

National Policy Statement for Urban Development 2020 (NPS-UD)

| Relevant objectives and policies under the NPS-UD | Overall Planning Assessment of the Proposal |
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| <p>Objective 1: <i>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.</i></p> | <p>Consistent Refer to Section 9.5.1.</p> |
| <p>Objective 2: <i>Planning decisions improve housing affordability by supporting competitive land and development markets.</i></p> | <p>Consistent Refer to Section 9.5.1.</p> |
| <p>Objective 3: <i>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:</i></p> <ul style="list-style-type: none"> a) <i>the area is in or near a centre zone or other area with many employment opportunities</i> b) <i>the area is well-serviced by existing or planned public transport</i> c) <i>there is high demand for housing or for business land in the area, relative to other areas within the urban environment</i> | <p>Not Applicable This is an action on regional and local councils.</p> |
| <p>Objective 4: <i>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.</i></p> | <p>Consistent Refer to Section 9.5.1.</p> |
| <p>Objective 5: <i>Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)</i></p> | <p>Consistent Refer to Section 9.5.1.</p> |
| <p>Objective 6: <i>Local authority decisions on urban development that affect urban environments are:</i></p> <ul style="list-style-type: none"> (a) <i>integrated with infrastructure planning and funding decisions; and</i> (b) <i>strategic over the medium term and long term; and</i> (c) <i>responsive, particularly in relation to proposals that would supply significant development capacity.</i> | <p>Consistent Refer to Section 9.5.1.</p> |
| <p>Objective 7: <i>Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions</i></p> | <p>Not Applicable This is an action on local councils.</p> |
| <p>Objective 8: <i>New Zealand's urban environments:</i></p> <ul style="list-style-type: none"> (a) <i>support reductions in greenhouse gas emissions; and</i> (b) <i>are resilient to the current and future effects of climate change.</i> | <p>Consistent Refer to Section 9.5.1.</p> |

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| <p>Policy 1: <i>Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <ul style="list-style-type: none"> (a) <i>have or enable a variety of homes that:</i> <ul style="list-style-type: none"> (i) <i>meet the needs, in terms of type, price, and location, of different households; and</i> (ii) <i>enable Māori to express their cultural traditions and norms; and</i> (b) <i>have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i> (c) <i>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</i> (d) <i>support, and limit as much as possible adverse impacts on, the competitive</i> (e) <i>operation of land and development markets; and</i> (f) <i>support reductions in greenhouse gas emissions; and</i> (g) <i>are resilient to the likely current and future effects of climate change.</i> | <p>Consistent</p> <p>Refer to Section 9.5.1.</p> |
| <p>Policy 2: <i>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.</i></p> | <p>Consistent</p> <p>Refer to Section 9.5.1.</p> |
| <p>Policy 3: <i>In relation to tier 1 urban environments, regional policy statements and district plans enable:</i></p> <ul style="list-style-type: none"> (a) <i>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</i> (b) <i>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</i> (c) <i>building heights of least 6 storeys within at least a walkable catchment of the following:</i> <ul style="list-style-type: none"> (i) <i>existing and planned rapid transit stops</i> (ii) <i>the edge of city centre zones</i> (iii) <i>the edge of metropolitan centre zones; and</i> (d) <i>in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:</i> <ul style="list-style-type: none"> (i) <i>the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or</i> (ii) <i>relative demand for housing and business use in that location</i> | <p>Consistent</p> <p>Refer to Section 9.5.1.</p> |
| <p>Policy 4: <i>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</i></p> | <p>Not Applicable</p> <p>Action on the councils in tier 1 urban environments.</p> |
| <p>Policy 5: <i>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:</i></p> <ul style="list-style-type: none"> a) <i>the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services;</i> b) <i>or relative demand for housing and business use in that location</i> | <p>Not Applicable</p> <p>Only applies to tier 2 and 3 urban environments.</p> |

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| <p>Policy 6: <i>When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</i></p> <ul style="list-style-type: none"> (a) <i>the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</i> (b) <i>that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</i> <ul style="list-style-type: none"> (i) <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</i> (ii) <i>are not, of themselves, an adverse effect</i> (c) <i>the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</i> (d) <i>any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</i> (e) <i>the likely current and future effects of climate change.</i> | <p>Consistent</p> <p>Refer to Section 9.5.1.</p> |
| <p>Policy 7: <i>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</i></p> | <p>Consistent</p> <p>Refer to Section 9.5.1.</p> |
| <p>Policy 8: <i>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:</i></p> <ul style="list-style-type: none"> (a) <i>unanticipated by RMA planning documents; or</i> (b) <i>out-of-sequence with planned land release.</i> | <p>Consistent</p> <p>Refer to Section 9.5.1.</p> |
| <p>Policy 9: <i>Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must....</i></p> | <p>Not Applicable</p> <p>This is an action on local authorities.</p> |
| <p>Policy 10: <i>Tier 1, 2, and 3 local authorities: that share jurisdiction over urban environments work together when implementing this National Policy Statement; and engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and engage with the development sector to identify significant opportunities for urban development.</i></p> | <p>Not Applicable</p> <p>This is an action on local authorities.</p> |
| <p>Policy 11: <i>In relation to car parking:</i></p> <ul style="list-style-type: none"> a) <i>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;</i> b) <i>and 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.</i> | <p>Not Applicable</p> <p>This is an action on local authorities.</p> |

National Policy Statement for Freshwater Management 2020

| Objective / Policy | Overall Planning Assessment of the Proposal |
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| <p>Objective 1: <i>The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</i></p> <ul style="list-style-type: none"> (a) <i>first, the health and well-being of water bodies and freshwater ecosystems;</i> (b) <i>second, the health needs of people (such as drinking water); and</i> | <p>Consistent</p> <p>Refer to Section 9.5.3</p> |

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| <i>(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</i> | |
| Policy 1: <i>Freshwater is managed in a way that gives effect to Te Mana o te Wai.</i> | Consistent Refer to Section 9.5.3 |
| Policy 2: <i>Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.</i> | Consistent Refer to Section 9.5.3 |
| Policy 3: <i>Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.</i> | Consistent Refer to Section 9.5.3 |
| Policy 4: <i>Freshwater is managed as part of New Zealand's integrated response to climate change.</i> | Consistent Refer to Section 9.5.3 |
| Policy 5: <i>Freshwater is managed through a National Objectives Framework to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and wellbeing of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.</i> | Consistent Refer to Section 9.5.3 |
| Policy 6: <i>There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.</i> | Consistent Refer to Section 9.5.3 |
| Policy 7: <i>The loss of river extent and values is avoided to the extent practicable.</i> | Partly Consistent While there will be some loss of river extent due to reclamation during the realignment, the loss of river values is considered minimal due to the lack of aquatic habitat in the river channel within the Site. |
| Policy 8: <i>The significant values of outstanding water bodies are protected.</i> | Not Applicable There are no outstanding water bodies within the Site or impacted by the proposed works. |
| Policy 9: <i>The habitats of indigenous freshwater species are protected.</i> | Consistent Refer to Section 9.5.3 |
| Policy 10: <i>The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.</i> | Consistent Refer to Section 9.5.3 |
| Policy 11: <i>Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.</i> | Consistent Refer to Section 9.5.3 |
| Policy 12: <i>The national target (as set out in Appendix 3) for water quality improvement is achieved.</i> | Consistent Refer to Section 9.5.3 |

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| <p>Policy 13: <i>The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.</i></p> | <p>Consistent Refer to Section 9.5.3</p> |
| <p>Policy 14: <i>Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.</i></p> | <p>Consistent Responsibility of WDC in accordance with Rangiora global stormwater discharge consent.</p> |
| <p>Policy 15: <i>Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.</i></p> | <p>Consistent Refer to Section 9.5.3</p> |