

**APPENNDIX 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 218 additional lots with a mix of medium residential housing typologies consistent with a retirement village.</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 West Melton shops and school on the north side of the West Coast Road; and to the community centre, preschools, Domain and West Melton Tavern. This enables a choice of transport modes including active and micro-personal transport (eg e-bikes) to be used instead of private cars.</p> <p>NZTA proposed upgrade at the West Melton Road/SH/Weedons Ross Road intersection will improve the efficiency and safety of this intersection, facilitating pedestrian movements across the SH and resolving SH severance issues which have hampered development of the township to date.</p> <p>The Site is close to number of significant employment hubs including Rolleston north industrial development (Izone and Iport), Darfield (including Fonterra dairy factory), Christchurch International Airport, Hornby and Islington.</p> <p>West Melton is serviced by a public bus service, and private school bus service into Christchurch.</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 importantly will offer land in a different ownership to the other major development proposals put forward by just two other developers.</p>
<p>(e) support reductions in greenhouse gas emissions; and</p>	<p>See discussion under 'Climate Change' above</p>
<p>(f) are resilient to the likely current and future effects of climate change</p>	<p>The Site is an inland site away from major rivers. It is not at risk from climate change induced extreme natural hazard events like sea level rise, or river flooding.</p>
<p><b>Policy 2 - Sufficient development capacity</b></p>	<p>The proposed rezoning is anticipated to provide for approximately 218 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 smaller housing units suited to retirement needs. The locational and amenity advantages of West Melton also favour strong ongoing demand.</p>
<p><b>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</b></p> <ul style="list-style-type: none"> <li>a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</li> <li>b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> </ul> </li> <li>b) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1);</li> <li>c) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</li> <li>d) the likely current and future effects of climate change.</li> </ul>	<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.</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> <ul style="list-style-type: none"> <li>(a) unanticipated by RMA planning documents; or</li> <li>(b) out-of-sequence with planned land release</li> </ul>	<p>Proposed Change 6 to the RPS has not been notified and without an operative development capacity FDS and specific capacity bottom lines by areas this submission falls to be considered as “unanticipated” by RMA</p> <p>The proposal both, on its own, and in combination with other West Melton urban growth proposals adds significantly to development capacity in West Melton. There are also other sound planning reasons to re-zone the Site (urban form, bringing added competition into the local market etc).</p>