RECOMMENDATIONS REPORT - PART 8 - APPENDIX F QUALIFYING MATTERS FLOW CHARTS

Qualifying Matters: Residential

STARTING POSITION

Section 77G: duty of specified territorial authorities to incorporate MDRS and incorporate Policy 3 or 5 in residential zones:

- every relevant residential zone must have MDRS incorporated and give effect to Policy 3 or 5 as applicable, in that zone
- MDRS are the new residential baseline, apart from qualifying matter exceptions

MDRS and Policy 3 of the NPS-UD incorporated into the residential zones of the area as per Schedule 3A of the RMA

Is it a listed qualifying matter? (any matter contained in Section 77I(a) — (i))

CHOOSE PROCESS

OR

<u>Key</u>

Listed qualifying matter pathways

Other qualifying matter pathway

Common pathway

Different coloured boxes identify common elements in the requirements under sections 77J – L.

Section 77K alternative process

For an existing qualifying matter only, report must:

- Identify location of an existing qualifying matter area
- Specify alternative density standards proposed in the area

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 Identify in Section 32 report why the authority considers the qualifying matter(s) apply

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 Describe generally how much development would be prevented by the qualifying matter in comparison to the MDRS and Policy 3

Notify the matter in the IPI

Section 77J evaluation report

Yes

For qualifying matters, the report must include:

No (77I(j))

AND

- The territorial authority must demonstrate why it considers an area subject to a qualifying matter
- The territorial authority must demonstrate why the authority considers that the qualifying matter is incompatible with the level of development under the MDRS / Policy 3
- The territorial authority must assess the impact of limiting development capacity, building height, or density on the provision of development capacity
- The territorial authority must assess the costs and broader impacts of imposing limits

For implementation of the MDRS the report must include:

 Descriptions of district plan provisions allowing the same level or greater development than the MDRS

 Descriptions of how modifications to MDRS are limited to those necessary for qualifying matters and how they apply to spatial layers in the plan – operative and proposed Section 77L further evaluation

In the Section 32 report for a new qualifying matter, it must:

- Identify the specific characteristic that makes development under the MDRS / Policy 3 inappropriate
- Justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD

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- Site-specific analysis that:
 - o identifies the site in question
 - evaluates the specific characteristics on a sitespecific basis to determine the geographic area where intensification needs to be compatible with the qualifying matter
 - o Evaluates an appropriate range of options to achieve the greatest heights and densities permitted by MDRS or else provided for by Policy 3 while managing the specific characteristics



Qualifying STARTING POSITION Section 77N: duty of specified territorial authorities to give effect to Policy 3 **Matters:** or 5 in urban non-residential zones: When implementing an IPI a specified territorial authority must ensure Non-Residential that the provisions in its district plan for each urban non-residential zone give effect to the changes required by policy 3 or 5. No Does a Section 770 qualifying matter apply? Policy 3 of the NPS-UD given effect to in Yes the urban non-residential zones of the Key area through the IPI Listed qualifying matter pathways Is it a listed qualifying matter? (any Other qualifying matter matter contained in Section 770(a) pathway Common pathway Different coloured boxes identify Yes No common elements in the (770(j)) requirements under sections 77N – R. **CHOOSE PROCESS** Section 77Q alternative process: Section 77P evaluation report: Section 77R further evaluation: For existing qualifying matters only: For qualifying matters, the report must In the Section 32 report for a new qualifying include: matter, it must: The territorial authority must Identify location of an existing Identify the specific characteristic demonstrate why it considers an qualifying matter area that makes development under area subject to a qualifying matter Policy 3 inappropriate The territorial authority must Specify alternative density demonstrate why the authority Justify why that characteristic is standards proposed in the area OR considers that the qualifying matter inappropriate in light of the AND is incompatible with the level of national significance of urban development provided for by Policy development and the objectives of the NPS-UD + Identify in Section 32 report why + the authority considers the The territorial authority must assess qualifying matter(s) apply the impact of limiting development Site-specific analysis that: capacity, building height, or density o identifies the site in question on the provision of development evaluates the specific capacity characteristics on a site-Describe generally how much specific basis to determine the + development would be geographic area where The territorial authority must assess prevented by the qualifying intensification needs to be matter in comparison to the the costs and broader impacts of compatible with the specific imposing limits level enabled by Policy 3 matter evaluates an appropriate range of options to achieve the greatest heights and densities Notify the matter in the IPI provided for in Policy 3 while managing the specific characteristics

