

APPENDIX 5: ASSESSMENT AGAINST OBJECTIVES AND POLICIES OF THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD 2020)

NPSU – UD2020 Objective	Assessment
<p>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	<p>The provision of significant addition housing capacity in a well planned form and which is respectful of known cultural values achieves a high level of consistency with Objective 1.</p>
<p>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</p>	<p>The proposed rezoning would assist in providing significant additional capacity and therefore contributes to a competitive land market.</p>
<p>Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</p> <ul style="list-style-type: none"> (a) the area is in or near a centre zone or other area with many employment opportunities (b) the area is well-serviced by existing or planned public transport (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment. 	<p>The area where the proposed rezoning is proposed is in the same broad locality as the Ravenswood centre and Woodend Town Centre, and opposite a planned Business Zone. It is well serviced by existing public transport services and a planned mass transit route (GCSP). There is a high demand for housing in the area in and around Woodend.</p>
<p>Objective 4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</p>	<p>In this case amenity values are affected only in a minor way as the land around the Site is already or proposed to be urbanised.</p>
<p>Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</p>	<p>The ODP acknowledges that the land is within a Sensitive area. Subdivision in accordance with the proposed rezoning is required to undertake a fine grained assessment to recognise and provide for identified cultural values. A particular value known to be of importance is the protection of water</p>

	<p>quality. This is proposed to be achieved by a range of measures including setbacks and riparian planting along McIntosh Drain and the remediation of any identified, existing, land contamination issues.</p>
<p>Objective 6: Local authority decisions on urban development that affect urban environments are:</p> <ul style="list-style-type: none"> (a) integrated with infrastructure planning and funding decisions; and (b) strategic over the medium term and long term; and (c) responsive, particularly in relation to proposals that would supply significant development capacity. 	<p>The area in and around the Site have been planned for development since the 1980s and this is reflected in current plans and strategies.</p>
<p>Objective 8: New Zealand's urban environments:</p> <ul style="list-style-type: none"> (a) support reductions in greenhouse gas emissions; and (a) are resilient to the current and future effects of climate change. 	<p>The Site is not known to be affected by future sea-level rise and its accessibility and connectivity are conducive to minimising private vehicle trips.</p>
NPS-UD 2020 Policy	Assessment
<p>Policy 1: Well-functioning urban areas which are urban environments which as a minimum:</p> <ul style="list-style-type: none"> (a) have or enable a variety of homes that: <ul style="list-style-type: none"> (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; 	<p>The proposal is to have up to appx 500 additional lots with a mix of medium residential housing typologies consistent with the Variation to the PWDP.</p>
(b) N/A business sectors	
<ul style="list-style-type: none"> (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and 	<p>The Site is within a convenient distance of the existing employment areas, including the Ravenswood Key Activity Centre (2.5km to the north). This enables a choice of transport modes including active and micro-personal transport (eg e-bikes) to be used along with of private cars.</p> <p>The Site is well located to take advantage of any future mass transit service which presumably would be electrified. It also has easy access to existing bus services.</p>

	The subject site is well-located to existing urban areas and travel distances to key facilities are unlikely to be noticeably higher than those from identified in the wider Woodend area
(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and	This proposal will contribute additional land supply for housing, and will offer land in a different ownership to the other major developments in the vicinity.
(e) support reductions in greenhouse gas emissions; and	See discussion under "accessibility" above regarding transport.
(f) are resilient to the likely current and future effects of climate change	The Site is not at significant risk from climate change induced extreme natural hazard events like sea level rise, or river flooding.

<p>Policy 2 - Sufficient development capacity</p> <p>Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</p>	<p>The proposed rezoning is anticipated to provide for approximately 500 lots at full development. It will provide additional lots available in the short term to respond to a projected continued demand for a mix of housing units. The locational and amenity advantages of this part of Woodend also favour strong ongoing demand. The Insight report assesses supply and concludes that the District faces a significant, widespread shortage of feasible capacity to meet demand, with a lot more needed. The proposal acknowledges and that the proposed rezoning responds to this by providing a new master-planned community at pace and scale.</p>
<p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <p>a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</p> <p>b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</p> <p>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and</p>	<p>It is noted that the CRPS does not give effect to the NPS-UD because the policies and processes inherent in it are not sufficiently responsive to growth pressure; and do not contain a criteria-based assessment on out of sequence proposals:</p> <p>Sub Part 2, 3.8.2</p> <p>Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity. I am assuming that the criterial based approach will be applied to assessing submissions on a Plan Review. This is why the</p>

<p>(ii) are not, of themselves, an adverse effect the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity the likely current and future effects of climate change</p> <p>c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1);</p> <p>d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</p> <p>e) the likely current and future effects of climate change.</p>	<p>retention of proposed Policy UFD P2.(2) (a)-(h) in the PDP is important.</p> <p>There will be changes to the character of the local environment as it transitions to an urban neighbourhood but this is appropriate given the urban infill nature of the Site.</p> <p>The development constitutes a consolidation/infill of this part of Woodend through its location between development in the existing urban area and existing LLR zoned land.</p> <p>The additional sections will help meet a projected shortfall in development capacity in the District and at Woodend.</p> <p>See above regarding transport. The proposal supports reductions in greenhouse gas emissions through its favourable location and care taken in the design of the ODP to support a reduction in emissions arising from the development . It should be noted that the requirement is to demonstrate that the plan facilitates future users of the Site in reducing their greenhouse gas emissions, not directly reduce them now.</p>
<p>Policy 8 – Responsiveness to plan changes</p> <p>Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <p>(a) unanticipated by RMA planning documents; or</p> <p>(b) out-of-sequence with planned land release</p>	<p>In the context of a Review, the proposal both, on its own, and in combination with other Waimakariri growth proposals adds significantly to development capacity in Woodend. There are also other sound planning reasons to re-zone the Site (urban form, bringing added competition into the local market etc).</p>