

House of Representatives

Supplementary Order Paper

Tuesday, 7 December 2021

Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

Proposed amendments

Hon Eugenie Sage, in Committee, to move the following amendments:

Heading to subpart 2 of Part 1

In the *heading to subpart 2 of Part 1*, after “standards” (page 7, line 2), insert “, master plan,”.

Clause 7

In *clause 7, new section 77E*, before the definition of **national planning standards** (page 7, before line 9), insert:

greenfield land site is land that—

- (a) is—
 - (i) shown in a district plan as a residential zone or a new residential zone; or
 - (ii) in a new residential zone; and
- (b) has not previously been developed

master plan means a plan prepared for a residential development that meets the requirements set out in **section 77JB**

In *clause 7*, after *new section 77J* (page 10, after line 32), insert:

Master plan

77JA Developer must produce master plan

- (1) The developer of a residential development must produce a master plan if the development—

**Proposed amendments to
Resource Management (Enabling Housing Supply and
Other Matters) Amendment Bill**

- (a) is on a greenfield land site that is 1 hectare or more; and
 - (b) would have an average number of units across the development of 40 residential units per hectare; and
 - (c) is in the area of a tier 1 territorial authority.
- (2) A residential development that is subject to **subsection (1)**, once a master plan has been produced, is—
- (a) a controlled activity; and
 - (b) exempt from the MDRS.
- (3) A residential development is a non-complying activity if it—
- (a) meets the conditions in **subsection (1)(a) and (c)**; but
 - (b) would have an average number of units across the development of fewer than 40 residential units per hectare.

77JB Requirements for master plan

- (1) A master plan prepared for a residential development under **section 77JA** must include the following information:
- (a) the density of residential unit numbers—
 - (i) across the entire development site; and
 - (ii) for each area within the development site; and
 - (b) the location of significant existing infrastructure in or adjacent to the development site; and
 - (c) the location of existing network infrastructure for—
 - (i) water supply; and
 - (ii) wastewater; and
 - (iii) storm water; and
 - (d) details of any new infrastructure required for the development site, including—
 - (i) a description of the infrastructure; and
 - (ii) the general location of the infrastructure; and
 - (iii) whether the infrastructure is intended to be connected with, or integrated into, existing infrastructure, whether within or outside the development area; and
 - (e) details of any community facilities to be included in the development site, including the general location of the facilities; and
 - (f) details of any land in the development site intended to be set apart as a park or a reserve; and

(g) whether the residential development is intended to be subject to any staged development, including any requirements regarding the progress or completion of a stage.

(2) In this section,—

park has the same meaning as in section 138(2) of the Local Government Act 2002

reserve has the same meaning as in section 2(1) of the Reserves Act 1977.

77JC Consideration of application involving master plan

(1) This section applies in relation to the consideration by a consent authority of an application for a resource consent for a development for which a master plan has been produced (a **new application**).

(2) If this section applies, the consent authority must, when considering the application for a resource consent or setting conditions of a resource consent, have particular regard to whether the development would—

(a) provide or enable—

(i) integrated and effective use of land and buildings; and

(ii) quality infrastructure and amenities that support community needs; and

(b) encourage efficient, effective, and safe transport systems; and

(c) include access to open space for public use and enjoyment; and

(d) reflect low-emission urban environments.

77JD Considerations for application involving master plan must be incorporated into plans

A relevant territorial authority must incorporate, for applications involving a master plan, the considerations set out in **section 77JC(2)** into its district plan—

(a) using the ISPP:

(b) if the ISPP is inapplicable, using another plan-making process in this Act.

Clause 8

In *clause 8*, new *section 80G(1)(b)*, after *subparagraph (i)* (page 15, after line 28), insert:

(ia) **section 77JD** (considerations for applications involving a master plan must be incorporated into plans):

Explanatory note

This Supplementary Order Paper amends the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. It would provide a master plan consenting process for large residential developments on previously undeveloped sites, which more appropriately provides for infrastructure demands and would enhance urban design and planning to promote liveable urban areas and protect the local environment.

This would apply to developments of 1 hectare or more that have not previously been developed. Development on a greenfield land site of 1 hectare or more in a residential zone or new residential zone in a tier 1 area would go through a master plan process instead of the MDRS applying. This would have a controlled activity status (consent authority must approve but can impose conditions).