

Assessment Against the National Policy Statement for Urban Development (May 2022)

Provision	Text	Assessment
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.	The proposal seeks to rezone land which is suitable for urban development and will be designed such that it provides a well-functioning urban environment. Additionally, the inclusion of an Outline Development Plan (ODP) provides further opportunity to ensure that positive development outcomes are achieved. This will enable people and communities to provide for their social, economic, and cultural wellbeing both now and into the future. The proposal is therefore consistent with Objective 1.
Objective 2	Planning decisions improve housing affordability by supporting competitive land and development markets.	A planning decision which enables the proposed plan change and ODP are considered to support competitive land and development markets by providing additional housing supply. As such, the rezoning of the site is considered to be consistent with Objective 2.
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: (a) The area is in or near a centre zone or other area with many employment opportunities. (b) The area is well-served 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.	The proposed plan change is consistent with Objective 3. This is on the basis that: - The area is well serviced by existing (bus) public transport routes, specifically, bus routes Orbiter, 44, and 60. Additionally, further development within the area is likely to encourage the establishment of further public transport links. - Recent developments in the wider Halswell and Cracroft suburbs indicate that there is high demand for housing in the area.
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.	The proposed plan change and ODP will enable a change in an existing urban environment which supports the changing needs for people, communities, and future generations, which relate the demand and supply of quality housing. The inclusion of an ODP will ensure that amenity is maintained or enhanced. As such, the proposal is considered to be consistent with Objective 4.

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Objective 5	Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Section 104 requires that specific consideration be given to Part 2, Section 8 of the RMA 1991. Any decision on the proposed plan change and ODP will take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). As sch, the proposal is considered to be consistent with Objective 5.
Objective 6	Local authority decisions on urban development that affect urban environments are: (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.	The proposal is consistent with Objective 6. This is on the basis that: - The proposal will provide significant development capacity and increase housing supply within the Christchurch City urban boundary. - Housing would be supplied in an area which has already undergone significant residential development and is proposed to undergo further development. It is therefore considered that growth in this area is strategic over the medium term and long term.
Objective 7	Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions	The proposal is consistent with Objective 7. This is on the basis that: - Housing would be provided within areas that are consistent with urban development that can help contribute towards the current housing supply shortage.
Objective 8	New Zealand's urban environments: (a) Support reductions in greenhouse gas emissions; and (b) Are resilient to the current and future effects of climate change.	The proposed plan change and ODP seek to provide both low and medium density housing options within Christchurch City's existing urban boundary. This will ensure that distances travelled by private vehicle use are low compared with residential development further afield, and additionally, residents can utilise existing public transport links. Both of the above matters will support a low/lower emission travel. The proposal is therefore considered to be consistent with Objective 8.
Policy 1	Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) Have or enable a variety of homes that: (i) Meet the needs, in terms of type, price, and location, of different households; and	The proposal is consistent with Policy 1 on the following basis: - The proposed ODP shows the present of low and medium density housing types with variation in size, bedrooms, and location which fill support variation in price and suitability to different households.

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	(ii) Enable Māori to express their cultural traditions and norms; and (b) Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (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 (d) Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) Support reductions in greenhouse gas emissions; and (f) Are resilient to the likely current and future effects of climate change.	- The proposed ODP shows the presence a stormwater management/conversation/recreation use area as well as pedestrian and cycle link routes (active transport). - The proposal is within proximity to existing public transport links. Additionally, further development in the area may encourage the establishment of new transport routes. - The use of public transport and active transport nodes will support reductions in greenhouse gas emissions. Additionally, the location of the proposed plan change, and residential development will provide lower emission trips when compared with development on the City's urban edge.
Policy 2	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.	The proposal seeks to enable further residential development with a Tier 1 local authority boundary. This will assist in meeting expected demand for housing over particularly over the medium and long-term. The proposal is therefore considered to be consistent with Policy 2.
Policy 3	In relation to tier 1 urban environments, regional policy statements and district plans enable: (a) In city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and (b) In metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and (c) Building heights of at least 6 storeys within at least a walkable catchment of the following: (i) Existing and planned rapid transit stops. (ii) The edge of city centre zones. (iii) The edge of metropolitan centre zones; and (d) Within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and	The site is located within the Christchurch metropolitan area and is considered a Tier 1 urban environment. As such, the ODP provides for a mixture of low density and medium density residential developments to reflect market demanded housing. The proposal is therefore considered to be consistent with Policy 3.

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	densities of urban form commensurate with the level of commercial activity and community services.	
Policy 4	Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	Not Applicable – The proposal complies with Policy 3.
Policy 5	Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: (a) The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or (b) Relative demand for housing and business use in that location.	Not Applicable – The proposal is a Tier 1 urban environment.
Policy 6	When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: (a) The planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement. (b) That the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: (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 (ii) Are not, of themselves, an adverse effect. (c) The benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1). (d) Any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity.	The proposed plan change and ODP is consistent with Policy 6. This is on the basis that: - The proposed urban built form may involve significant change but will likely improve the local amenity for future landowners or occupants of residential dwellings to be constructed within the area. - The adverse effects arising from the plan change and ODP are likely less than minor and not an overall adverse effect. - The benefits of the urban development will likely be consistent with a well-functioning urban environment and the proposal is consistent with Policy 1.

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	(e) The likely current and future effects of climate change.	
Policy 7	Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	The proposed plan change and ODP may contribute to reaching housing bottom lines for short-medium term and the long-term as provided within the Canterbury Regional Policy Statement and Christchurch District Plan. The proposal is therefore consistent with Policy 7.
Policy 8	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: (a) Unanticipated by RMA planning documents; or (b) Out-of-sequence with planned land release.	The proposal seeks to undertake a plan change that would add to development capacity within the Christchurch City urban boundary and contribute to well-functioning urban environments (consistent with Policy 1) in a matter that is out-of-sequence to planned land release. The proposal is therefore consistent with Policy 8.
Policy 9	Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: (a) Involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and (b) When preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and (c) Provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and (d) Operate in a way that is consistent with iwi participation legislation.	Not Applicable – the proposed plan change and ODP is not part of a FDS.
Policy 10	Tier 1, 2, and 3 local authorities: (a) That share jurisdiction over urban environments work together when implementing this National Policy Statement; and	The proposed plan change and ODP plan has been undertaken in collaboration with development infrastructure providers (power, telecommunications, etc) to ensure integrated land-use and infrastructure planning occurs. The proposal is therefore consistent with Policy 10.

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	(b) Engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and (c) Engage with the development sector to identify significant opportunities for urban development.	
Policy 11	In relation to car parking: (a) The district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and (b) Tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.	Not Applicable – Minimum car parking requirements have not been set. The market will determine car parking requirements as time on separate onsite development.