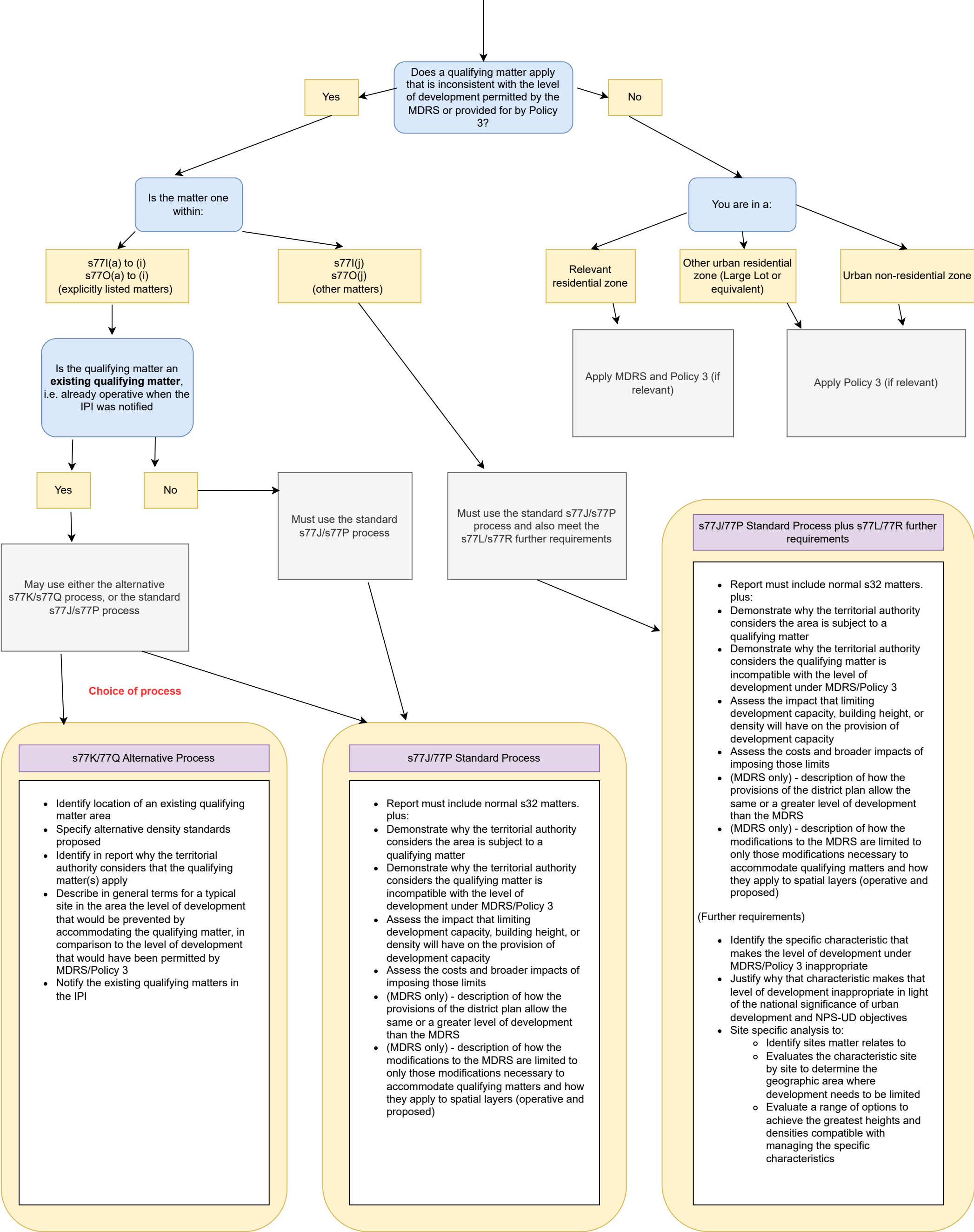


Section 32 additional information requirements for qualifying matters

STARTING POSITION
 Section 77G: territorial authorities must incorporate MDRS in every **relevant residential zone** and incorporate Policy 3 in every **residential zone** in an urban area
 Section 77N: territorial authorities must incorporate Policy 3 in every **urban non-residential zone**



Choice of process

s77K/77Q Alternative Process

- Identify location of an existing qualifying matter area
- Specify alternative density standards proposed
- Identify in report why the territorial authority considers that the qualifying matter(s) apply
- Describe in general terms for a typical site in the area the level of development that would be prevented by accommodating the qualifying matter, in comparison to the level of development that would have been permitted by MDRS/Policy 3
- Notify the existing qualifying matters in the IPI

s77J/77P Standard Process

- Report must include normal s32 matters. plus:
- Demonstrate why the territorial authority considers the area is subject to a qualifying matter
- Demonstrate why the territorial authority considers the qualifying matter is incompatible with the level of development under MDRS/Policy 3
- Assess the impact that limiting development capacity, building height, or density will have on the provision of development capacity
- Assess the costs and broader impacts of imposing those limits
- (MDRS only) - description of how the provisions of the district plan allow the same or a greater level of development than the MDRS
- (MDRS only) - description of how the modifications to the MDRS are limited to only those modifications necessary to accommodate qualifying matters and how they apply to spatial layers (operative and proposed)

s77J/77P Standard Process plus s77L/77R further requirements

- Report must include normal s32 matters. plus:
 - Demonstrate why the territorial authority considers the area is subject to a qualifying matter
 - Demonstrate why the territorial authority considers the qualifying matter is incompatible with the level of development under MDRS/Policy 3
 - Assess the impact that limiting development capacity, building height, or density will have on the provision of development capacity
 - Assess the costs and broader impacts of imposing those limits
 - (MDRS only) - description of how the provisions of the district plan allow the same or a greater level of development than the MDRS
 - (MDRS only) - description of how the modifications to the MDRS are limited to only those modifications necessary to accommodate qualifying matters and how they apply to spatial layers (operative and proposed)
- (Further requirements)
- Identify the specific characteristic that makes the level of development under MDRS/Policy 3 inappropriate
 - Justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and NPS-UD objectives
 - Site specific analysis to:
 - Identify sites matter relates to
 - Evaluates the characteristic site by site to determine the geographic area where development needs to be limited
 - Evaluate a range of options to achieve the greatest heights and densities compatible with managing the specific characteristics