

**APPENDIX 4: ASSESSMENT AGAINST POLICIES OF THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD 2020)**

NPS-UD 2020 Policy	Assessment
<p><b>Policy 1: Well-functioning urban areas which are urban environments which as a minimum:</b></p> <p>(a) have or enable a variety of homes that:</p> <p>(i) meet the needs, in terms of type, price, and location, of different households; and</p> <p>(ii) enable Māori to express their cultural traditions and norms;</p>	<p>The proposal is to have up to appx 63 additional large lot residential lots in two locations adjoining the existing Swannanoa settlement. This will contribute to the variety of homes and house types in the District, complementing the low (General Residential) and medium (Medium Residential) housing available at other generally larger settlements in the District.</p>
<p>(b) N/A business sectors</p>	
<p>(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>	<p>The Site is adjoining the Swannanoa school and preschool and within easy walking distance of other Swannanoa facilities including the domain and public hall. It is also within easy cycling distance of the Mandeville local centre (which is connected by a continuous footpath along Tram Road) and sporting facilities and within easy reach of larger centres at Rangiora (10km) and Kaiapoi (13km).</p>
<p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p>	<p>This proposal will contribute additional land supply for housing, and will offer land in a different ownership to the other major developments in the locality, principally at the larger District settlements.</p>
<p>(e) support reductions in greenhouse gas emissions; and</p>	<p>Swannanoa is conveniently located to neighbouring settlements and offers a range of local community and sporting facilities. Its relative accessibility including by multiple transport modes means it supports reductions in greenhouse gas emissions to a greater extent than other more 'remote' locations.</p>
<p>(f) are resilient to the likely current and future effects of climate change</p>	<p>The Site is not at significant risk from climate change induced extreme natural hazard events like sea level rise, or river flooding. Overland flow paths across the site will be protected by way building setbacks, with minimum floor heights set where required by the PDP rules.</p>

<p><b>Policy 2 - Sufficient development capacity</b></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 63 lots at full development. Block A is has a Large Lot Residential Zone Overlay and is one of the preferred rural residential growth directions in the Waimakariri Rural Residential Strategy (RRDS) required to ensure the District provides at least sufficient capacity for expected LLR demand. Block B is not a LLRZO but can deliver LLR sections in the short term and provide greater security and certainty of supply than relying on the preferred growth</p>
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	<p>direction on the north side of Tram Road at Swannanoa which has not been the subject to requests for rezoning, other than just one 4 ha block (1 Tupelo Place).</p>
<p><b>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</b></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>(ii) are not, of themselves, an adverse effect</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>There will be changes to the character of the local environment as it transitions to a large lot residential character, but this in keeping with the existing large lot residential to the west. There are no submissions from neighbours opposing the rezoning.</p> <p>The development will contribute to a well functioning urban environment for reasons outlined above.</p> <p>The additional sections will help meet the projected demand for large lot residential sections in this part of the District.</p> <p>See above regarding transport. The proposal supports reductions in greenhouse gas emissions through its favourable location.</p>
<p><b>Policy 8 – Responsiveness to plan changes</b></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>The proposal adds significantly to development capacity for large lot residential development in the District, contributing 63 sections, to a total provision in the RRDS of approximately 385 large lot residential lots.</p>

(a) unanticipated by RMA planning documents; or	
(b) out-of-sequence with planned land release	