

APPENDIX 6: ASSESSMENT AGAINST POLICIES OF THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD 2020)

NPS-UD 2020 Policy	Assessment
<p>Policy 1: Well-functioning urban areas which are urban environments which as a minimum:</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 600 additional lots with a mix of medium residential housing typologies consistent with the Variation to the PWDP.</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 within a convenient distance of the existing employment areas (South Belt in particular). and Southbrook school on the western side of the railway line; and Pak'n Save supermarket. This enables a choice of transport modes including active and micro-personal transport (eg e-bikes, e-scooters) to be used along with private cars.</p> <p>The Site is well located to take advantage of any future rail based mass transit service which presumably would be electrified. It also has access to existing bus services.</p> <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 South East Rangiora Development Areas.</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 business (Block C) and will offer land in a different ownership to the other major developments at Rangiora.</p>
<p>(e) support reductions in greenhouse gas emissions; and</p>	<p>See discussion under 'Climate Change' above regarding transport.</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. With regard to the latter, a comprehensive surface water management scheme has been developed to manage the effects of increased areas of impermeable ground cover on the local drainage network.</p>
<p>Policy 2 - Sufficient development capacity</p>	<p>The proposed rezoning is anticipated to provide for approximately 600 lots at full development. It will</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>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 Rangiora also favour strong ongoing demand.</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>(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>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 of 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 retention in the PWDP of proposed Policy UFD P2.(2) (a)-(h) relating to areas outside new Residential Development areas in the Future Development Strategy is important.</p> <p>There will be changes to the character of the local environment as it transitions to an urban neighbourhood but relatively few existing residents will be affected because most of the surrounding area is owned by the submitter.</p> <p>The development constitutes a consolidation of this part of Rangiora through its location between the REL Designation (to be constructed around the 2029/30 year) and existing urban area.</p> <p>The additional sections will help meet a projected shortfall in development capacity in Rangiora.</p> <p>See above regarding transport. The proposal supports reductions in greenhouse gas emissions through its favourable location and care has been taken in the design of the ODP to support a reduction in emissions arising from the development. The requirement is to demonstrate</p>

	that the Plan facilitates future users of the site in reducing their greenhouse gas emissions, not directly reduce them now.
<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>The proposal both, on its own, and in combination with other Rangiora urban growth proposals adds significantly to development capacity in Rangiora, the evidence establishes that this rezoning contributes to well-functioning urban environments. There are also other sound planning reasons to re-zone the Site (urban form, bringing added competition into the local market etc).</p>