

# National Policy Statement on Urban Development

## Part 2: Objectives and policies

### 2.1 Objectives

**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.

**Objective 2:** Planning decisions improve housing affordability by supporting competitive land and development markets.

**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.

**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.

**Objective 5:** Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

**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.

**Objective 7:** Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

**Objective 8:** New Zealand's urban environments:  
support reductions in greenhouse gas emissions; and  
are resilient to the current and future effects of climate change.

### 2.2 Policies

**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
  - (ii) enable Māori to express their cultural traditions and norms; and National Policy Statement on Urban Development 2020.
- (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.

**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.

**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 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) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:
  - (i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
  - (ii) relative demand for housing and business use in that location.

**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.

**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.

**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
- (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.

**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.

**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.

**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
- (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.

# Objectives and Policies

## SELWYN DISTRICT PLAN

### B1 NATURAL RESOURCES LAND AND SOIL — OBJECTIVES

#### Objective B1.1.1

Adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

#### Objective B1.1.2

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

### LAND AND SOIL — POLICIES AND METHODS CONTAMINATED LAND

#### Policy B1.1.3

Avoid adverse effects on people's health or well-being from exposure to contaminated soil.

#### Policy B1.1.4

Co-operate with Environment Canterbury to encourage people to contain or 'clean up' contaminated sites.

### WATER — OBJECTIVES

#### Objective B1.2.2

Activities on land and the surface of water in Selwyn District:

- Do not adversely affect ground or surface water resources;
- Do not adversely affect waahi tapu or waahi taonga;
- Maintain or enhance the ecological and habitat values of waterbodies and their margins;
- Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and
- Promote public access along rivers and streams, where appropriate.

### GENERAL

#### Policy B1.2.1

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface waterbodies.

### WATER SUPPLIES

#### Policy B1.2.3

Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

**Policy B1.2.4**

Recognise and promote the need for protection zones around water supply bores, to reduce the risk of contamination from land uses.

**Policy B1.2.5**

Require any sewage treatment and disposal to be reticulated in the townships of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.

## **OUTSTANDING NATURAL FEATURES AND LANDSCAPES — OBJECTIVES**

**Objective B1.4.4**

The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.

## **OUTSTANDING NATURAL FEATURES AND LANDSCAPES — POLICIES AND METHODS**

**Policy B1.4.15**

Recognise that the distinction between the landscapes in townships and the rural area adds to the landscape values of the Canterbury Plains; and maintain the distinction.

**Policy B1.4.16**

Avoid townships expanding to the extent that they merge into one another.

**Policy B1.4.17**

Recognise that the land between Christchurch City and a line extending from West Melton to Tai Tapu is identified in the RPS as providing a 'rural' landscape in contrast to the 'urban' landscape of Christchurch City.

## **2 PHYSICAL RESOURCES**

### **TRANSPORT NETWORKS — OBJECTIVES**

#### **ROAD, PATHWAYS, RAIL AND AIRFIELDS**

**Objective B2.1.1**

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

**Objective B2.1.2**

An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

### **TRANSPORT NETWORKS— POLICIES AND METHODS**

## **ROAD, PATHWAYS, RAIL AND AIRFIELDS**

### **Policy B2.1.2**

Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.

### **Policy B2.1.3**

Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en-route to its destination.

### **Policy B2.1.4(a)**

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- the number and type of vehicle movements generated by the activity;
- the road classification and function; and
- any pedestrian, cycle, public transport or other access required by the activity.

### **Policy B2.1.6(a)**

Require activities to have adequate on-site carparking and loading facilities to minimise potential adverse effects from roadside parking and to require adequate on-site manoeuvring area to avoid the need for reversing onto or off roads particularly State Highways and Arterial Roads, except where reductions and/or controls are necessary in order to facilitate the urban form of the Rolleston High Street as envisaged by the Rolleston Town Centre Masterplan.

### **Policy B2.1.6(c)**

Encourage parking provision on alternative sites and/or travel via sustainable modes and/or provision of workplace or school travel management plans, where these reduce on-site car parking demand and have wider associated benefits, provided that such options are viable and enforceable.

### **Policy B2.1.7**

Provide for pedestrian safety, security, circulation and access within parking areas by considering the interaction of vehicle access and manoeuvring, circulation, loading and parking, with likely pedestrian routes onto the site, including for users of public transport, and between car and cycle parks, and building entrances.

### **Policy B2.1.8**

Ensure road side signs and other roadside activities do not distract drivers for too long or cause or contribute to sudden or dangerous driving manoeuvres.

### **Policy B2.1.9**

Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorists, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.

### **Policy B2.1.10**

Ensure vehicle crossings, intersections, pathways, roadside signs and noticeboards are designed and positioned to ensure good visibility for all road users, and to allow safe passage, access and egress.

### **Policy B2.1.12**

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

**Policy B2.1.13**

Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.

**Policy B2.1.14**

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

**Policy B2.1.15**

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.

**UTILITIES — OBJECTIVES****Objective B2.2.1**

Access to utilities to enable people and communities to carry out their activities.

**Objective B2.2.2**

Efficient use of utilities is promoted.

**Objective B2.2.3**

The provision of utilities where any adverse effects on the receiving environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of the facilities.

**UTILITIES — POLICIES AND METHODS****Policy B2.2.2**

Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.

**Policy B2.2.3**

Encourage the "market" to determine the efficient use of utilities.

**Policy B2.2.6**

Ensure the effects of utilities are compatible with the amenity values and environmental characteristics of the zone in which they locate, also having regard to operational, functional and economic constraints.

**Policy B2.2.11**

Underground cables are required to be laid in Living and Business zones unless the network utility operator advises that it is technically not feasible to lay cables underground, or it only involves a minor extension of existing overhead lines.

**WASTE DISPOSAL — OBJECTIVES**

#### **Objective B2.4.1**

People's awareness of the environmental effects of producing and disposing of waste, is increased.

#### **Objective B2.4.2**

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

### **B3 Health, Safety and Values**

#### **HAZARDOUS SUBSTANCES – OBJECTIVES**

##### **Objective B3.2.1**

To ensure that adequate measures are taken to avoid, remedy or mitigate any adverse effects to human health, to the amenity of townships, the rural environment and to the natural environment arising from the manufacture, storage, transport on water bodies and disposal of hazardous substances.

##### **Objective B3.2.2**

To ensure that adequate measures are taken during the manufacture, storage and disposal of hazardous substances to avoid, remedy or mitigate any adverse effects to the health of livestock and other farm animals, of domestic animals, and of flora and fauna, and to the life-sustaining capacity and amenity values of waterbodies, land and soil resources.

#### **HAZARDOUS SUBSTANCES — POLICIES AND METHODS**

##### **MANUFACTURE AND STORAGE**

##### **Policy B3.2.1**

Ensure any potential risk of adverse effects on the environment from spills, leaks or other mismanagement of hazardous substances is avoided or mitigated.

##### **Policy B3.2.2**

Avoid the manufacture, use or storage of large quantities of hazardous substances in Living or Business 1 Zones, unless potential adverse effects on people's well-being and the amenity values of these zones will be minor.

#### **QUALITY OF THE ENVIRONMENT — OBJECTIVES**

##### **Objective B3.4.1**

The District's townships are pleasant places to live and work in.

##### **Objective B3.4.2**

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

##### **Objective B3.4.3**

"Reverse sensitivity" effects between activities are avoided.

##### **Objective B3.4.4**



Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

#### **Objective B3.4.5**

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

### **QUALITY OF THE ENVIRONMENT — POLICIES AND METHODS**

#### **ZONES**

##### **Policy B3.4.1**

To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.

##### **Policy B3.4.2**

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

##### **Policy B3.4.3**

To provide Living zones which:

- are pleasant places to live in and provide for the health and safety of people and their communities;
- are less busy and more spacious than residential areas in metropolitan centres;
- have safe and easy access for residents to associated services and facilities;
- provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;
- ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and
- ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:
  - access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;
  - block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;
  - streets are aligned to take advantage of views and landscape elements;
  - section proportions are designed to allow for private open space and sunlight admission;
  - a subdivision layout that minimises the number of rear lots;
  - layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;
  - a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;
  - a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;
  - any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.

#### **NOISE**

##### **Policy B3.4.10**

Ensure noise in all zones does not adversely affect the health or well-being of people.

**Policy B3.4.11**

Maintain background sound levels which are appropriate to the quality of the environment and amenity values of each zone.

**GLARE**

**Policy B3.4.12**

Avoid night lighting and, where practical, glare from reflections shining directly into adjoining sites, in all zones.

**DUST**

**Policy B3.4.14**

Avoid nuisance effects caused by dust from stockpiled material or construction work in Living or Business zones.

**SCALE AND NATURE OF ACTIVITIES**

**Policy B3.4.16**

Ensure the operating hours for non-residential activities in Living zones do not disturb surrounding residential activities, particularly at night.

**TRAFFIC**

**Policy B3.4.19 (a)**

Ensure all activities have appropriate car-parking facilities to avoid, remedy or mitigate any adverse effects of car-parking on:

- The amenity values of streets;
- The privacy of residents; and
- Safe and convenient access to sites.

**Policy B3.4.19 (b)**

Ensure that a high level of amenity, safety and accessibility is achieved for pedestrians, users of public transport and cyclists when car parking is provided.

**Policy B3.4.19 (c)**

Ensure that access by sustainable transport modes, such as public transport, cycling and walking, is considered when assessing parking needs for new activities.

**OUTDOOR SIGNS AND NOTICEBOARDS**

**Policy B3.4.21**

Ensure signs in all zones are designed and positioned to avoid:

- Adverse effects on the visibility or safety of pedestrians, cyclists or motorists;
- Impeding access to or past sites;
- Nuisance effects from sound or motion features on signs or from glare or reflectivity;
- Adverse effects on the amenity values of the zone; or
- Dominance of the 'skyline' or view caused by large signs protruding above the roofs of buildings.

#### **Policy B3.4.22**

Ensure signs in Living zones are of a size, design and number which maintain the quality of the environment and amenity values of the zone but recognise the need for retail activities located in Living zones to have extra signs on the site.

### **BUILDING DESIGN**

#### **Policy B3.4.23**

Allow people freedom in their choice of the design of buildings or structures except where building design needs to be managed to:

- Avoid, remedy or mitigate adverse effects on adjoining sites; or
- Maintain the character of areas with outstanding natural features or landscapes values or special heritage or amenity values; or
- Maintain and establish pleasant and attractive streets and public areas in the Business 1 zone.

#### **Policy B3.4.24(b)**

Support the use of building or landscaping concept plans or ideas developed for townships in Selwyn District where such plans or ideas:

- Are appropriate to the proposed activity;
- Do not contravene any District Plan policies or rules; and
- The builder/developer is interested in using them.

#### **Policy B3.4.25**

In all zones in townships, ensure buildings:

- Do not shade adjoining properties; and
- Maintain a predominantly low-rise skyline.

#### **Policy B3.4.26**

Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.

#### **Policy B3.4.27**

Ensure buildings and structures in Living zones which are used for non-residential activities, are of a size and bulk and in a setting compatible with the quality of the environment and amenity values of a residential area.

### **LANDSCAPING AND AMENITY PLANTINGS**

#### **Policy B3.4.31**

Encourage sites in Living and Business 1 Zones to maintain a landscaped area along the road frontage of the site.

**Policy B3.4.33**

Encourage people who are developing or redeveloping sites in townships to retain trees, bush or other natural features on the site, as part of the new development.

## **4 Growth of Townships**

### **RESIDENTIAL DENSITY — OBJECTIVES**

**Objective B4.1.1**

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

### **RESIDENTIAL DENSITY — POLICIES AND METHODS**

**Policy B4.1.4**

Allow choice in residential density in Living X Zones, provided that it is not more dense than that for the Living 1 Zone(s) in that township.

**Policy B4.1.6**

In Living 1, X Zones and Medium Density areas identified in an Outline Development Plan in Living Z zones, allow site coverage to exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated.

**Policy B4.1.8**

Manage the number of sites with more than one dwelling in Living 1 or X Zones, to maintain the overall residential density of the zone.

**Policy B4.1.12**

Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads.

### **RESIDENTIAL AND BUSINESS DEVELOPMENT — OBJECTIVES**

**Objective B4.3.3**

For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan..

**Objective B4.3.9**

Targets for sufficient, feasible development capacity for housing within Greater Christchurch [Inserted in accordance with sections 55(2) and 55(2A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]

For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in the urban areas of Selwyn District within Greater Christchurch in accordance with the CRPS Policy 6.2.1a.

Table B4.3.9 - Targets for housing development capacity in the urban areas of Selwyn District within Greater Christchurch, 2018-2048

Selwyn	Development capacity to be enabled (number of dwellings)		
	Medium Term (2018-2028)	Long Term (2028-2048)	Total 30 Year Period (2018-2048)
	8,600	8,690	17,290

#### **Policy B4.3.4**

Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity.

### **PREBBLETON**

#### **Policy B4.3.64**

Encourage land located to the east and west of the existing Living and Business zones, being those Living and Business zones that adjoin Springs Road, which is located as close as possible to the existing township centre as the first preferred areas to be rezoned for new residential development at Prebbleton, provided sites are available and appropriate for the proposed activity.

#### **Policy B4.3.65**

Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.