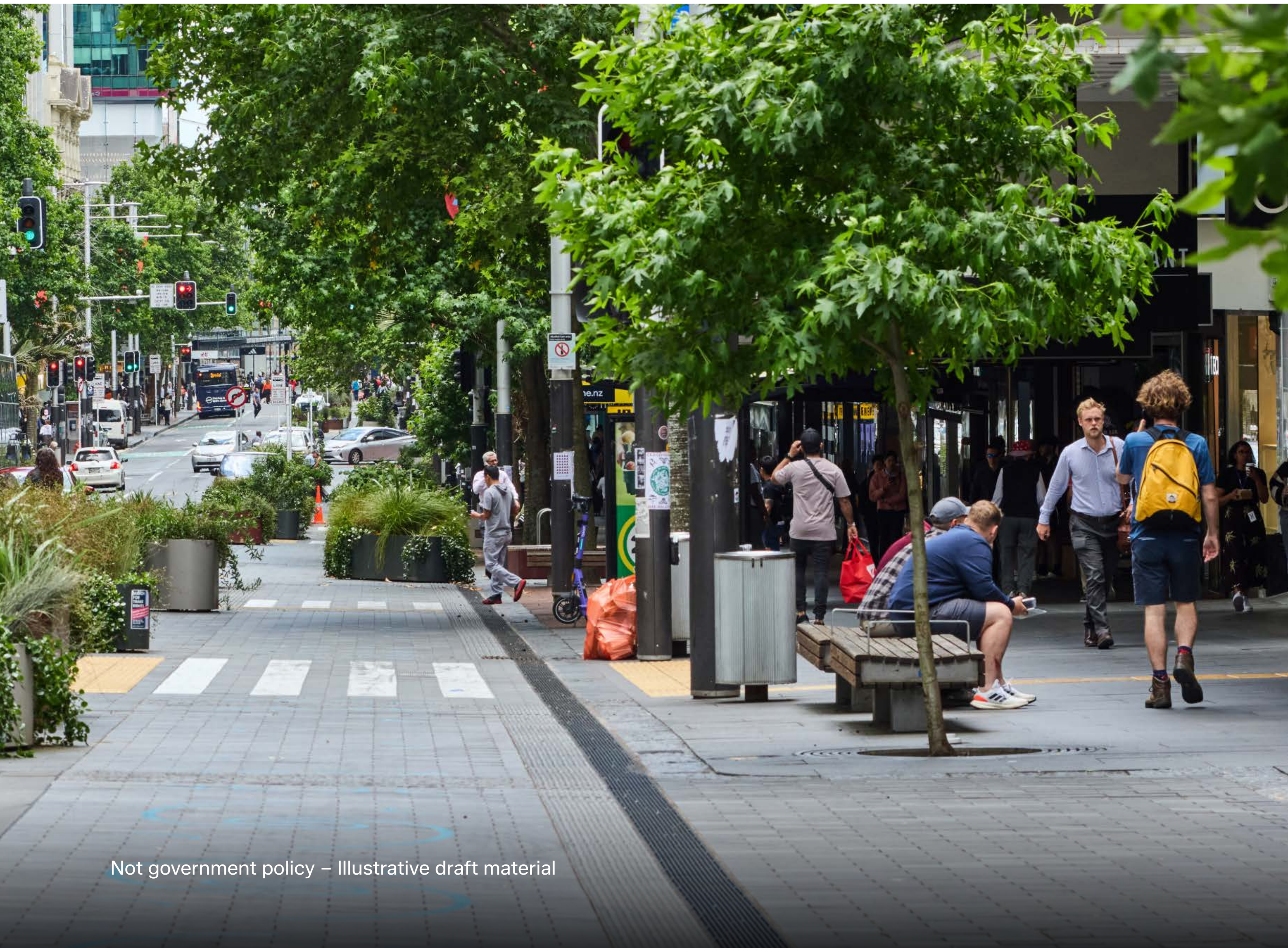
   i. [neighbourhood centres]

   ii. specified catchments of moderate service frequency transit and [town and local centres].

HD-Directive 2.3: To support well-functioning urban areas, land use plans must enable sufficient intensification in all other areas (not referenced in HD-Directive 2.2) where:

a) there is demand and/or good accessibility between housing, jobs, community services, and natural and open spaces, including by public and active transport

b) this makes efficient use of existing or planned infrastructure.



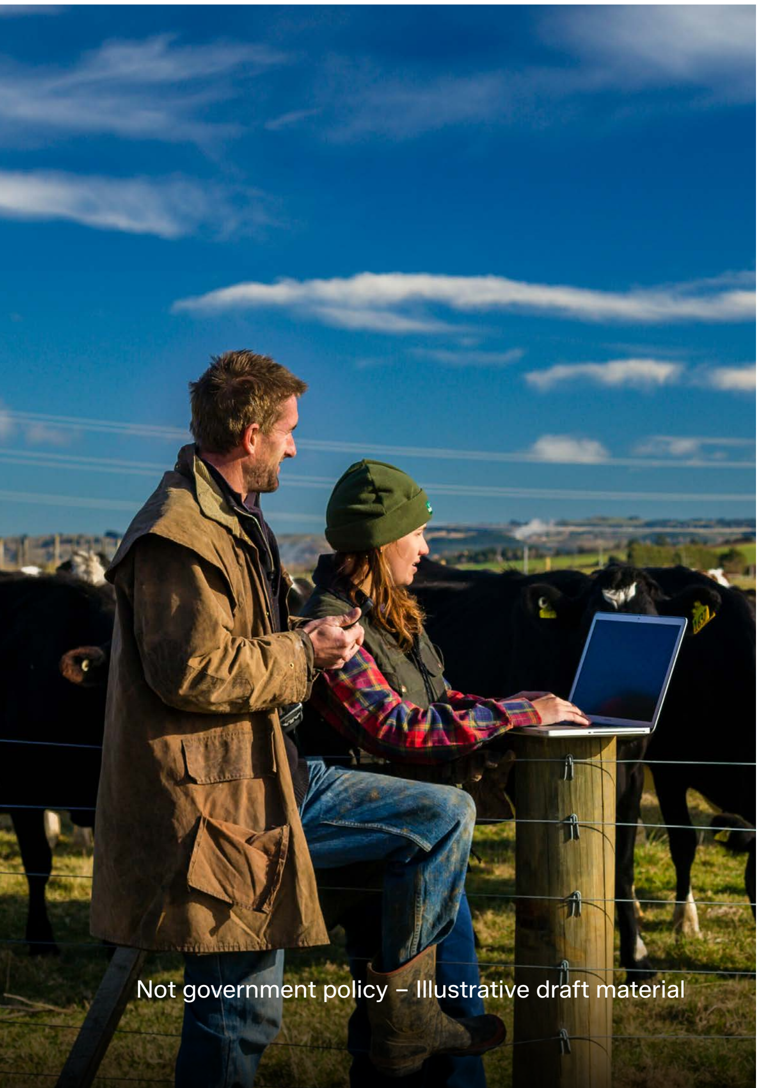
Sub-theme 3: Well-functioning rural areas

Policy intent

A well-functioning rural area enables rural land to be used for primary production, associated processing activities and a wide range of compatible activities. It enables development, particularly where this makes best use of public and private investment in infrastructure and provides opportunities for a range of housing types.

Directives

Well-functioning rural areas



Well-functioning rural areas

HD-Directive 3.1: To create well-functioning rural areas, land use plans must:

a) enable primary production and associated processing activities and an appropriate mix of compatible residential, commercial, industrial and community activities, including papakāinga

b) provide for a diverse range of housing types, including workers' accommodation and papakāinga, in different locations to meet the needs of different households and communities, including where this supports rural businesses

c) support rural communities to have reliable access to workplaces, services and recreation

d) enable rural land to be used and developed in a way that maximises the benefits of public and private investment

e) in rural towns and rural settlements, provide for a broad mix of compatible residential, commercial, industrial and community activities, including papakāinga to support surrounding rural areas.

Sub-theme 4: Natural hazards

Policy intent

Natural hazard risk is managed consistently across all NPD themes using a proportionate, risk-based approach, as set out in the **System-wide natural hazard directives**.

To support those system-wide directives, a specific additional directive is required for **Theme 1 – Housing and development**.

For housing and development, this approach is applied more stringently to address the risks created by poorly located or designed development and using land use plans to avoid development in the highest-risk areas.

Directives

Managing natural hazard risk levels

Managing natural hazard risk levels

HD-Directive 4.1: To support housing and development in appropriate locations, land use plans must ensure natural hazard risks associated with housing and development are managed by:

a) using an approach that is proportionate to the level of natural hazard risk

b) avoiding housing and development where risks are assessed as 'very high' (see interpretation section – definition of risk levels included in the NPD via the risk matrix).

Indicative implementation through national standards (not part of NPD)

- National standards for spatial planning that:
  - set out requirements for identifying and assessing options to provide for growth and change
  - direct how to provide for resequencing or rescaling of investment or priorities in response to significant changes in factors such as demographic change or demand.
- National standards for land use plans that:
  - identify specific areas as urban land markets and set Housing Growth Targets and business capacity requirements, including requirements for how to set, calculate and monitor compliance
  - prescribe intensification requirements, including locations where councils must apply certain zones that enable specified building heights, densities and a mix of activities
  - provide criteria to enable urban development to meet capacity or intensification requirements where this conflicts with other outcomes.
- National standards for competitive urban land markets that set out which land efficiency indicators councils must monitor, how they should respond to trends in these indicators and standards, how councils respond to a determination of non-competitiveness, and to guide the framework developed by the urban land market statutory officer for making a determination on the competitiveness of an urban land market.
- A national standard on infrastructure capacity that will require councils to monitor and report on the capacity of development infrastructure.
- Standardised plan provisions for land use plans that:
  - provide zones enabling a range of compatible activities, densities and mix of uses
  - specifically exclude requirements relating to matters such as balconies or minimum floor areas, consistent with effects that are outside the scope of the Planning Bill.

Theme 2: Infrastructure

Theme 2: Infrastructure

Policy intent

Infrastructure underpins New Zealand's economy and community wellbeing, and can support the environment too. It needs to operate as interconnected national and regional networks and often has little choice over where it can locate. Infrastructure needs to be delivered in a timely and efficient manner to meet demand.

New strategic infrastructure is mapped through spatial planning out to 30 years in each region. Land use plans and natural environment plans then enable it to be located where it needs to go, provided effects on important natural environment and historic heritage values are managed.

Existing infrastructure capacity will be maximised by enabling its upgrade, permitting and standardising common requirements, and managing effects on the infrastructure.

In this theme, 'infrastructure' covers traditional infrastructure, such as railways, airports and transmission lines, as well as social infrastructure, such as schools, hospitals, and waste disposal and resource recovery facilities [see interpretation section].

Sub-themes

- **All infrastructure**
- **Energy infrastructure**
- **Natural hazards**

Key goals

Planning Bill goals

To ensure that land use does not unreasonably affect others, including by separating incompatible land uses (clause 11(1)(a))

To support and enable economic growth and change by enabling the use and development of land (clause 11(1)(b))

To create well-functioning urban and rural areas (clause 11(1)(c))

To enable infrastructure to be provided to meet and respond to current and future demand (clause 11(1)(e))

To safeguard against natural hazard risks that arise from or affect the use or development of land (clause 11(1)(h))

To enable infrastructure to be provided to meet and respond to current and future demand (clause 11(e))

To protect from inappropriate development the identified values and characteristics of —

- areas of high natural character within the coastal environment, wetlands, and lakes and rivers and their margins
- outstanding natural features and landscapes
- significant historic heritage (clause 11(g))

Natural Environment Bill goals

To enable the use and development of natural resources, including for the production of food and fibre (including aquaculture) (clause 11(1)(a))

To safeguard the life-supporting capacity of air, water, soil, and ecosystems (clause 11(1)(b))

To protect human health from harm caused by the discharge of contaminants (clause 11(1)(c))

To support and enable the enhancement of the natural environment (clause 11(1)(ca))

To protect significant indigenous biodiversity (clause 11(1)(d))

To safeguard against natural hazard risks that arise from or affect the use or protection of natural resources (clause 11(1)(e))

Both Bills

To provide for Māori interests through —

- Māori participation in the development of national instruments, regional spatial plans, and [land use plans] and [natural environment plans]; and
- the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
- enabling the development and protection of identified Māori land (PB clause 11(1)(i)–(iii); NEB clause 11(1)(f))

Sub-theme 1: All infrastructure

Policy intent

A consistent regulatory framework enables infrastructure services by planning strategically for new infrastructure and getting the most out of existing infrastructure.

The directives in this sub-theme apply to all infrastructure (including energy infrastructure).

Directives

- **Strategic infrastructure priorities**
- **Enabling infrastructure**

Directives to achieve compatibility and resolve conflicts

- **Infrastructure, the natural environment and historic heritage values**
- **Infrastructure and other land uses**

Strategic infrastructure priorities

INFR-Directive 1.1: Spatial plans must identify the strategic infrastructure priorities that shape how the region grows and changes.

Enabling infrastructure

INFR-Directive 1.2: To enable the timely and efficient delivery of new infrastructure, including all ancillary activities, and upgrades, expansions, replacements and relocations not covered under existing infrastructure directives [INFR-Directive 1.3 & 1.4], land use plans and natural environment plans must:

a) recognise and provide for the national, regional and local benefits of infrastructure

b) recognise and provide for infrastructure to have an operational or functional need to locate, operate and traverse particular environments

c) manage effects on important identified values in accordance with any relevant national standards

d) apply targeted standardised plan provisions that recognise the specific needs, locations, accessibility and operational requirements of different infrastructure, such as linear and non-linear infrastructure [eg, port reclamation, dredging and operating hours]

e) recognise the role of the infrastructure provider and requirements under other legislation [eg, Commerce Act for Transpower] in determining the route or location of the infrastructure required.

INFR-Directive 1.3: To enable existing infrastructure to efficiently and effectively maintain, increase or improve services delivered to people and communities, land use plans and natural environment plans must enable:

a) operation, maintenance, upgrade and repowering activities and all ancillary activities to be undertaken without unnecessary restriction within its operational envelope [see interpretation section]

b) upgrade and relocation activities outside its operational envelope that increase safety, increase resilience, utilise new technology or reduce environmental effects, subject to infrastructure standards to manage effects.

INFR-Directive 1.4: To get the most out of existing infrastructure assets, natural environment plans must:

a) provide for existing infrastructure to access and use natural resources to provide for ongoing infrastructure services

b) recognise existing infrastructure that uses existing natural resources forms part of the existing environment when assessing environmental effects in re-permitting decisions.

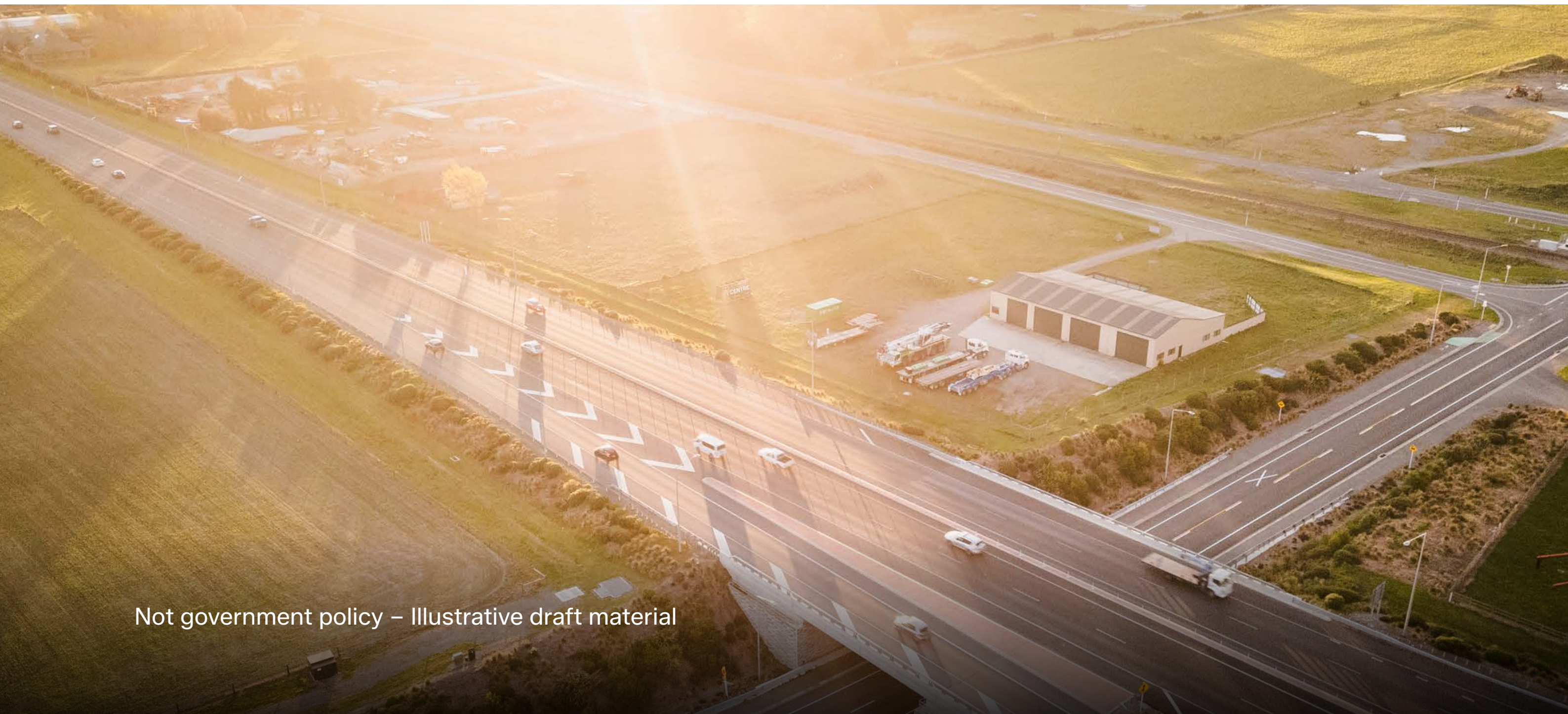
Infrastructure, the natural environment and historic heritage values

INFR-Directive 1.5: To manage conflicts between infrastructure and significant natural environment values and significant historic heritage, land use plans and natural environment plans must manage adverse effects in accordance with national standards:

a) on high natural character, outstanding natural landscapes and features, and on significant historic heritage excluding sites of significance to Māori, under the Planning Bill, and on all domains where environmental limits have been set under the Natural Environment Bill

b) where any breach of environmental limits occurs, by developing and implementing an action plan to remedy the breach within a set target date.

INFR-Directive 1.6: Land use plans and natural environment plans must enable nature-based solutions and green infrastructure.



Infrastructure and other land uses

INFR-Directive 1.7: To protect existing or planned infrastructure and enable its ongoing operation, maintenance, upgrading and reasonable expansion:

a) spatial plans must identify, at a broad level:

   i. infrastructure and areas where infrastructure needs to be protected from incompatible activities

   ii. land use patterns to support the ongoing operation and future development of infrastructure

   iii. areas to support the co-location of compatible infrastructure, including through infrastructure corridors

b) land use plans must:

   i. protect the operation, maintenance, upgrading and reasonable expansion of infrastructure from the adverse effects of incompatible land uses, including reverse sensitivity and direct effects

   ii. require new sensitive activities to avoid or mitigate effects that could result in unreasonable constraints on infrastructure

   iii. use a range of planning tools and methods to protect infrastructure and support compatibility with other land uses, including:

      a. through buffers to separate incompatible land uses

      b. design and mitigation to improve compatibility

   iv. enable co-location of compatible infrastructure, including in infrastructure corridors.

Sub-theme 2: Energy infrastructure

Policy intent

Secure, abundant and affordable energy is fundamental to building a strong, productive and resilient economy. Demand for electricity is expected to increase significantly by 2050, which will require a significant increase in the capacity of the renewable energy system while ensuring ongoing security of supply (including generation from thermal energy and non-renewable sources).

The planning system plays an important role in enabling all forms of energy sources including renewable and thermal energy, protecting current capacity and storage, and enabling energy network infrastructure.

The directives in this sub-theme apply to energy infrastructure only. They apply in addition to the directives in sub-themes 1 and 3 which apply to all infrastructure.

Directives

- **Secure, abundant and affordable energy system**
- **Significantly increase renewable energy capacity**

Directives to achieve compatibility and resolve conflicts

See Sub-theme 1: All infrastructure

Secure, abundant and affordable energy system

INFR-Directive 2.1: Spatial plans must identify opportunities to improve New Zealand's energy security, resilience, independence, and transition to a low carbon economy.

INFR-Directive 2.2: To maintain and improve energy security and resilience:

a) land use plans and natural environment plans must enable all sources of energy to be developed and expanded, including thermal energy and emerging technologies

b) natural environment plans must:

i. recognise the national significance of existing hydro-generation schemes [five national hydro-generation schemes currently in NPS-FM]

ii. protect the generation capacity and output of existing renewable energy assets when protecting, managing and allocating natural resources.

Significantly increase renewable energy capacity

INFR-Directive 2.3: To help achieve the national goal of doubling renewable energy capacity by 2050, spatial plans must map or otherwise record, at a broad level:

a) the diverse range of renewable energy sources available in the region

b) any nationally and regionally strategic opportunities to increase capacity.

INFR-Directive 2.4: To enable the renewable energy system to be significantly developed and expanded, land use plans and natural environment plans must:

a) recognise and provide for the national, regional and local benefits of energy infrastructure

b) provide for opportunities for new and expanded renewable energy generation capacity, regardless of whether these have been spatially identified in advance

c) recognise and provide for renewable energy generation to have an operational or functional need to locate and operate where the renewable resource is located and available at a viable scale and quality to sustain the activity

d) protect the capacity and output of the existing renewable energy generation assets and provide opportunities to increase the capacity of existing assets.

Sub-theme 3: Natural hazards

Policy intent

Natural hazard risk is managed consistently across all NPD themes using a proportionate, risk-based approach, as set out in the **System-wide natural hazard directives**.

To support those system-wide directives, specific additional directive(s) are required for **Theme 2 – Infrastructure**.

Infrastructure both faces and influences natural hazard risk for people, property, and communities. For infrastructure, activities can be in hazard-exposed areas with the resilience of infrastructure itself achieved through design, asset management, investment planning, and spatial planning, rather than land use planning. The planning system complements these mechanisms by managing significant risks to other sites and informing long-term decisions about where infrastructure and development occur.

The directives in this sub-theme apply to all infrastructure (including energy infrastructure).

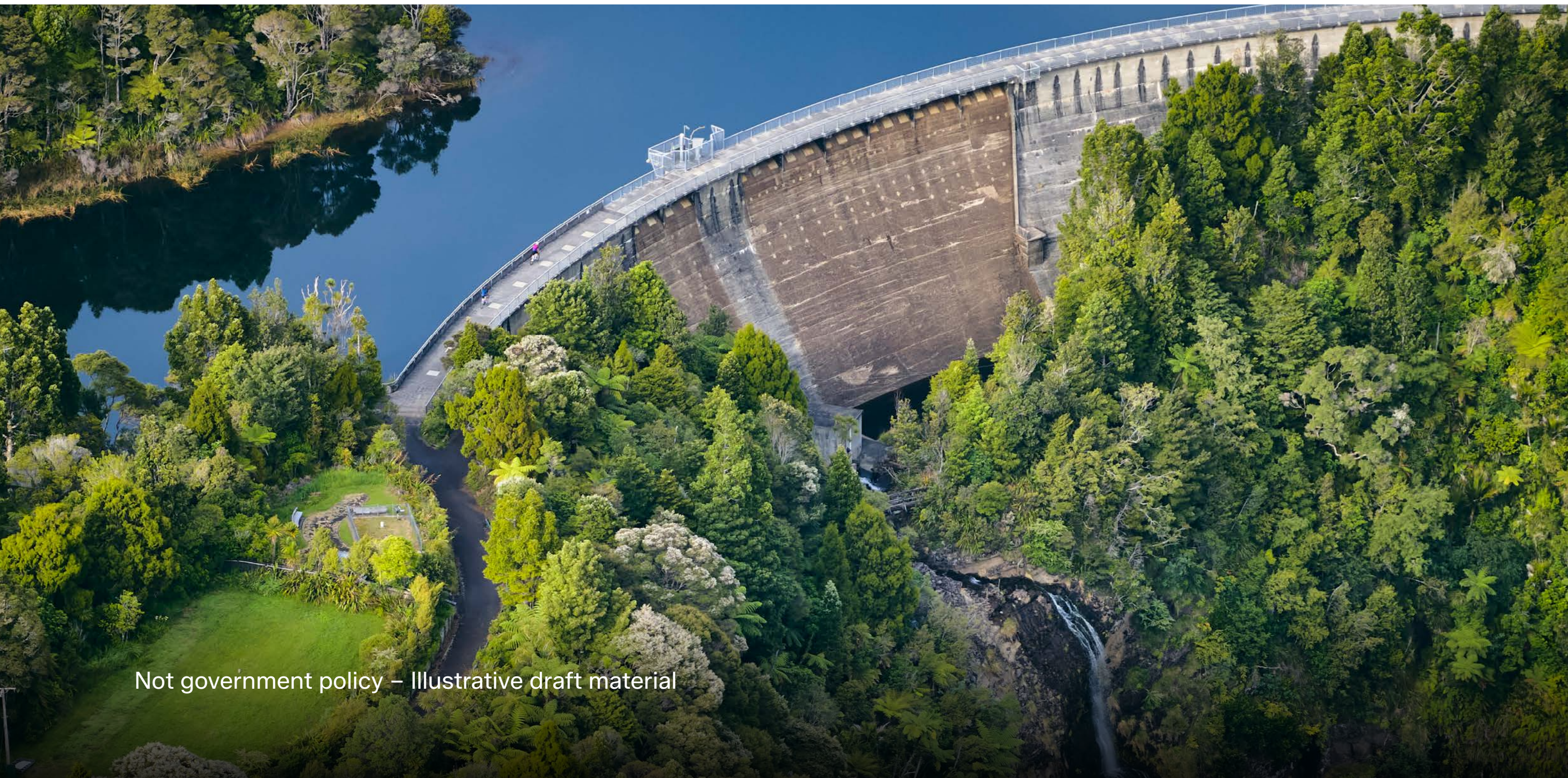
Directives

Infrastructure's natural hazard risk resilience

INFR-Directive 3.1: To recognise that infrastructure resilience is achieved through asset management, design, and investment planning, land use plans must not restrict infrastructure because of the effects of natural hazard risk to the infrastructure.

Indicative implementation through national standards (not part of NPD) – including energy sub-theme

- National standards for spatial planning that:
  - direct how infrastructure priorities are identified and what data is considered
  - set out considerations for engagement with infrastructure providers
  - direct how to consider existing and new infrastructure, and interactions with other activities
  - direct how to consider infrastructure timing, sequencing, feasibility and investment
  - set out considerations for infrastructure in implementation plans.
- National standards for land use plans and natural environment plans (drawing on policy direction in new NPS-I and amended NPS-REG and NPS-EN 2025, and upcoming NES-TF and NES-ENA) and differentiated for different types of infrastructure as needed, that:
  - direct how to provide for the benefits, and operational and functional needs of infrastructure
  - outline how to achieve compatibility and manage reverse sensitivity effects for specific types of infrastructure
  - provide an effects management approach for infrastructure that affects significant natural environmental and historic heritage values.
- Standardised plan provisions for land use plans that:
  - enable infrastructure through district-wide provisions covering physical infrastructure and effects, differentiated for different types of infrastructure as needed
  - enable common ancillary activities [eg, earthworks, vegetation clearance]
  - provide Special Purpose Zones for certain types of infrastructure [eg, airports, ports].



Theme 3: Primary production and the rural economy

Theme 3: Primary production and the rural economy

Policy intent

Agriculture, horticulture, aquaculture, commercial forestry and related rural activities depend on access to natural resources and the ability to operate efficiently in locations often constrained by natural characteristics.

The planning system supports this by enabling the use and development of land and water resources, while managing effects on the natural environment and communities through a nationally consistent, proportionate and risk-based framework:

- regional spatial planning identifies where activities should occur. This helps manage competing land uses and supports long-term resource availability and flexibility
- national standards will establish nationally consistent and proportionate rules to provide certainty for operators and reduce the compliance burden they currently face
- environmental limits provide the guardrails for the system. Where they are breached, or at risk of being breached, then action plans set out how environmental improvement will occur over a specified timeframe.

Sub-themes

- **Agriculture**
- **Horticulture**
- **Commercial forestry**
- **Aquaculture and other marine primary production**
- **Natural hazards**

Key goals

Planning Bill goals

To ensure that land use does not unreasonably affect others, including by separating incompatible land uses (clause 11(1)(a))

To support and enable economic growth and change by enabling the use and development of land (clause 11(1)(b))

To create well-functioning urban and rural areas (clause 11(1)(c))

To safeguard against natural hazard risks that arise from or affect the use or development of land (clause 11(1)(h))

Natural Environment Bill goals

To enable the use and development of natural resources, including for the production of food and fibre (including aquaculture) (clause 11(1)(a))

To safeguard the life-supporting capacity of air, water, soil, and ecosystems (clause 11(1)(b))

To protect human health from harm caused by the discharge of contaminants (clause 11(1)(c))

To protect significant indigenous biodiversity (clause 11(1)(d))

To safeguard against natural hazard risks that arise from or affect the use or protection of natural resources (clause 11(1)(e))

Both Bills

To provide for Māori interests through —

- Māori participation in the development of national instruments, regional spatial plans, and [land use plans] and [natural environment plans]; and
- the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
- enabling the development and protection of identified Māori land (PB clause 11(1)(i)–(iii); NEB clause 11(1)(f))

Sub-theme 1: Agriculture

Policy intent

New Zealand's agricultural sector is enabled through a nationally consistent and proportionate regulatory framework which supports resilient and reliable access to resources.

Directives

- **Enabling agriculture**
- **Freshwater farm plans**
- **Providing for agriculture and environmental limits**
- **Enabling water storage and access**
- **Constructed wetlands**

Directives to achieve compatibility and resolve conflicts

- **Reverse sensitivity effects**

Enabling agriculture

PP-Directive 1.1: Agriculture and associated activities are enabled and managed through a proportionate and risk-based approach, so that adverse effects on the environment and human health are addressed appropriately, including by:

a) land use plans and natural environment plans enabling agricultural land use, and associated supporting activities and practices, including drain maintenance, aggregate extraction, tracking, effluent storage and management, pasture management, fertiliser application and on-farm water storage [and in accordance with national standards]

b) any controls on agriculture activities being proportionate to environmental or human health risk.

Freshwater farm plans

PP-Directive 1.2: Freshwater farm plans are the primary mechanism for identifying and managing the effects of on-farm activities on freshwater and freshwater ecosystems at the property scale. Natural environment plans must not, unless authorised by a national standard:

a) duplicate requirements for managing effects [eg, by requiring a permit] that are already addressed through a freshwater farm plan

b) require additional permits, approvals or controls unless an environmental limit has been, or is likely to be, breached and these are required by an Action Plan

c) impose stricter controls on farming activities than those set by the relevant national standard.

Providing for agriculture and environmental limits

PP-Directive 1.3: Where an environmental limit is breached or is likely to be breached the council:

a) must develop an action plan to remedy the breach by a set target date

b) must ensure there is an enforceable mechanism (which may include freshwater farm plans, action plans, rules, and expansion of existing catchment programs) to remedy the breach by a set target date or interim limit

c) may allow existing activities to continue where they are able to reduce relevant environmental impacts in accordance with the mechanism and target date or interim limit.

Enabling water storage and access

PP-Directive 1.4: To support secure, reliable and resilient water supply for existing and future primary production, including stock drinking water:

a) natural environment plans must enable allocation of sustainably available water and require efficient water use

b) land use plans and natural environment plans must provide for the taking and storage of water during periods of high flow.

Constructed wetlands

PP-Directive 1.5: To enable the construction, operation, maintenance and use of constructed wetlands within rural production environments [in accordance with national standards]:

a) land use plans and natural environment plans must enable and provide for constructed wetlands for the following purposes (including in combination):

   i. water quality improvement, including sediment retention and nutrient management

   ii. stormwater attenuation and flood mitigation

   iii. wastewater treatment (including farm or community-scale treatment), where effects are appropriately managed

   iv. other edge-of-field mitigation and environmental enhancement projects that deliver measurable improvements to freshwater outcomes

b) natural environment plans must provide for water takes and discharges related to constructed wetlands where necessary and appropriate.

Reverse sensitivity effects

PP-Directive 1.6: To ensure primary production activities can continue operating and adapting without unreasonable constraint from reverse sensitivity effects, land use plans must:

a) recognise primary production as the leading and expected land use within rural production zones

b) use a range of planning tools and methods to separate incompatible land uses in rural areas where practicable, including by:

   i. directing rural lifestyle, rural settlements and sensitive or incompatible activities to appropriate locations

   ii. limiting the establishment or intensification of incompatible activities within rural production zones as necessary to protect primary production activities from unreasonable constraint

c) where new or intensified incompatible activities are proposed in proximity to existing primary production, require those activities to avoid or mitigate reverse sensitivity effects so primary production can continue to operate effectively and efficiently, including through appropriate location, design, buffers and any mitigation measures.

Indicative implementation through national standards (not part of NPD)

- National standards for land use plans and natural environment plans that:
  - set out standardised rural zone content, definitions and plan provisions for agricultural activities and associated activities, that enables their operation, maintenance and expansion
  - require controls on activities and their effects to be proportionate to environmental and human health risks
  - set out nationally consistent requirements for managing reverse sensitivity effects, including separation distances, buffers and overlays to protect primary production and other regionally or nationally significant activities
  - provide for the repair, reinstatement and stabilisation of riverbanks, stop banks, farm drainage infrastructure, stock crossings and associated farm infrastructure damaged by flood events
  - permit riverbank erosion repair and protection works undertaken in accordance with good practice and specified environmental management requirement.
- Freshwater farm plan regulations that set out the activities and effects to be managed through freshwater farm plans.
- Water allocation, efficiency, and storage standards that:
  - prescribe methods for setting allocation limits, minimum flows, allocation regimes for surface water and groundwater and drought management
  - specify requirements for the management of over-allocated catchments, consent renewals, transfers and allocation reviews
  - prescribe requirements for water storage, aquifer recharge and high-flow harvesting.
- Constructed wetlands standards that:
  - specify design, construction and operational requirements for constructed wetlands
  - provide for maintenance, replacement and upgrading of constructed wetlands.

Sub-theme 2: Horticulture

Policy intent

New Zealand's horticulture sector is enabled through a nationally consistent and proportionate regulatory framework that protects high-value growing areas where appropriate, supports production and innovation, and manages reverse sensitivity effects so horticultural activities can continue to operate, adapt and develop over time.

Directives

- **Enabling horticulture**
- **Freshwater farm plans**
- **Providing for horticulture and environmental limits**
- **Enabling water storage and access**
- **Protecting high-value growing areas**
- **Post-harvest and supporting activities**

Directives to achieve compatibility and resolve conflicts

- **High value growing areas and enabling other land uses**
- **Reverse sensitivity effects**
- **Urban growth and high-value growing areas**

Enabling horticulture

PP-Directive 2.1: To support the establishment, operation, maintenance and adaptation of horticulture land use plans and natural environment plans must [in accordance with national standards]:

a) ensure that controls on horticultural activities are proportionate to the significance of adverse effects and focused on managing those effects rather than restricting horticultural activities, except where necessary to achieve environmental limits

b) provide for the continued operation, maintenance and adaptation of lawfully established horticultural activities, unless more restrictive controls are required to manage significant adverse effects or respond to a breach or likely breach of environmental limits

c) provide operational flexibility to support innovation, changing growing practices, crop rotation, species changes, expansion or redevelopment, and responses to market, climate, biosecurity, or environmental pressures.

Freshwater farm plans

Refer to PP-Directive 1.2 on freshwater farm plans in **Sub-theme 1: Agriculture** which also applies to this subtheme and is not repeated here.

Providing for horticulture within environmental limits

Refer to PP-Directive 1.4 on enabling water storage and access in **Sub-theme 1: Agriculture** which also applies to this sub-theme and is not repeated here.

Enabling water storage and access

Refer to PP-Directive 1.4 on enabling water storage and access in **Sub-theme 1: Agriculture** which also applies to this sub-theme and is not repeated here.

Protecting high value growing areas

PP-Directive 2.2: High value growing areas are managed to protect domestic food supply, support economic growth, and provide flexibility for growers to adapt and respond to changing technologies and market demands:

a) regional spatial plans must, using best available information, identify high value growing areas of regional or national significance and provide strategic direction on how potential conflicts between those areas, urban development, and infrastructure will be managed over the long term

b) land use plans must:

   i. allow infrastructure provision on high value growing areas in accordance with national standards

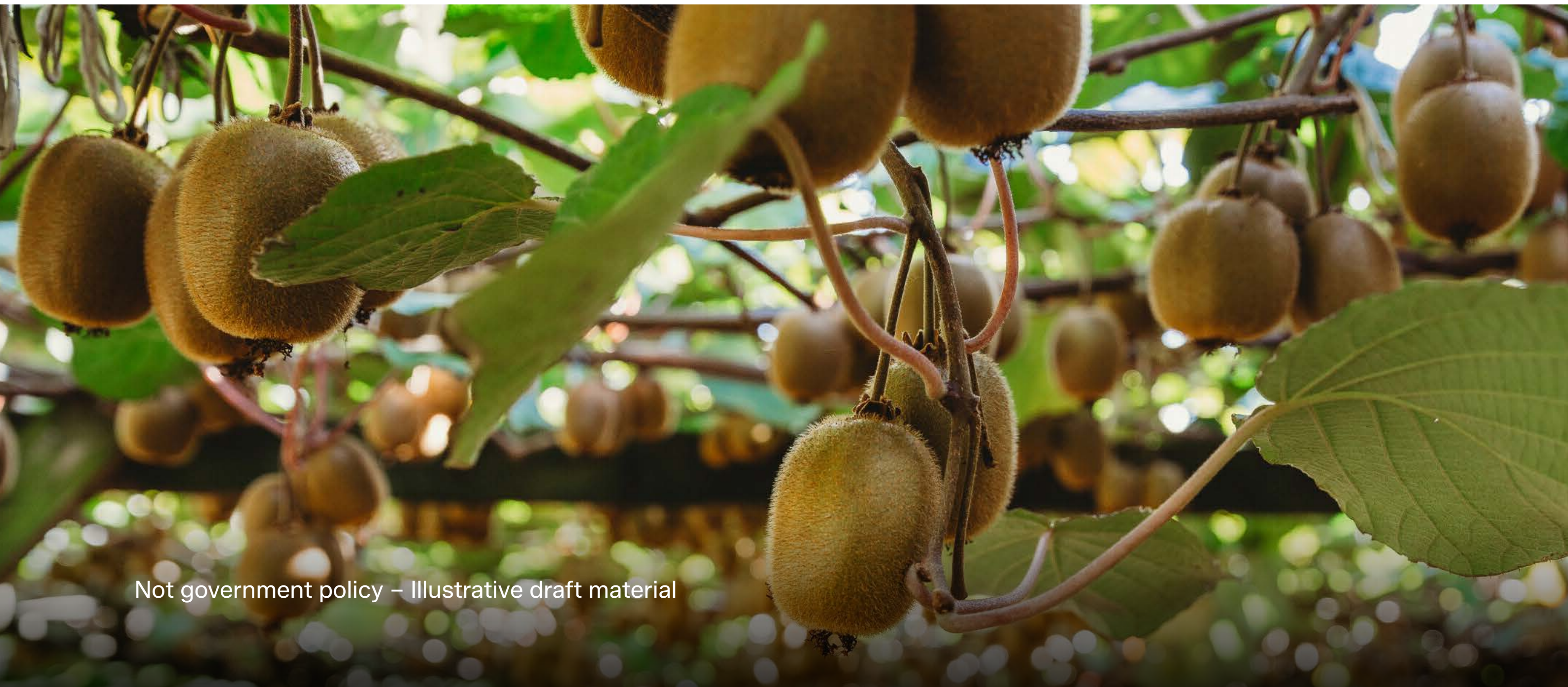
   ii. restrict use and development that would compromise the availability of high value growing areas, except where specified exemptions apply [in accordance with national standards]

c) existing lawfully established growing operations in areas identified as high value growing areas will be permitted, [in accordance with national standards], requiring good management practice, and a certified freshwater farm plan

d) natural environment plans must provide for crop rotation cycles and future crop changes in high value growing areas to allow adaptation to market demand or management needs.

Post-harvest and supporting activities

PP-Directive 2.3: Land use plans must recognise and provide for post-harvest facilities and supporting activities that have a functional or operational relationship with horticultural production, including packhouses, cool stores, processing and storage facilities, freight and logistics activities, and associated infrastructure.



High value growing areas and enabling other land uses

PP-Directive 2.4: To support the efficient use of land while recognising Māori land aspirations and the constraints affecting productive use, land use plans must:

a) enable identified Māori Land to be used and developed for papakāinga and other purposes to meet the present and future cultural, economic, social and/or environmental aspirations and needs of owners, their whānau, and their hapū

b) enable land to transition to an alternative land use or zone where there are permanent or long-term constraints, including limited access to natural resources, or a need to manage environmental effects such as water quality.

Reverse sensitivity effects

Refer to PP-Directive 1.6 on reverse sensitivity effects set out in **Sub-theme 1: Agriculture** which also applies to this sub-theme and is not repeated here.

Urban development and high value growing areas

Refer to HD-Directive 1.6 on Urban development and other land uses set out in **Theme 1 – Housing and development** which also applies to this subtheme and is not repeated here.

Indicative implementation through national standards (not part of NPD)

- National standards for land use plans and natural environment plans that:
  - set out standardised rural zone content, definitions and plan provisions for horticultural activities and supporting infrastructure (including post-harvest activities and facilities), enabling their operation, maintenance, expansion and redevelopment
  - permit existing commercial vegetable growing (subject to freshwater farm plans and good management practice), and in all other situations require controls on activities and their effects, ensuring this is proportionate to environmental and human health risks
  - direct the circumstances where additional controls are justified to address significant adverse effects or environmental limits.
- High value growing area standards that:
  - set out criteria and methods for identifying and mapping high value growing areas
  - specify the requirements for managing subdivision, land use change and development on these areas (ie, specify the criteria when it would be appropriate)
  - establish exemptions and decision-making criteria for infrastructure and other specified activities.
- Water allocation, efficiency and storage standards: refer to the content on standards in the Agriculture sub-theme.
- Freshwater farm plans: refer to the content on standards in the Agriculture sub-theme.
- Constructed wetlands standards: refer to the content on standards in the Agriculture sub-theme.

Sub-theme 3: Commercial forestry

Policy intent

A productive, resilient commercial forestry sector is supported while managing effects on communities, the environment and human health. As part of this, the full lifecycle of commercial forestry is managed through a proportionate and risk-based regulatory framework.

Directives

- Enabling commercial forestry
- Providing for commercial forestry and environmental limits
- Providing for the forestry lifecycle

Directives to achieve compatibility and resolve conflicts

- Land use change and existing productive land uses
- Commercial forestry, water quality and freshwater systems
- Reverse sensitivity effects

Enabling commercial forestry

PP-Directive 3.1: To support the establishment, operation, maintenance, harvesting and replanting of commercial forestry in accordance with national standards, land use plans and natural environment plans must:

a) enable commercial forestry activities and associated supporting activities in accordance with national standards

b) ensure any controls on commercial forestry activities provide for the use and development of commercial forestry while managing adverse effects on the environment, human health, and public safety

c) not include controls that are more stringent than national standards except where those standards expressly authorise more stringent controls or permit conditions to address significant local risks or unique environmental characteristics [ie, defined areas of severe erosion risk, karst systems and geothermal].

Providing for commercial forestry and environmental limits

PP-Directive 3.2: To provide for the continued operation of commercial forestry activities where environmental limits are breached or are likely to be breached, councils must:

a) develop an action plan and enable the continued operation of commercial forestry activities

b) ensure there is an enforceable mechanism to remedy the breach within a set target date.

Providing for the forestry lifecycle

PP-Directive 3.3: In order to provide for commercial forestry across its full operational lifecycle, land use plans and natural environment plans must enable commercial forestry activities and associated supporting activities including for: afforestation, harvesting, earthworks, river crossings, forestry quarrying, and replanting [in accordance with national standards].

Land use change and existing productive land uses

PP-Directive 3.4: To maintain long-term productive land use options and support transitions between productive land uses, land use plans and natural environment plans must:

a) avoid large-scale permanent exotic carbon forestry on productive land where it would significantly reduce future land use options or undermine the long-term availability of land for productive uses, unless there are clear long-term benefits

b) enable flexibility so that land can transition between forestry, agriculture, horticulture and other productive uses over time.

Commercial forestry, water quality and freshwater systems

PP-Directive 3.5: To manage water quality and freshwater outcomes while providing for commercial forestry, natural environment plans must:

a) manage adverse effects of commercial forestry activities on freshwater by targeting controls to activities and locations where risks to water quality are highest

b) avoid unnecessary restrictions on commercial forestry where activities can occur without significant adverse effects on freshwater.

Reverse sensitivity effects

Refer to PP-Directive 1.6 on reverse sensitivity set out in **Sub-theme 1: Agriculture** which also applies to this sub-theme and is not repeated here.

Indicative implementation through national standards (not part of NPD)

- National standards (drawing on the policy direction in the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017) that:
  - provide consistent requirements for afforestation, harvesting, replanting, pruning and thinning to waste, earthworks, river crossings, forestry quarrying, mechanical land preparation and associated ancillary activities
  - establish requirements for managing environmental effects associated with forestry activities, including severe erosion, vegetation clearance, slash management, debris, discharges, disturbances, diversions, sediment, noise, vibration, dust, indigenous bird and bat nesting, and fuel storage and refuelling.
- Forestry management plan standards that:
  - set out where the use of forestry management plans is appropriate and for what activities.

Sub-theme 4: Aquaculture and other marine primary production

Policy intent

To enable enduring and productive aquaculture and other marine primary production activities across coastal, freshwater, and land-based systems[1], that contribute to communities, regional and national economies, and Māori economic and social development, while maintaining or enhancing ecosystem health.

Directives

- **Strategic planning**
- **Enabling aquaculture**
- **Māori aquaculture development**
- **Environmental impacts and adaptive management**
- **Other marine primary production activities**

Directives to achieve compatibility and resolve conflicts

- **Ecosystem health**

1 Note the definition of 'aquaculture areas' in cl115 NEB is currently limited to the marine environment.

Strategic planning

PP-Directive 4.1: To provide for the long-term development of aquaculture and other marine primary production activities (where they are significant to achieving regional outcomes or long-term strategic priorities) spatial plans must:

a) identify areas suitable for these activities

b) provide strategic direction for their long-term development [including by identifying future growth opportunities, infrastructure needs and interactions with other significant uses of the surrounding environment].

Enabling aquaculture

PP-Directive 4.2: To enable aquaculture to establish, operate and adapt [in accordance with national standards] through a proportionate, risk-based approach, land use plans and natural environment plans must:

a) recognise and provide for the functional and operational needs of aquaculture, including the need for some activities to locate within the coastal marine area, freshwater environments and on land

b) enable aquaculture across the coastal marine area, freshwater and land-based systems, including associated supporting and ancillary activities, in appropriate locations

c) provide operational flexibility to support innovation and changes to farming and harvesting methods, species, technology, production systems and locations where those changes are consistent with any national standards

d) recognise the economic, social, cultural and environmental benefits of aquaculture and other marine primary production activities.

PP-Directive 4.3: To support existing (lawfully established) aquaculture (at the time the NPD is enacted), natural environment plans must:

a) provide for established aquaculture to continue to operate, be maintained and adapt

b) only impose more restrictive controls where necessary to safeguard ecosystems.

Māori aquaculture development

PP-Directive 4.4: To enable and support the aquaculture Treaty settlement process, land use plans and natural environment plans must provide for aquaculture activities, (and ancillary activities), within Aquaculture Settlement Areas in a manner consistent with the Māori Commercial Aquaculture Claims Settlement Act 2004.

Environmental impacts and adaptive management

PP-Directive 4.5: To manage environmental effects and enable adaptive management of aquaculture, natural environment plans must:

a) apply targeted and proportionate measures to manage effects and support innovation over time

b) manage adverse effects, including discharges and waste streams, to safeguard ecosystem and human health and manage effects on other users

c) protect and maintain water quality that supports aquaculture and other marine primary production activities, across freshwater, land and marine environments

d) provide for the use of adaptive management approaches, including monitoring, review, and response over time, where environmental effects are uncertain and such approaches are appropriate.

Other marine primary production activities

PP-Directive 4.6: To provide for marine primary production activities not otherwise addressed in this sub-theme, land use plans and natural environment plans must recognise and provide for marine primary production activities that depend on access to coastal and marine natural resources and have a functional or operational need to locate within coastal or marine environments.

Ecosystem health

Refer to PV-Directive 1.1 on protecting ecosystem health set out in **Sub-theme 1: Environmental and human health** which also applies to this sub-theme and is not repeated here.

Indicative implementation through national standards (not part of NPD)

- National standards for spatial planning that:
  - require spatial planning committees to identify and assess opportunities for aquaculture and marine primary production growth and change
  - set out considerations for engagement with the aquaculture and marine primary production sector and other key stakeholders
  - require identification of future growth areas and supporting infrastructure.
- National standards for land use plans and natural environment plans that:
  - provide standardised definitions, objectives, policies and rules for aquaculture and marine primary production activities and supporting activities
  - provide for the operation, maintenance, adaptation, expansion and redevelopment of aquaculture and marine primary production activities, including species changes, innovation and new production methods.
- Māori aquaculture development standards that set out the requirements for recognising and providing for Aquaculture Settlement Areas and ensure consistency with the Māori Commercial Aquaculture Claims Settlement Act 2004.

Sub-theme 5: Natural hazards

Policy intent

Natural hazard risk is managed consistently across all NPD themes using a proportionate, risk-based approach, as set out in the **System-wide natural hazard directives**.

To support those system-wide directives, specific additional directive(s) are required for **Theme 3 – Primary production and the rural economy**.

Primary production and rural communities are enabled to operate and adapt while managing natural hazard risk, reducing impacts on other people and places, supporting timely recovery, and improving long-term resilience through land management, operational decisions, and adaptation to future risk.

Primary production and natural hazard risk

PP-Directive 5.1: To recognise that the resilience of primary production activities is achieved through farm management, operational decisions, asset management, and investment planning, land use plans must not restrict primary production activities because of the effects of natural hazard risk to the primary production activities.

Theme 4: Resources – quarrying, mining and waste

Theme 4: Resources – quarrying, mining and waste

Policy intent

Quarrying, mining and waste management provide an important contribution to New Zealand's economic growth, including through regional employment, infrastructure and essential service delivery, and the secure supply of aggregates, minerals and other materials.

The planning system enables access to mineral and aggregate resources while safeguarding human health, and protecting the environment through a nationally consistent, proportionate framework.

Waste and recovery infrastructure is accessible and meets community and business needs, supports safe disposal and recovery, and is integrated with other infrastructure.

Sub-themes

- **Quarrying and mining**
- **Waste management, resource recovery infrastructure and managing emergency waste**
- **Managing contaminated land and soils**
- **Natural hazards**

Key goals

Planning Bill goals

To ensure that land use does not unreasonably affect others, including by separating incompatible land uses (clause 11 (a))

To support and enable economic growth and change by enabling the use and development of land (clause 11(b))

To create well-functioning urban and rural areas (clause 11(c))

To protect from inappropriate development the identified values and characteristics of —

- areas of high natural character within the coastal environment, wetlands, and lakes and rivers and their margins
- outstanding natural features and landscapes
- significant historic heritage (clause 11(g))

To safeguard against natural hazard risks that arise from or affect the use or development of land (clause 11(h))

Natural Environment Bill goals

To enable the use and development of natural resources, including for the production of food and fibre (including aquaculture) (clause 11(a))

To safeguard the life-supporting capacity of air, water, soil, and ecosystems (clause 11(b))

To protect human health from harm caused by the discharge of contaminants (clause 11(c))

To protect significant indigenous biodiversity (clause 11(d))

Both Bills

To provide for Māori interests through —

- Māori participation in the development of national instruments, regional spatial plans, and [natural environment plans] [land use plans]; and
- the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
- enabling the development and protection of identified Māori land (PB clause 11(1)(i) and NEB clause 11(1)(f))

Sub-theme 1: Quarrying and mining

Policy intent

Quarrying and mining are essential to supporting national and regional development, infrastructure delivery, resilient supply chains, and economic growth. The planning system provides a nationally consistent and proportionate framework that enables access to mineral resources while appropriately managing effects on communities, human health, and the environment.

Directives

- **Enabling access to mineral resources, transport, and supply chains**
- **Protecting mineral resources**
- **Improving environmental outcomes over the life of the activity**

Directives to achieve compatibility and resolve conflicts

- **Managing the interface between urban development and mineral resources**
- **Protection of mineral resources and other land uses**
- **Wetlands, the Coastal Marine Area and quarrying and mining activities**
- **Providing for extraction activities and environmental limits**

Enabling access to mineral resources, transport, and supply chains

RW-Directive 1.1: To enable quarrying and mining activities to meet existing and future demand while managing unreasonable effects on people and the environment:

a) land use plans and natural environment plans must:

   i. enable new quarrying, mining, associated infrastructure, ancillary activities, rehabilitation, and ongoing operations in identified locations, subject to effects being appropriately managed

   ii. provide for the expansion of existing quarries and mines where necessary to maintain supply of mineral resources, subject to effects being appropriately managed

b) land use plans must manage the adverse effects of quarrying and mining activities to avoid unreasonable effects on others

c) natural environment plans must enable quarrying and mining activities by managing environmental and human health effects, including through measures necessary to achieve environmental outcomes and environmental limits.

Protecting mineral resources

RW-Directive 1.2: To identify regionally significant mineral resources (including gravel in rivers and streams) and provide for their protection from competing land uses:

a) spatial plans must identify existing regionally significant quarries and mines, and potential new regionally significant mineral resources

b) land use plans must protect identified regionally significant quarries, mines and mineral resources from competing land uses, including urban development and infrastructure, except where the infrastructure has an operational or functional need to locate within or near the resource and adverse effects on the continued operation, use, development, or expansion of the quarry, mine, or mineral resource are managed.

Improving environmental outcomes over the life of the activity

RW-Directive 1.3: To support improved environmental outcomes over the life of a quarry or mine, land use plans and natural environment plans must:

a) provide for progressive rehabilitation, including restoration, offsetting, and agreed post-extraction land uses, where these contribute to improved environmental outcomes

b) avoid imposing unnecessary constraints on rehabilitation activities and the achievement of agreed post-extraction outcomes.

Managing the interface between urban development and mineral resources

RW-Directive 1.4: To provide for the long-term availability and extraction of identified mineral resources that are necessary to support infrastructure, development and economic wellbeing, land use plans must:

a) avoid locating urban development where it would prevent the extraction of identified mineral resources, unless there is no feasible alternative to meet development capacity requirements

b) require new land uses to avoid or mitigate adverse effects on the extraction of the identified mineral resource

c) where conflict cannot be avoided, prioritise the long-term availability of known significant mineral resources where these are necessary to support infrastructure, development and economic wellbeing.

Wetlands, the Coastal Marine Area and quarrying and mining activities

RW-Directive 1.5: To manage adverse effects of quarrying and mining activities, including associated activities, on freshwater and the coastal marine area, natural environment plans must manage the negative effects on the natural environment in accordance with national standards.

Providing for extraction activities and environmental limits

RW-Directive 1.6: To provide for the continued operation of quarries and mines while progressing towards the achievement of environmental limits, natural environment plans must:

a) provide pathways that enable quarries and mines to continue operating where environmental limits are breached, or are likely to be breached

b) ensure there is an enforceable mechanism to remedy the breach by a set target date.

Indicative implementation through national standards (not part of NPD)

- National standards for spatial planning that:
  - require spatial planning committees to identify and assess existing and future regionally significant mineral resources
  - requires consideration of current and future demand for mineral resources, transport connections, processing facilities and associated supply chains
  - directs how potential conflicts between mineral resources, urban development, infrastructure and other land uses are identified and managed over the long term.
- National standards for land use plans and natural environment plans that:
  - provide standardised definitions, objectives, policies and rules for quarrying, mining, associated infrastructure and ancillary activities
  - provide for the establishment, operation, maintenance, expansion, rehabilitation (including progressive rehabilitation) and ongoing operation of quarries and mines
  - require controls to be proportionate to environmental and human health risks
  - provide nationally consistent requirements for managing reverse sensitivity effects and protecting access to identified mineral resources
  - specify criteria, separation distances, buffers, overlays and other mechanisms to protect regionally significant mineral resources from incompatible land use and development.

Sub-theme 2: Waste management, resource recovery infrastructure and managing emergency waste

Policy intent

Waste management and resource recovery services need to be convenient, accessible and resilient. They should be located and planned to support growth, integrate with transport and other infrastructure planning, and enable effective emergency response and recovery.

The planning system enables waste management, resource recovery and related activities, while managing adverse effects on the environment and human health through a proportionate, risk-based approach.

Directives

- **Managing effects of waste management activities**
- **Managing waste after an emergency**
- **Managing marine waste**
- **Waste and transport considerations**

Directives to achieve compatibility and resolve conflicts

- **Urban growth and provision of waste infrastructure and services**

Managing effects of waste management activities

RW-Directive 2.1: To enable waste management activities while managing environmental effects, natural environment plans and land use plans must:

a) enable the efficient and effective operation of waste management activities and provide for their operational need or functional need to be in particular locations

b) consider the benefits of new and existing waste facilities, which must be constructed, operated and maintained consistent with any relevant national standards that are appropriate to the waste facility type and the waste accepted, to minimise harm to human health and the environment in proportion to the level of risk

c) take a proportionate, risk-based approach to protecting human health and safeguarding the environment against any effects from using waste to backfill quarries and mines.

Managing waste after an emergency

RW-Directive 2.2: To manage waste and debris proactively during and after an emergency or natural hazard event, and to support response and recovery activities, land use plans must:

a) identify areas for temporary or permanent disposal and recovery of waste and debris for use following an emergency or natural hazard event

b) identify potential sources and volumes of waste and debris that may arise from an emergency or natural hazard event [eg, both within and adjacent to the potentially affected region]

c) consider transport distances, cost efficiency and the appropriateness of the activity type, given existing and adjacent land use [in accordance with any relevant national standard]

d) assess risks to human health and the environment to determine whether temporary or permanent effects can be managed in accordance with relevant national standards and applicable statutory requirements.

Waste and transport considerations

RW-Directive 2.3: To enable efficient access to, and transport of, waste, land use plans must:

a) recognise that waste infrastructure needs access to transport infrastructure to maximise efficiency

b) enable efficient access for waste transport (including heavy vehicles) and co-location of compatible infrastructure and industrial activities.

Managing marine waste

RW-Directive 2.4: To manage the adverse effects of marine waste in the coastal marine area using a proportionate and precautionary approach, having regard to applicable international obligations where relevant, natural environment plans must:

a) prevent, reduce and control the adverse effects from the discharge or dumping of marine waste, having regard to the nature, scale, duration, frequency and risk of those effects

b) apply a proportionate approach when managing marine waste, particularly where there is scientific uncertainty about the potential for adverse effects on the marine environment or human health

c) provide for activities and infrastructure that appropriately prevent, reduce or control waste or other matter that may enter the marine environment

d) manage activities that contribute to marine waste from land-based and marine-based sources.

Urban growth and provision of waste infrastructure and services

RW-Directive 2.5: To provide for urban growth without constraining waste infrastructure, land use plans must:

a) map existing and future waste management and resource recovery infrastructure needs

b) avoid locating urban development where it would:

   i. constrain existing waste management infrastructure, or

   ii. prevent development of identified future waste infrastructure, unless no feasible alternative exists.

Sub-theme 3: Managing contaminated land and soils

Policy intent

Contaminated land and soils are managed in a way that protects human health and the environment, enables land development, supports housing and infrastructure delivery, and reduces unnecessary use and disposal of natural resources. The polluter pays principle will be central to contaminated land liability.

Directives

- Remediating contaminated land
- Enabling the reuse of soil

Remediating contaminated land

RW-Directive 3.1: Land use plans must ensure that contaminated land is remediated and/or managed to ensure it is suitable for its intended future use prior to its future development.

RW-Directive 3.2: To provide for the identification and remediation of contaminated land, land use plans and natural environment plans must require:

a) the identification of contaminated land and assessment of the risks it poses to human and/or environmental health, to enable contaminated land to be remediated and/or managed before future use

b) prioritisation of the remediation and/or management of contaminated land (including closed landfills) vulnerable to natural hazards and/or present a high risk to human health and/or the environment

c) publicly available council information held about past land use and the status of land, to be used by regulators, landowners (or those looking to purchase land), and other decision makers to inform whether further investigation or remediation and/or management is required

d) the identification of historical land use, proposed land use and development activities including soil disturbance

e) assessment of contaminated land that may be vulnerable to natural hazards to determine appropriate remediation strategies and timeframes

f) integration, identification and management of contaminated land into any relevant standards and planning processes so they are considered as part of development proposals.

Enabling the reuse of soil

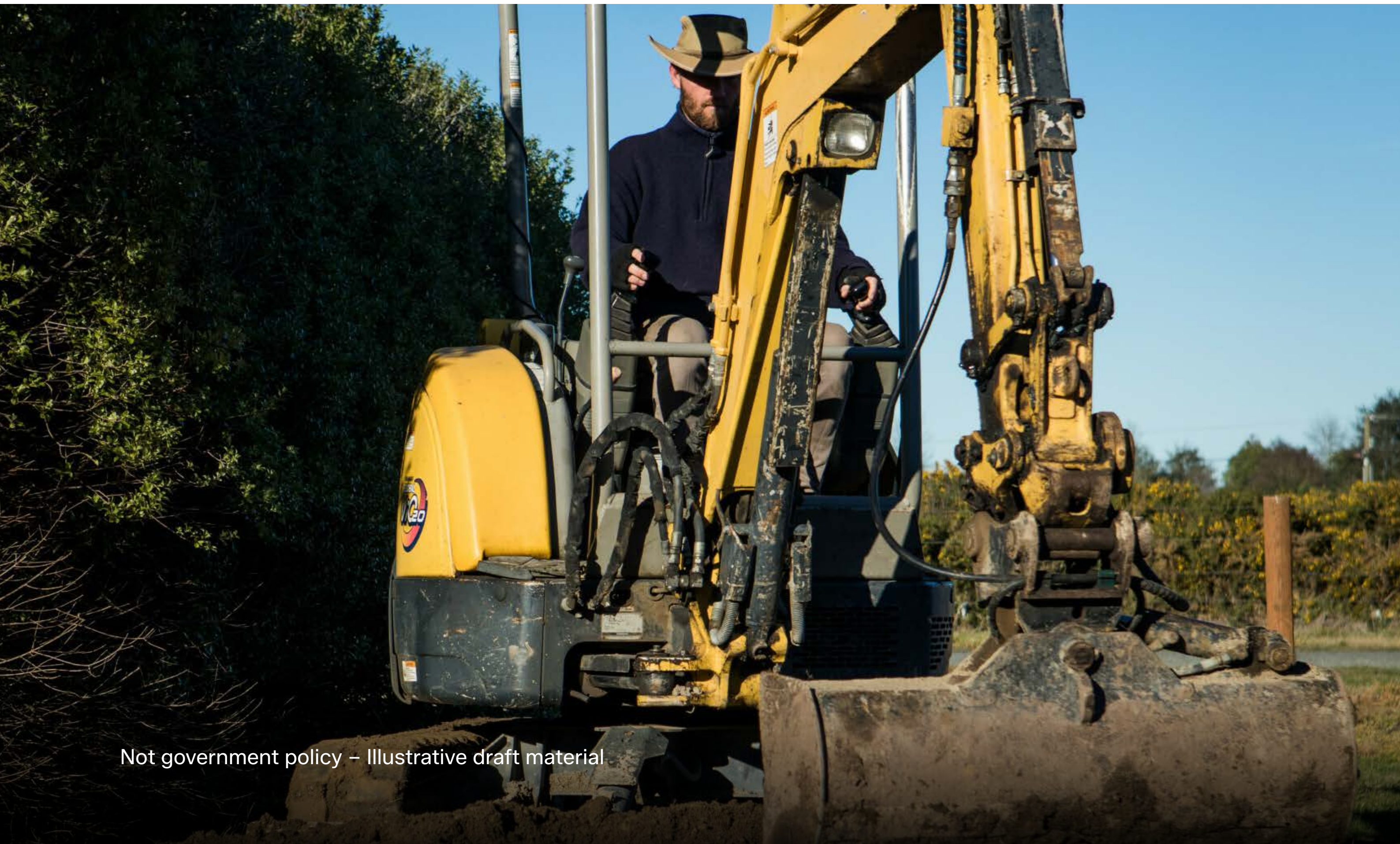
RW-Directive 3.3: To enable the reuse of soil, while ensuring adverse effects of soil movement and disposal are minimised, land use plans and natural environment plans must [in accordance with national standards]:

a) manage soil disturbed during housing and infrastructure development using a proportionate, risk-based approach that retains soil capability where practicable and avoids unnecessary downcycling or disposal

b) promote the reuse of soil from housing and infrastructure development projects using a proportionate risk-based approach to managing the effects of contaminants on human and environmental health.

Indicative implementation through national standards (not part of NPD)

- Waste management and disposal facilities standards that:
  - set out nationally consistent requirements for the location, establishment, operation, expansion, closure and after-care of waste management and disposal facilities
  - specify requirements for disposal to land, including contaminated, hazardous, mixed and emergency waste
  - establish requirements for air quality, odour and landfill gas management
  - provide for the beneficial reuse and disposal of soil, managed fill and inert material
  - specify requirements for temporary emergency waste facilities and emergency waste acceptance and prioritisation
  - establish requirements for the discharge and disposal of waste to the coastal marine area where authorised.
- Contaminated land and soil standards that:
  - set out the requirements for identifying, investigating and managing contaminated land
  - set out methods for assessing and managing risk and setting soil contaminant standards
  - establish requirements for recording, reporting and managing contaminated land information
  - establish the requirements for soil disturbance, remediation, reuse and disposal.



Sub-theme 4: Natural hazards

Policy intent

Natural hazard risk is managed consistently across all NPD themes using a proportionate, risk-based approach, as set out in the **System-wide natural hazard directives**.

To support those system-wide directives, specific additional directive(s) are required for **Theme 4 – Resources: quarrying, mining and waste**.

Natural hazard risk is managed to avoid increasing risk to people, property, and the environment, and to support effective response, recovery, and long-term resilience of waste systems and infrastructure.

The natural hazard risk resilience of waste and resource recovery

RW-Directive 4.1: To manage the risks of natural hazards to waste management, resource recovery, and quarrying and mining activities, land use plans and natural environment plans must:

a) allow these activities to locate in areas exposed to natural hazards where there is an operational or functional need to do so

b) mitigate any significant natural hazard risk as far as is reasonably practicable, including beyond the operational lifetime of the activities.

Theme 5: Public values

Theme 5: Public values

Policy intent

There are a range of public values that matter to New Zealanders and provide wide public benefits to communities. They need to be appropriately and proportionally protected.

Protection and management of public values will be proportionate to their significance and must seek to avoid unnecessary constraints on private property rights and the reasonable use and development of land.

Under certain circumstances, where controls to protect public values impact landowners to a specified degree, then regulatory relief is provided for. National standards will set out clear parameters for how and when protection is appropriate.

These guardrails collectively ensure a balanced approach, protecting both the public values, the environment and the rights of private landowners.

Sub-themes

- **Environmental and human health**
- **Indigenous biodiversity**
- **Public access to lakes, rivers and the coastal marine area**
- **High natural character and outstanding natural features and landscapes**
- **Significant historic heritage**
- **Natural hazards and public values**

Key goals

Planning Bill goals

To maintain public access to and along the coastal marine area, lakes, and rivers (clause 11(1)(f))

To protect from inappropriate development the identified values and characteristics of:

- areas with high natural character in the coastal environment, wetlands, lakes and rivers and their margins (clause 11(1)(g)(i))
- outstanding natural features and landscapes (clause 11(1)(g)(ii))
- significant historic heritage (clause 11(1)(g)(iii))

To safeguard against natural hazard risks that arise from or affect the use or development of land (clause 11(1)(h))

Both Bills

To provide for Māori interests through:

- Māori participation in the development of national instruments, regional spatial plans, and [natural environment plans] [land use plans]; and
- the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
- enabling the development and protection of identified Māori land (PB clause 11(1)(i) and NEB clause 11(1)(f))

Natural Environment Bill goals

To enable the use and development of natural resources, including for the production of food and fibre (including aquaculture) (clause 11 (1)(a))

To safeguard the life-supporting capacity of air, water, soil, and ecosystems (clause 11 (1)(b))

To protect human health from harm caused by the discharge of contaminants (clause 11 (1)(c))

To support and enable the enhancement of the natural environment (clause 11 (1)(ca))

To protect significant indigenous biodiversity (clause 11 (1)(d))

To safeguard against natural hazard risks that arise from or affect the use or protection of natural resources (clause 11 (1)(e))

Sub-theme 1: Environmental and human health

Policy intent

The life supporting capacity of air, water, soil, and ecosystems is safeguarded, while enabling appropriate resource use to support community needs and regional/national economies now and into the future.

Human health is protected through limit setting and managing exposure to harm.

Directives

- **Protecting environmental health**
- **Protecting human health**
- **Enabling the enhancement of the natural environment**
- **Enabling use and development of natural resources**

Directives to achieve compatibility and resolve conflicts

- **Life supporting capacity and land use and development (primary production and infrastructure)**

Protecting environmental health

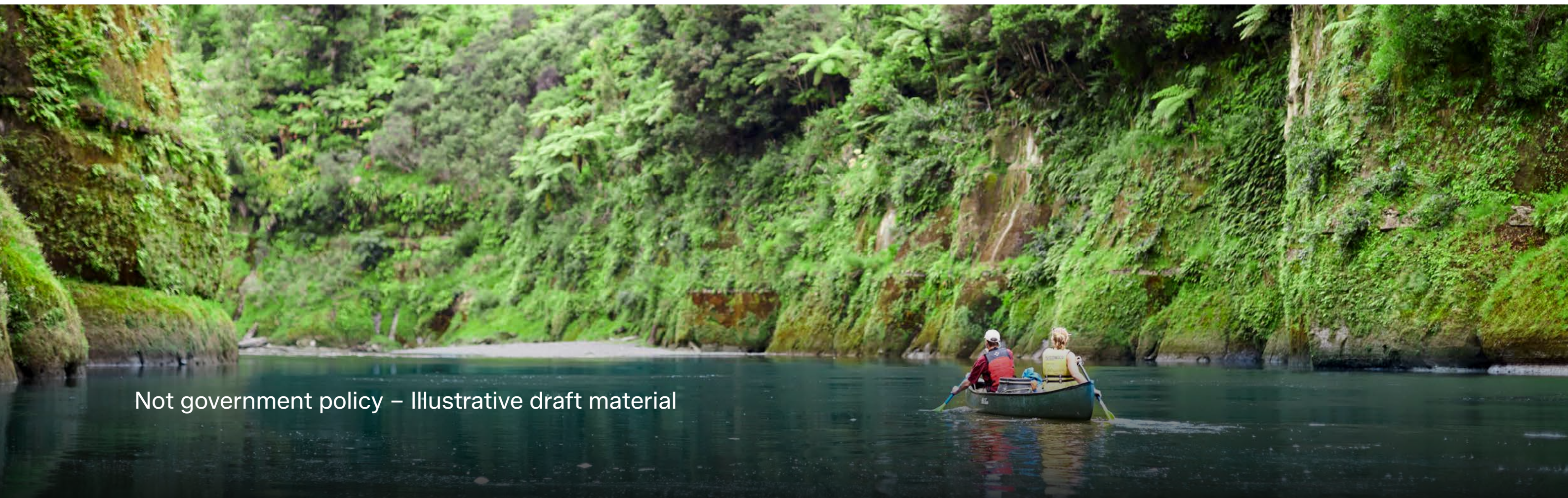
PV-Directive 1.1: To protect environmental health, and improve resilience, natural environment plans must:

a) set ecosystem health limits in accordance with the methodology in national standards, ensuring that these are at or above any relevant minimum acceptable level unless provided for in a justification report

b) utilise a range of methods to protect the natural environment and its ecosystem services, that prioritises non-regulatory support (such as community and land-owner enhancement projects) but also includes rules where appropriate

c) identify areas where coordinated investments are desirable to restore resilience or ecosystem services that will deliver social or economic benefits, including degraded ecosystems, catchments or wetlands

d) recognise where ecosystem services can mitigate effects and risks and enable nature-based solutions in urban and rural areas [eg, wetlands to mitigate flooding, absorb contaminants and provide for recreation].



PV-Directive 1.2: Land use plans and natural environment plans must enable the construction, operation, maintenance and renewal of constructed wetlands used primarily for contaminant treatment, stormwater management, wastewater treatment, sediment retention, nutrient attenuation or other water management purposes [in accordance with national standards].

Protecting human health

PV-Directive 1.3: To protect human health and support the resilience of communities, natural environment plans must:

a) ensure human health limits are met

b) proactively manage land use (including contaminant pathways) and activities that generate, discharge or transport contaminants:

   i. in a manner proportionate to the level of risk posed to human health identified in a health impact assessment

   ii. include reverse sensitivity considerations, to manage exposure risk

c) protect air quality while taking into consideration home heating needs

d) manage legacy effects from past contamination, including groundwater and soil contamination where this creates a hazard to human health.

PV-Directive 1.4: To protect drinking water sources from contamination, natural environment plans must:

a) identify and map source water risk management areas for every registered drinking water supply serving over 100 people in a region; and

b) control discharges and other activities as needed to support compliance with drinking water standards after treatment.

Enabling the enhancement of the natural environment

PV-Directive 1.5: To support and enable the enhancement of the natural environment, natural environment plans must:

a) identify and prioritise opportunities to enhance ecosystem health, resilience and ecosystem services

b) utilise a range of regulatory and non-regulatory methods to support environmental enhancement, including incentives, stewardship programmes and community-led projects

c) support nature-based solutions and projects that deliver environmental co-benefits.

PV-Directive 1.6: To support the development and implementation of the natural environment plan provisions and biodiversity strategy, councils should identify sites and opportunities that are suitable candidates for restoration and enhancement of the environment, including sites suitable for offsetting and compensation.

Enabling use and development of natural resources

PV-Directive 1.7: To enable the use and development of natural resources, natural environment plans must:

a) provide for essential human health needs such as community drinking water supply

b) ensure the use and development of natural resources does not unreasonably affect others, including existing resource users and receiving environments

c) recognise that some activities have a functional or operational need to locate in natural environments, including freshwater, the coastal environment, and their adjacent margins.

Life supporting capacity and land use and development (primary production and infrastructure)

Planning decisions are expected to be enabling of use and development of resources including for rural development and infrastructure.

Planning decisions should also safeguard the life-supporting capacity of the environment and human health. Limits are a key mechanism for achieving this.

In specified circumstances, limits may be breached [in accordance with standards].

In all other cases, if limits are breached or are likely to be breached then a target date must be set, and existing lawfully established activities may continue as long as there is environmental improvement over a set timeframe.

Refer to **Theme 2 – Infrastructure** provisions, which provide for infrastructure.

Refer to **Theme 3 – Primary production** provisions, which provide for primary production.

Indicative implementation through national standards (not part of NPD)

- Environmental limits standards for ecosystem health that set out the attributes, minimum acceptable levels, methodologies for setting limits, justification-report requirements, and monitoring, reporting and review requirements.
- Environmental limits standards for human health that set out the attributes, limits and exposure thresholds, together with monitoring, reporting and response requirements.
- Air quality standards that set out the methods for the management of discharges to air, health risk assessment, and the management of activities that generate air pollutants, including consideration of domestic heating needs.
- Drinking water standards that set out the requirements for identifying and mapping source water risk management areas, assessing contamination risks, and managing discharges and other activities that may affect registered drinking water suppliers.
- Standardised plan provisions for natural resource use that:
  - provides nationally consistent objectives, policies, methods and rules that provide for essential human health needs, including community drinking water supply
  - recognises activities with a functional or operational need to locate in natural environments
  - manages effects on existing resource users and receiving environments.

Sub-theme 2: Indigenous biodiversity

Policy intent

Significant indigenous biodiversity is identified and protected, and ecosystems are managed so that life-supporting capacity is safeguarded across a region.

Transparent and proportionate decisions are taken about where and how development occurs, where biodiversity must be protected or enhanced, and how adverse effects are managed across all ecosystems.

Directives

- **Identify and categorise indigenous biodiversity**
- **Use and development while protecting significant biodiversity, and safe-guarding life-supporting capacity**
- **Enhancement of indigenous biodiversity and ecosystems**

Directives to achieve compatibility and resolve conflicts

- **Indigenous biodiversity and urban growth and infrastructure**
- **Enabling and managing use and development on identified Māori land**

Identify and categorise indigenous biodiversity

PV-Directive 2.1: To protect significant indigenous biodiversity and safeguard the life-supporting capacity of ecosystems, natural environment plans must:

a) identify and map terrestrial indigenous biodiversity using a nationally consistent approach to set a baseline for establishing environmental limits and to assess whether the limit is met over time

b) categorise identified indigenous biodiversity into 'tiers' that reflect ecological value and vulnerability, and which support proportionate protection, management and use, in accordance with national standards as follows:

   i. tier 1 – the most significant (valuable or vulnerable) indigenous biodiversity, includes areas that are intact, irreplaceable, or vulnerable, where adverse effects should be avoided or stringently managed if use and development is enabled

   ii. tier 2 – areas of valued indigenous biodiversity where some use and development can occur provided the management of effects is undertaken including offsetting and compensation

   iii. tier 3 – areas where use and development are enabled with full flexibility to manage effects as appropriate.

Use and development while protecting significant biodiversity and safeguarding life-supporting capacity

PV-Directive 2.2: Regional councils must ensure that environmental limits are set for indigenous biodiversity in accordance with national standards.

PV-Directive 2.3: To enable the use and development of land and natural resources while achieving protection of significant indigenous biodiversity and safeguarding life-supporting capacity of ecosystems, natural environment plans must:

a) manage effects using the relevant framework set out in national standards

b) recognise the benefits that indigenous biodiversity provides for people and the economy, for tourism, forestry, farming, infrastructure, aquaculture and fisheries

c) apply an adaptive management approach where impacts on indigenous biodiversity are likely and its value is yet to be assessed.

PV-Directive 2.4: Protection of significant indigenous biodiversity, and safeguarding the life-supporting capacity of ecosystems will be achieved through:

a) providing a range of regulatory and non-regulatory mechanisms, including measures such as covenants, incentives or voluntary biodiversity credits

b) applying proportionate controls on private and public land, with a higher standard for imposing controls on private land, and in line with the categorisation tier

c) encouraging use and development where it is complementary to or enhances indigenous biodiversity and ecosystems, eg, natural infrastructure or nature-based solutions.

PV-Directive 2.5: Regional councils must develop a regional biodiversity strategy that protects significant indigenous biodiversity, including through identifying and prioritising opportunities to:

a) support landowner and community stewardship, eg, Queen Elizabeth II National Trust covenants

b) recognise the interaction between habitats, species and ecosystems, and the importance of spatial connections, ecosystem function and integrity

c) coordinate management of indigenous biodiversity across administrative boundaries.

Enhancement of indigenous biodiversity and ecosystems

PV-Directive 2.6: To support and enable the enhancement of the natural environment, natural environment plans and regional biodiversity strategies must identify and prioritise opportunities that:

a) maintain, enhance and restore indigenous biodiversity and ecosystems

b) improve ecosystem resilience and adaptive capacity

c) support nature-based solutions and projects that deliver indigenous biodiversity co-benefits.

Indigenous biodiversity and urban growth and infrastructure

Planning decisions are expected to enable the use and development of land and natural resources while protecting significant indigenous biodiversity and safeguarding the life-supporting capacity of ecosystems. Conflicts may arise where development affects significant biodiversity, or provisions to safeguard ecosystems generally, and as a result constrains development.

Refer to **Theme 1 – Housing and Development** and **Theme 2 – Infrastructure** for direction on managing conflicts between indigenous biodiversity outcomes, housing and infrastructure.

Enabling and managing use and development on identified Māori land

PV-Directive 2.7: In accordance with national standards, councils must work in partnership with tangata whenua and owners of identified Māori land to develop provisions in natural environment plans that:

a) maintain and enhance indigenous biodiversity on identified Māori land

b) enable the use and development of identified Māori land to support social, cultural and economic outcomes, using the effects management framework to address impacts on indigenous biodiversity

c) encourage and support the maintenance, enhancement and restoration of indigenous biodiversity on identified Māori land where practicable, including through incentives.

Indicative implementation through national standards (not part of NPD)

- Specify a methodology for setting biodiversity ecosystem health limits.
- Indigenous biodiversity standard that applies across land, freshwater and coastal environments that:
  - sets criteria and methodologies to identify, categorise, protect and manage indigenous biodiversity in a tiered system based on ecological significance
  - provides regulatory and non-regulatory tools, including a consistent effects management framework and adaptive management, to enable appropriate development and manage effects, including enhancement
  - directs how regional biodiversity strategies will identify and prioritise biodiversity actions, including supporting enhancement and action plans and co-ordinating biodiversity management with the community and across administrative boundaries.
- Provide a regulated offsetting and compensation framework for indigenous biodiversity including a consistent accounting methodology.
- Regulatory relief standards (or regulations) that provide a nationally consistent framework for providing relief where provisions protecting terrestrial indigenous biodiversity in identified areas significantly constrain the reasonable use of land.

Sub-theme 3: Public access to lakes, rivers and the coastal marine area

Policy intent

Rivers, lakes, the coast and their margins, are important public spaces for a range of activities including recreation, conservation, cultural connection, and food gathering.

Access to these areas should be protected, maintained and, if appropriate, enhanced.

Directives

- **Protect and maintain public access**
- **Enhance public access**
- **Restrict public access only where necessary**

Directives to achieve compatibility and resolve conflicts

- **Public access and private property**

Protect and maintain public access

PV-Directive 3.1: To protect and maintain existing public access to and along rivers, lakes and the coastal marine area, land use plans and natural environment plans must:

a) avoid or minimise the loss of existing public access

b) maintain public access where practicable if access is affected by natural processes, including climate change and natural hazards

c) integrate planning for public access with planning for natural hazard resilience and infrastructure, to achieve efficient outcomes

d) identify areas where recreational vehicular use on beaches, the foreshore and seabed may be permitted, with or without restriction

e) ensure public access is located on:

i. public land; or

ii. privately owned land where access is protected by a legal instrument.

Enhance public access

PV-Directive 3.2: To enhance public access to and along rivers, lakes and the coastal marine area, land use plans and natural environment plans must consider opportunities to:

a) provide new or improved connections between public areas and for the creation of well-functioning urban and rural areas

b) improve open space and recreation opportunities

c) provide access to valued natural environment areas and significant historic heritage

d) provide access to sites of significance to Māori, where agreed with relevant [iwi authorities/tangata whenua].

Restrict public access only where necessary

PV-Directive 3.3: To maintain public access to and along rivers, lakes and the coastal marine area, land use plans and natural environment plans must restrict public access only where it is necessary to:

a) protect public health or safety

b) protect identified areas of indigenous biodiversity

c) protect identified areas of high natural character, outstanding natural landscapes and features, significant historic heritage, or sites of significance to Māori

d) be consistent with the terms of Treaty settlement redress or other customary arrangements, including under other legislation

e) safeguard communities from the effects of natural hazards

f) provide for infrastructure with an operational need or functional need to be in the location.

PV-Directive 3.4: To ensure public access respects private property rights, land use plans and natural environment plans must only provide for public access across private land where:

a) the landowner has agreed to that access

b) access is authorised under legislation or another lawful arrangement.

Directives to achieve compatibility and resolve conflicts

Planning decisions are expected to enhance and maintain public access to lakes, rivers and the coastal marine area. Conflicts can arise where public access may affect private property rights. This is addressed by the directives in this section.

Indicative implementation through national standards (not part of NPD)

National standards on:

- requirements for maintaining, enhancing and managing public access to and along rivers, lakes and the coastal marine area
- providing for public access while appropriately managing public safety, environmental, cultural and private property interests.

Sub-theme 4: High natural character and outstanding natural features and landscapes

Policy intent

Areas of high natural character within the coastal environment, wetlands, lakes and rivers, and their margins, and outstanding natural features and landscapes, provide important public values to New Zealand.

These values are wide ranging and include recreation, economic benefits, tourism, ecosystem services (including for fisheries and natural hazard mitigation), cultural, and heritage benefits.

These areas should be protected from inappropriate development that would result in the irreversible loss of, or significant adverse effects on, the identified values and characteristics.

Directives

- **Identify high natural character areas, outstanding natural features and landscapes**
- **To protect from inappropriate development while allowing for appropriate development**

Directives to achieve compatibility and resolve conflicts

- **Resolving conflicts with housing, development and infrastructure**

Identify high natural character areas, outstanding natural features and landscapes

PV-Directive 4.1: To identify the values and characteristics of areas of high natural character within the coastal environment, wetlands, lakes and rivers and their margins and outstanding natural features and landscapes, land use plans must use the criteria and methods set out in national standards.

To protect from inappropriate development while allowing for appropriate development

PV-Directive 4.2: To protect identified areas of high natural character and outstanding natural features and landscapes from inappropriate development, land use plans must:

a) enable use and development where adverse effects on the identified values and characteristics are managed to acceptable levels [in accordance with national standards]

b) avoid inappropriate development that will result in the irreversible loss of, or significant residual adverse effects on, the identified values and characteristics.

Directives to achieve compatibility and resolve conflicts

Refer to **Theme 1 – Housing and development**, which includes direction for managing conflicts between urban development and high natural character and outstanding natural features and landscapes.

Refer to **Theme 2 – Infrastructure**, which includes direction for managing conflicts between infrastructure and high natural character and outstanding natural features and landscapes.

Indicative implementation through national standards (not part of NPD)

- National standards for identifying high natural character areas and outstanding natural features and landscapes that:
  - contain nationally consistent methodologies, criteria and thresholds
  - set out requirements for identifying these areas, features and landscapes and their values and characteristics in land use plans.
- Standardised plan provisions for land use plans that:
  - apply consistent rules and standards to enable appropriate development within identified areas, landscapes and features – [eg, permitted activity rules for restoration, reasonable use of existing land uses, recreational activities, existing infrastructure etc]
  - apply a consistent approach to manage effects on identified values and characteristics
  - include rules to restrict and avoid inappropriate development.
- Regulatory relief standards (or regulations) that provide a nationally consistent framework for providing relief where protections for high natural character and outstanding natural features and landscapes significantly constrain the reasonable use of land.

Sub-theme 5: Significant historic heritage

Policy intent

Significant historic heritage supports our understanding of New Zealand's history and cultures. It provides economic, social and environmental benefits and contributes to the identity of communities. New Zealand's significant historic heritage is ever evolving; appropriate use, development and conservation of significant historic heritage can support its long-term viability.

Significant historic heritage protection will be targeted and proportionate. It is not intended to constrain development, or limit housing or economic growth beyond that required to protect identified values and characteristics.

Directives

- **Identifying significant historic heritage**
- **Protecting significant historic heritage and enabling appropriate use and development**

Directives to achieve compatibility and resolve conflicts

- **Sites of significance to Māori and significant historic heritage**

Identifying significant historic heritage

PV-Directive 5.1: To identify the values and characteristics of significant historic heritage, local authorities must use criteria, thresholds and methods in national standards.

Protecting significant historic heritage and enabling appropriate use and development

PV-Directive 5.2: To protect significant historic heritage from inappropriate use and development, land use plans must:

a) recognise the benefits of significant historic heritage and provide for the ongoing viability of these places

b) enable appropriate use and development of significant historic heritage where adverse effects on identified values and characteristics can be managed to acceptable levels

c) manage use and development (not provided for by 5.2 a) and b)) as directed by national standards

d) for buildings and structures identified as significant historic heritage, enable:

   i. maintenance, repair and seismic strengthening

   ii. additions, alterations and use that support long-term viability.

Sites of significance to Māori and significant historic heritage

PV-Directive 5.3: To manage any overlap, inconsistency or conflict between provisions applying to a place identified as both a site of significance to Māori and significant historic heritage, land use plans must prioritise protection of the site's significance to Māori.

Indicative implementation through national standards (not part of NPD)

- National standards for identifying significant historic heritage that:
  - contain nationally consistent methodologies, criteria and thresholds
  - include information requirements and requirements for involvement of owners and iwi/Māori
  - set out requirements for identifying significant historic heritage and their values and characteristics in land use plans.
- Standardised plan provisions for land use plans that:
  - apply consistent rules and standards to enable appropriate use and development
  - include provisions for protecting identified significant historic heritage, including managing effects on identified values and characteristics.
- National standards (or regulations) for regulatory relief that provide a nationally consistent framework for providing relief where significant historic heritage significantly constrains land use.

Sub-theme 6: Natural hazards and public values

Policy intent

Natural hazard risk is managed consistently across all National Policy Direction themes using a proportionate, risk-based approach, as set out in the system-wide natural hazard directives.

To support those system-wide directives, specific additional directive(s) are required for Theme 5 – Public values.

Activities that enhance public values (eg, restoration of indigenous biodiversity, significant historic heritage) should be enabled, including in areas subject to natural hazard risk, because their resilience is largely achieved through land management and operational decisions. Opportunities to use natural features and processes to avoid or mitigate hazards and deliver wider co-benefits should also be recognised and supported.

Directive

Managing the interaction between public values and natural hazards

Managing the interaction between public values and natural hazards

PV-Directive 6.1: To recognise that the resilience of activities that improve public values is achieved through asset management, design, investment planning, and other risk management measures, land use plans must not restrict such activities solely because they are exposed to natural hazard risk.

PV-Directive 6.2: To improve resilience to natural hazards, land use plans and natural environment plans must recognise and provide for the role of natural features, ecosystems, and nature-based solutions in avoiding, reducing, or mitigating natural hazard risks, including where they deliver wider environmental, social, cultural, or economic benefits.

System-wide directives

Purpose of this section

Goals relating to Māori interests and managing risks from natural hazards are included in both Bills and are relevant to aspects of all themes. This section brings together directives that apply system-wide, in parallel with the theme directives.

Where further, specific directives are required to achieve these goals in relation to a theme, they are set out in the relevant sub-theme.

System-wide Māori interests directives

Policy intent

Resource use and development, including infrastructure use and development, and environmental management must be planned and undertaken in ways that protect and provide for Māori interests. This includes:

- identified Māori land and sites of significance to Māori are protected including from inappropriate development and adverse effects
- the use, development and long-term potential of identified Māori land is enabled
- Māori are enabled to participate in developing national instruments, regional spatial plans, land use plans and natural environment plans
- Treaty settlement and arrangements are upheld with the same or equivalent effect as under the Resource Management Act 1991.

Key goals: both Bills

To provide for Māori interests through

- Māori participation in the development of national instruments, regional spatial plans, and [natural environment plans] [land use plans]; and
- the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
- enabling the development and protection of identified Māori land (PB clause 11(1)(i) and NEB clause 11(1)(f)).

Directives

- Upholding Treaty settlements or arrangements
- Māori participation
- Sites of significance to Māori
- Identified Māori land

Upholding Treaty settlements or arrangements

SW-Directive 1.1: When preparing regional spatial plans, land use plans and natural environment plans, decision-makers must:

a) identify Treaty settlement redress or arrangements relevant to the area

b) establish whether any agreement has been reached between the Crown and the relevant PSGE(s) on how that Treaty settlement redress or arrangements will operate under the Natural Environment Bill and Planning Bill under clause 9

c) where no agreement has been reached ensure that, in line with clause 10 of the Natural Environment Bill and Planning Bill, any Treaty settlement redress or arrangements are given an effect that is the same or equivalent as the effect they had under the Resource Management Act 1991 to the greatest extent possible under the Natural Environment Bill and Planning Bill.

Māori participation

SW-Directive 1.2: Engagement with Māori groups in the development of regional spatial plans, land use plans and natural environment plans must be undertaken in accordance with statutory requirements and national standards.

Sites of significance to Māori

SW-Directive 1.3: To protect and provide for sites of significance to Māori [in accordance with national standards]:

a) regional spatial plans must consider how options for growth and change can best provide for identified sites of significance to Māori by avoiding strategic growth, development, land and resource use and infrastructure in locations that would undermine the values Māori associate with those sites

b) land use plans and natural environment plans must:

   i. identify and protect sites of significance to Māori by mapping or otherwise identifying those sites

   ii. manage adverse effects on identified sites of significance to Māori

   iii. ensure that any environmental limits are set in a way that protects identified sites of significance to Māori

c) regional spatial plans, land use plans and natural environment plans must only include sites of significance that meet evidential requirements.

Identified Māori land

SW-Directive 1.4: To support the development of identified Māori land [in accordance with national standards]:

a) regional spatial plans must identify strategic opportunities where development and infrastructure investment can occur

b) land use plans and natural environment plans must:

   i. enable the owners of identified Māori land to use and develop that land to support Māori cultural, social, environmental or economic aspirations, including for papakāinga, infrastructure and renewable energy, primary production, housing, and commercial activities

   ii. not unreasonably constrain current and future use and development opportunities.

SW-Directive 1.5: To protect identified Māori land, land use plans and natural environment plans must [in accordance with national standards]:

a) identify such land and its cultural values

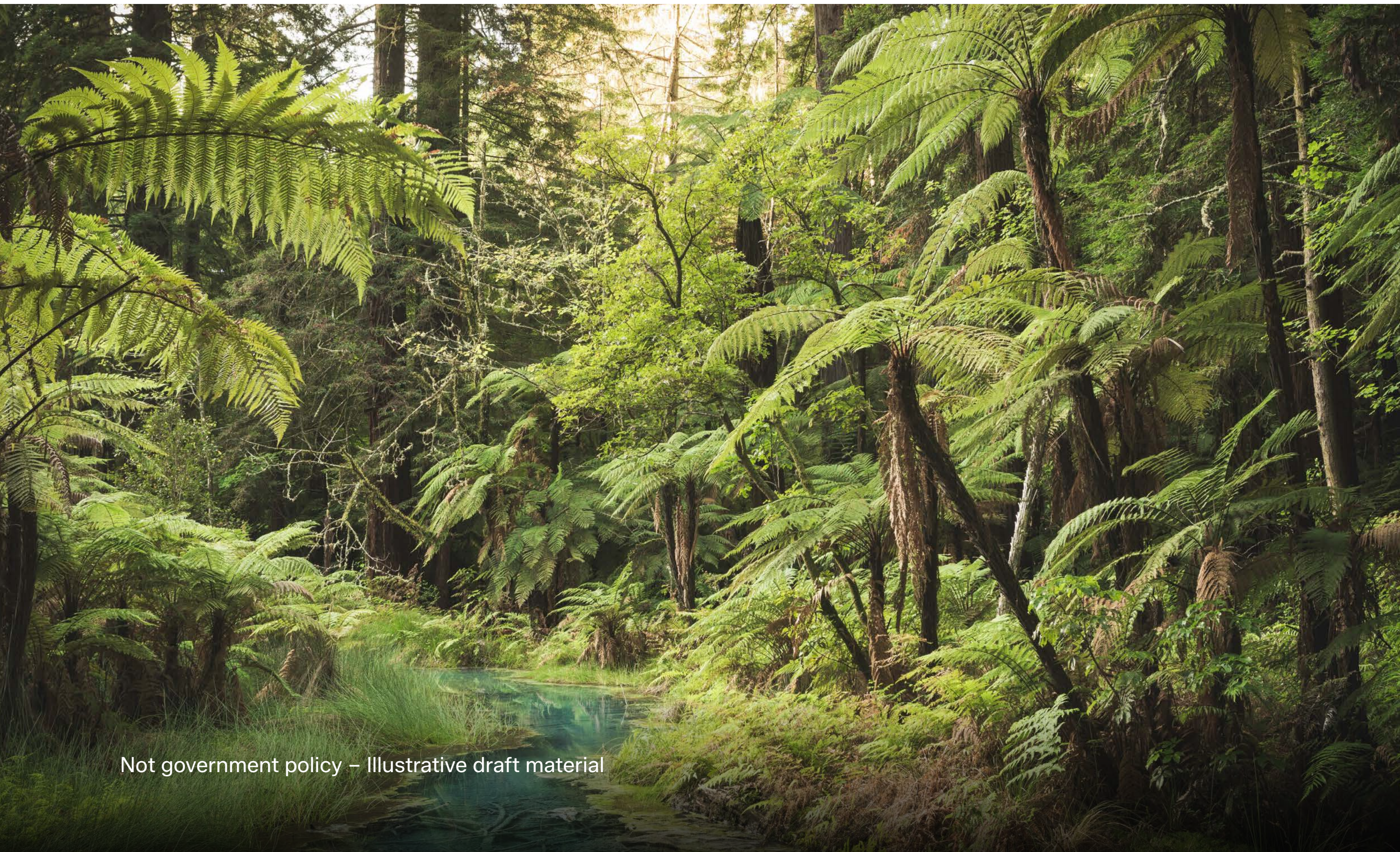
b) manage adverse effects of activities that may affect identified Māori land.

Directives to achieve compatibility and resolve conflicts

SW-Directive 1.6: Where other directives enable use, development, or other activities, identified Māori land and sites of significance to Māori must be provided for in accordance with SW-Directive 1.3(b)(ii) and 1.5(b).

Indicative implementation through national standards (not part of NPD)

- Spatial planning standards that:
  - direct spatial plan content for identifying Māori interests at a strategic level.
- Standards for sites of significance to Māori that:
  - provide a methodology and criteria for identifying sites of significance to Māori (including as relates to spatial plans)
  - direct how adverse effects on sites of significance to Māori are to be managed.
- Standards for identified Māori land that:
  - specify how Māori land is to be identified and recorded
  - direct how adverse effects on identified Māori land are to be managed.
- Māori participation standard that specifies requirements for engagement and participation in regional spatial plans and plan making.
- Other standardised plan provisions and national standard provisions, as required, to provide for the following matters:
  - the identification and protection of sites of significance to Māori
  - enabling the development and protection of identified Māori land
  - Māori participation in the development of national instruments, regional spatial planning, and land use and natural environment plans.



System-wide natural hazard directives

Policy intent

Natural hazard risk is managed consistently across all National Policy Direction themes using a proportionate, risk-based approach, including avoiding very high risk, managing impacts on other sites, enabling risk reduction, recovery and adaptation, and applying long-term natural hazard risk considerations through nationally consistent risk assessment.

This document applies a consistent, risk-based approach to managing natural hazard risk across the planning system, reducing risks to people, property, and communities, supporting recovery, and building resilience as risks change over time.

Activities are then managed proportionately according to their role and needs. For housing and development, there are clear risk tolerance thresholds. For infrastructure, primary production, and other activities, it recognises that resilience is primarily delivered outside the planning system, through asset management, design, and investment planning. The role of the planning system is to support these activities without duplicating those mechanisms, while informing long-term spatial decisions and managing significant risks to other people, places and values.

Key goals: both Bills

To safeguard against natural hazard risks that arise from or affect the use or development of land (PB clause 11(1)(h) and the use or protection of natural resources (NEB clause 11(1)(e))

Directives

- **Natural hazard consideration in spatial planning**
- **Avoid or mitigate significant risks on other land uses and public values**
- **Enable response and recovery**
- **Enable activities that reduce risk**
- **Assess natural hazard risk**
- **Manage natural hazard risk proportionately**

Natural hazard consideration in spatial planning

SW-Directive 2.1: To safeguard against natural hazard risks and improve resilience, regional spatial plans must:

a) direct housing growth, infrastructure, and investment towards areas where natural hazard risks can be avoided or mitigated

b) identify areas of existing development exposed to climate related natural hazard events where adaptation planning should be prioritised.

Avoid or mitigate significant risks on other land uses and public values

SW-Directive 2.2: To ensure activities do not create or increase significant natural hazard risk for other people, places and values, land use plans and natural environment plans must ensure activities, including any associated mitigation measures, that create or increase significant natural hazard risk on other land uses and public values, avoid or mitigate that risk using an approach that is proportionate to the level of risk.

Enable response and recovery

SW-Directive 2.3: To improve the resilience of communities to natural hazards, land use plans and natural environment plans must enable foreseeable emergency response and recovery activities.

Enable activities that reduce risk

SW-Directive 2.4: To improve the resilience of communities, land use and natural environment plans must enable the development and use of measures that reduce natural hazard risk and support adaptation.

Assess natural hazard risk

SW-Directive 2.5: To ensure a risk-based approach to natural hazard management, land use plans and natural environment plans must ensure that assessments of natural hazard risk take into account existing and proposed mitigation measures, residual risk, long term hazard risk profiles, and where applicable, comply with any relevant requirements in national standards.

Managing natural hazard risk proportionately

SW-Directive 2.6: To manage natural hazard risks proportionately, land use and natural environment plans must:

a) scale the information requirements to assess natural hazard risk, to the anticipated level of risk

b) require avoidance and/or mitigation measures which are commensurate to the level of the natural hazard risk, while also considering the cost effectiveness of mitigation measures relative to the level of anticipated risk.

Indicative implementation through national standards (not part of the NPD)

- National standards for spatial planning that:
  - sets out natural hazard methodology to support both strategic decisions about future development, infrastructure and investment, and the identification of priority areas for adaptation planning. Will include a standardised approach for considering climate adjusted natural hazard risk profiles during spatial planning.
- Standardised plan provisions for land use plans that:
  - manage natural hazards to enable activities which reduce risk, enable emergency response and recovery, and avoid or mitigate specific natural hazard events (for example a standardised overlay, with associated rules, for areas where a flood of a particular size and AEP occurs, as mapped through the New Zealand Flood Map).
- Standard land use plan making methodology that:
  - sets out a natural hazard risk assessment process to develop natural hazard overlays, including a standardised approach for considering climate adjusted natural hazard risk profiles during plan making. See interpretation section for further detail.

Interpretation

This section sets a list of indicative definitions to assist in interpreting certain directives. It is incomplete, and a full list of definitions will be included in the proposed 2027 national policy direction.

Definitions

Ancillary infrastructure activities mean an activity that supports and is subsidiary to an infrastructure activity, including but not limited to:

a) vegetation clearance and tree trimming;

b) earthworks and land disturbance;

c) construction, maintenance, repair and upgrading of access tracks, bridges and culverts; and

d) power supply and telecommunications.

Aquaculture Settlement Area is space in the coastal marine area declared in a Gazette notice under section 12 to be an aquaculture settlement area, in accordance with the Māori Commercial Aquaculture Claims Settlement Act 2004.

Competitive urban land market is a market in which there is an abundant supply of developable land suitable for different uses such that land prices do not materially and persistently reflect premiums caused by constraints on land use.

Contaminated land (Planning Bill) means land that has a hazardous substance in or on it that —

a) has significant adverse effects on the built environment, including human health; or

b) is reasonably likely to have significant adverse effects on the built environment, including human health.

Contaminated land (Natural Environment Bill) means land that has a hazardous substance in or on it that —

a) has significant adverse effects on natural resources, including human health; or

b) is reasonably likely to have significant adverse effects on natural resources, or people, including human health.

Constructed wetland means a wetland that has been designed and constructed to mimic the functions of a wetland where there is no existing wetland. For the purposes of this document, it does not include wetlands established primarily for ecological restoration, biodiversity enhancement, mitigation, offsetting, compensation or replacement of natural wetland values.

Disposal facility means:

(1) a) a facility, including a landfill, —

i. at which waste is disposed of; and

ii. at which the waste disposed of includes household waste; and

iii. that operates, at least in part, as a business to dispose of waste; and

b) any other facility or class of facility at which waste is disposed of that is prescribed as a disposal facility.

(2) In subsection (1)(a)(ii), household waste means waste from a household that is not entirely from construction, renovation, or demolition of the house.

Emergency waste means—

a) waste that has been caused by an emergency; or

b) anything identified as emergency waste by notice made under section 38A of the Waste Minimisation Act 2008.

High value growing areas: a definition will be developed after the non-statutory engagement. The intent of high value growing areas is to recognise that the definition of highly productive land in the National Policy Statement for Highly Productive Land is predominately based on Land Use Capability classifications and does not take into account the regional or national significance of the area for growing food and other important factors, such as water availability, climate, existing production patterns and supporting infrastructure. The proposed approach allows consideration of such factors, and the contribution of a 'high value growing area' to domestic food supply and economic growth when identifying land to be prioritised for urban development, or land-based primary production.

Historic heritage as defined in the Planning Bill.

Infrastructure means:

a) facilities used to process (including to refine) or store, and pipelines that distribute or transmit, natural or manufactured gas, petroleum, biofuel, or geothermal energy

b) facilities used to generate electricity for supply, excluding any facility that a person uses primarily to generate electricity for their own use

c) lines (and any associated facilities, including support structures for those lines) used or intended to be used to convey electricity, excluding any lines or associated facilities that a person uses primarily in connection with a facility to generate electricity for their own use

d) facilities used to store electricity or other energy

e) an aerodrome as defined in section 5 of the Civil Aviation Act 2023

f) a navigation installation as defined in section 5 of the Civil Aviation Act 2023

g) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988, and Northport (being the port at Marsden Point)

h) a relevant school or an institution as defined in section 10 of the Education and Training Act 2020

i) an early childhood education and care centre as defined in section 10 of the Education and Training Act 2020, that is associated with and collocated with a relevant school or an institution (as those terms are defined in that section)

j) facilities for an emergency service (such as an ambulance or a fire service)

k) defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990

l) a corrections prison as defined in section 3(1) of the Corrections Act 2004, and correction facilities operated by the Department of Corrections to meet its obligations under the Corrections Act 2004

m) resource recovery facilities or waste disposal facilities, including emergency facilities and privately operated facilities that are open to the public

n) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001

o) a network for the purpose of radio-communication as defined in section 2(1) of the Radiocommunications Act 1989

p) the distribution, or storage and distribution, of water for the purpose of supply (including for the purpose of irrigation)

q) a drainage or sewerage system, including a stormwater network

r) a road, railway line, cycleway, walkway, or similar facility (such as light rail, a busway, or a shared-use path)

s) a health facility operated by Health New Zealand to meet its obligations under the Pae Ora (Healthy Futures) Act 2022

t) flood control and protection work carried out by, or on behalf, of a local authority.

'Lawfully established' activity is one that was established in accordance with the law or the planning rules that applied at the time. This is a well-established legal concept, and generally means the activity continues to operate with the same or similar effects as when it was established.

Mineral means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.

Operational envelope means the horizontal and vertical space occupied by the physical infrastructure along with the surrounding area necessary to undertake routine operation and maintenance activities, ancillary infrastructure activities and associated access, including previously disturbed areas.

Primary production means:

a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and

b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);

c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but

d) excludes further processing of those commodities into a different product.

Quarry means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.

Quarrying activities means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and clean filling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.

Renewable energy means energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave, and ocean current sources [from RMA].

Renewable energy system means the infrastructure networks and sites necessary for the generation, transmission, distribution and storage of renewable energy.

Resource recovery facility —

a) means a facility that:

i. collects, sorts, or processes material, or extracts materials or energy from material (or carries out any combination of those activities), for the purpose of recovering components for recycling or reuse; and

ii. is not a disposal facility; and

iii. does not incinerate waste (with or without energy recovery); and

b) includes a facility that is focused on a single waste stream, for example, a construction and demolition resource recovery facility, or a large-scale composting operations and materials recovery facility.

Reverse sensitivity means the potential for an existing land use to be constrained by a new, or more intensive, sensitive activity and is location and context dependent.

Well-functioning urban area means an urban area that:

a) enables a range of homes that meet demand and needs of different households and provide choices for households in terms of type and location of homes

b) has good accessibility for people between:

i. housing, workplaces, commercial and community services, natural spaces, and open spaces, including by public and active transport

ii. housing and local commercial and community services by walking

c) enables efficient use of public and private investments

d) enables a variety of sites that are suitable for different business sectors in terms of location and size.

Well-functioning rural area means a rural area that:

a) provides opportunities for a range of housing types in different locations, including where required to support rural businesses

b) provides rural communities with reliable access to workplaces, services and recreation

c) enables efficient use of public and private investments

d) enables efficient movement of people and goods

e) supports a range of rural land uses and compatible activities.

Key definitions for natural hazards

High natural hazard risk means natural hazard risk assessed as 'high' using the risk matrix on the following page.

Risk matrix means the risk matrix (Figure 2), including likelihood and consequence tables (Tables 3 and 4), on the following pages.

Significant natural hazard risk means natural hazard risk assessed as 'medium', 'high' and 'very high' using the risk matrix.

Risk matrix, likelihood and consequences tables on the following pages – when undertaking an assessment of natural hazard risk, the risk matrix and associated tables must be applied to enable assessment of consequence level and likelihood level and to determine the level of natural hazard risk applicable.

	Likelihood level						
	Almost certain	Very likely	Likely	Possible	Unlikely	Rate	Unlikely
ARI (year)	up to 10	10 to 20	20 to 50	50 to 100	100 to 500	500 to 5,000	over 5,000
AEP	10% or more	10% to 5%	5% to 2%	2% to 1%	1% to 0.2%	0.2% to 0.02%	less than 0.02%
Catastrophic	Very high	Very high	Very high	High	Medium	Medium	Medium
Major	Very high	Very high	High	High	Medium	Medium	Medium
Moderate	High	High	High	Medium	Medium	Low	Low
Minor	Medium	Medium	Medium	Medium	Low	Low	Low
Negligible	Low	Low	Low	Low	Low	Low	Low

Figure 2: Risk matrix

Table 3: Likelihood table

Likelihood level	Annual exceedance probability (AEP)	Average recurrence interval (ARI) or 'return period'
Almost certain	10% or more	Up to and including 10 years
Very likely	10% to 5%	Over 10 and up to and including 20 years
Likely	5% to 2%	Over 20 and up to and including 50 years
Possible	2% to 1%	Over 50 and up to and including 100 years
Unlikely	1% to 0.2%	Over 100 and up to and including 500 years
Rare	0.2% to 0.02%	Over 500 and up to and including 5,000 years
Very rare	Less than 0.02%	More than 5,000 years

Table 4: Consequence table

Consequence level	Damage to property	Potential for injury or fatalities	Damage and disruption to lifeline utility services	Damage to places of social/cultural significance	Environmental values
Catastrophic	Severe damage to land and building(s), potential for collapse or total destruction of structures. Building(s) need to be demolished, rebuilt or relocated.	High threat to life safety, with probable fatalities and/ or critical injuries	Region-wide major repair of multiple lifeline utility services. Long-term loss of service (>1 month)	Complete loss or damage to buildings or land of social/cultural significance	Permanent destruction of environmental values of interest
Major	Major damage to land and building(s), including structural damage. Loss of use and substantial repair required.	Unsafe for people, with potential for many injuries, or critical injuries and/or fatalities	Local major repair to multiple lifeline utility services. Severe disruption to services (1 week to 1 month)	Significant loss or damage to buildings or land of social/cultural significance	Severe damage to environmental values of interest
Moderate	Some damage to land and non-structural damage to building(s). Limited loss of use, repairs required.	Unsafe for people, with potential for injuries although expected to be minor	Minor repair to multiple lifeline utility services or major repairs to singular lifeline utility services. Significant disruption to services (1 day to 1 week)	Permanent damage to buildings or land of social/cultural significance	Significant damage to environmental values of interest
Minor	Minor damage to land and building(s). No loss of use, minimal repairs required.	Isolated minor injuries possible	Minor repairs to singular lifeline utility service. Minor disruption to services (2 hours to 1 day)	Repairable damage to buildings or land of social/cultural significance	Minor damage to environmental values of interest
Negligible	No loss of use, no building repairs required	No injuries	Inconsequential damage to lifeline utility services. Minimal disruption to services (< 2 hours)	No buildings or land of social/cultural significance impacted	Inconsequential damage to environmental values of interest

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