

UFD - Āhuetanga auaha ā tāone - Urban Form and Development

Introduction

The Urban Form and Development objectives and policies are informed by the WDDS, which is a document that addresses a range of matters related to growth and development, for both urban and rural environments. The objectives and policies also give effect to higher order documents as required by the RMA, in particular the NPSUD and the RPS.

Interpretation and application of this chapter

For the purpose of District Plan development, including plan changes and resource consents, the strategic direction UFD objectives and policies in this chapter ~~must be given effect to through~~ provide direction for the more detailed provisions contained in other Part 2 and Part 3 chapters of the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications:¹

1. the strategic UFD objectives and policies may provide guidance for related objectives and policies in other chapters; and

2. the relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between them.²

Objectives				
UFD-O1	Feasible development capacity for residential activities			
	<u>At least Ss</u> ³ ufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District as follows:			
	Term	Short to Medium Term (2018-2028)	Long Term (2028-2048)	30 Year Time frame (2018-2048)
	Housing Bottom Lines (Development Capacity)	<u>6,300</u> <u>5,600</u> Residential Units	<u>7,100</u> <u>7,650</u> Residential Units	<u>13,400</u> <u>13,250</u> ⁴ Residential Units
UFD-O2	Feasible development capacity for commercial activities and industrial activities			
	<u>At least Ss</u> ⁵ ufficient feasible development capacity to meet commercial and industrial development demand.			

¹ Forest and Bird [192.33] (for all changes to this paragraph). Urban Form and Development s42A report.

² Forest and Bird [192.33]. Urban Form and Development s42A report.

³ R & G Spark [183.2], J & C Broughton [223.3], R Allaway and L Larsen [236.3], Dalkeith Holdings Ltd [242.3], M Hales [246.4]. Urban Form and Development s42A report.

⁴ J & C Broughton [223.3], Dalkeith Holdings Ltd [242.3], M Hales [246.4]. Urban Form and Development s42A report. (updated from 2023 HCA pg 9 Table 3 – Scope Section 55 RMA)

⁵ R & G Spark [183.3], R Allaway and L Larsen [236.4], Dalkeith Holdings Ltd [242.4], Miranda Hales [246.5]. Urban Form and Development s42A report.

Policies	
UFD-P1	<p>Density of residential development</p> <p>In relation to the density of residential development:</p> <ol style="list-style-type: none"> 1. provide for intensification in urban environments <u>centres</u>⁶ through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone; 2. locate any Medium Density Residential Zone so it: <ol style="list-style-type: none"> a. supports, and has ready access to, existing <u>or planned</u>⁷ Commercial and Mixed Use Zones, schools, educational facilities⁸, <u>existing or planned</u>⁹ public transport and open space; b. supports well connected walkable communities; c. avoids or mitigates natural hazard risk in any high hazard area within <u>existing</u>¹⁰ urban areas; and d. located away from <u>does not immediately adjoin</u>¹¹ any Heavy Industrial Zone.
UFD-P2	<p>Identification/location of new Residential Development Areas ¹²</p> <p>In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy; 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: <ol style="list-style-type: none"> a. occur in a form that concentrates, or are <u>integrated with attached to</u>¹³, an existing urban environment <u>centres</u>¹⁴ and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required; c. have good accessibility for all people between <u>to</u>¹⁵ housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space; e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes; f. are informed through the development of an ODP;

⁶ A Carr [158.5], Ravenswood Developments Ltd [347.4] and ECan [316.8]. Urban Form and Development s42A report.

⁷ Kainga Ora [325.9]. Urban Form and Development s42A report.

⁸ Ministry of Education [277.12]. Urban Form and Development s42A report.

⁹ Kainga Ora [325.9]. Urban Form and Development s42A report.

¹⁰ Kainga Ora [325.9]. Urban Form and Development s42A report.

¹¹ Kainga Ora [325.9]. Urban Form and Development Right of Reply report.

¹² All changes are within scope of Canterbury Regional Council [316.8]. Wrap Up Reply Report.

¹³ Kainga Ora [325.10]. Urban Form and Development Right of Reply report.

¹⁴ A Carr [158.5], Ravenswood Developments Ltd [347.4] and ECan [316.8]. Urban Form and Development s42A report.

¹⁵ Kainga Ora [325.10]. Urban Form and Development Right of Reply report.

- ~~g. supports reductions in greenhouse gas emissions; and~~
- ~~h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.~~

Within Greater Christchurch, general residential and medium density residential areas, contribute to well-functioning urban environments by:

- a) being located only within existing urban areas, Greenfield Priority Areas, or Future Development Areas identified in the Canterbury Regional Policy Statement and development areas identified in the District Plan as of <date of notification>;
- or
- b) provides significant development capacity which meets all of the following criteria:
 - a. it responds to a shortfall identified by the most recent Housing and Business Development Capacity Assessment; and
 - b. it is of a high yield relative to either the forecast demand or the identified shortfall, for the entire territorial authority area; and
 - c. it will be realised in a timely manner, with commencement of the development in the short to medium term;
 - d. it provides additional development infrastructure at the time of rezoning to support the proposal, or provides sufficient certainty that this can be provided, including by way of developer funding, developer agreements and other legal mechanisms;
- c) are integrated with infrastructure planning and funding decisions by occurring in a manner that makes use of existing and planned transport upgrades, including public transport, and three waters infrastructure, or where such infrastructure is not available or planned, upgrades, funds and builds infrastructure as required;
- d) are strategic over the medium-term and long-term, or identified in the FDS and the DDS;
- e) occur in an area that is well connected along transport corridors with good accessibility for all people to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport
- f) concentrate higher density residential housing in locations focusing on activity nodes such as any key activity centres, schools, public transport routes and open space;
- g) take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;
- h) are informed through the development of an ODP;
- i) support¹⁶ reductions in greenhouse gas emissions, including through settlement patterns that reduce vehicle kilometres travelled and support public and active transport;

¹⁶ ECan [316.8] wrap up report.

- j) are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6;

Outside of Greater Christchurch, general residential areas contribute to well-functioning urban environments by:

- a) being located only within existing urban areas, and development areas identified in district plan as at <date of notification>;

or

- a) occurring in a form that concentrates, or integrated with existing urban areas and promotes a coordinated pattern of development;
- b) providing significant development capacity which meets all of the following criteria:
 - i. it responds to a shortfall identified by the most recent Housing and Business Development Capacity Assessment; and
 - ii. it is of a high yield relative to either the forecast demand or the identified shortfall, for the entire territorial authority area; and
 - iii. it will be realised in a timely manner, with commencement of the development in the short to medium term; and
 - iv. it provides additional development infrastructure at the time of rezoning to support the proposal, or provides sufficient certainty that this can be provided, including by way of developer funding, developer agreements and other legal mechanisms;
- c) protecting highly productive land;
- d) avoiding adverse reverse sensitivity effects, and fragmentation on land used for primary production¹⁷;
- e) being integrated with infrastructure planning and funding decisions by occurring in a manner that makes use of planned transport upgrades, including public transport, and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;
- f) being strategic over the medium-term and long-term, or identified in the DDS;
- g) occurring in an area that is well connected along transport corridors with good accessibility for all people to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
- h) taking into account anticipated amenity values on surrounding sites and streetscapes;
- i) being informed through the development of an ODP;
- j) supports reductions in greenhouse gas emissions, including through settlement patterns that reduce vehicle kilometres travelled and support public and active transport;
being resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6;

¹⁷ CRPS, 5.3.12(1)

<p>UFD-P3</p>	<p>Identification/location and extension of Large Lot Residential Zone areas¹⁸ In relation to the identification/location of Large Lot Residential Zone areas: 1. new Large Lot Residential development is located in the F^future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP; 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: a. occurs in a form that is integrated with attached to^{integrated with attached to}²⁰ an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development; b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy; c. is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy; d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and e. is informed through the development of an ODP.</p>
<p>UFD-P4</p>	<p>Identification/location and extension of Town Centre Zones²¹ Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy and DDS Council's growth strategy, WDDS or Town Centre Plans²².</p>
<p>UFD-P5</p>	<p>Identification/location and extension of Industrial Zones Provide for the extension of existing Industrial Zones and locate and develop new industrial activities to implement the urban form identified in the Future Development Strategy and DDS or Council's growth strategy WDDS²³.</p>
<p>UFD-P6</p>	<p>Mechanism to release Residential Development Areas The release of land within the identified new development areas of Kaiapoi, West Rangiora²⁴, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium term feasible development capacity and achievement of housing bottom lines.²⁵</p>

¹⁸ All changes are within scope of Canterbury Regional Council [316.9]

¹⁹ CI 16, Sch 1 RMA. Urban Form and Development s42A report.

²⁰ Kainga Ora [325.10]. Urban Form and Development Right of Reply report.

²¹ Consequential to Canterbury Regional Council [316.8], Canterbury Regional Council [316.9]

²² Kainga Ora [325.11]. Urban Form and Development Right of Reply report.

²³ Kainga Ora [325.12]. Urban Form and Development Right of Reply report.

²⁴ Richard and Geoff Spark [183.4]. Urban Form and Development s42A report.

²⁵ Richard and Geoff Spark [PDP 183.4], Forest and Bird [PDP 192.38], Dalkeith Holdings Ltd [PDP 242.5]

<p>UFD-P7</p>	<p>Mechanism to provide additional Commercial and Mixed Use Zones²⁶ If proposed, ensure <u>any new commercial growth and activities plan change to create new, or expanded existing Commercial and Mixed Use Zones:</u></p> <ol style="list-style-type: none"> 1. improve commercial self-sufficiency within the town and the Waimakariri District; 2. are commensurate to the population growth forecast for the town subject to the plan change; 3. consider and address any adverse effects that might undermine other town centres and local centres in the District; and 4. address any development capacity shortfall as identified in the Future Development Strategy or WDDS. 5. is are informed through the development of an ODP.
<p>UFD-P8</p>	<p>Mechanism to provide additional Industrial Zones²⁷ If proposed, <u>ensure industrial growth and activities any plan change to create new, or expanded existing Industrial Zones:</u></p> <ol style="list-style-type: none"> 1. manages adverse effects at the interface between Industrial Zones and arterial roads, Rural Zones, Residential Zones and Open Space and Recreation Zones, through methods such as building setbacks and landscaping; 2. provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas; and 3. locates new Industrial Zones in locations adjacent to existing urban <u>areas environments</u> where it can be efficiently serviced by infrastructure. 4. is informed through the development of an ODP.
<p>UFD-P9</p>	<p>Unique purpose and character of the Special Purpose Zone (Kāinga Nohoanga) Support a mix of development on Māori Land within the Special Purpose Zone (Kāinga Nohoanga) that:</p> <ol style="list-style-type: none"> 1. enables Te Ngāi Tūāhuriri Rūnanga to fully occupy and use land in accordance with the principles and purposes for which the land was originally set aside; 2. will occur over generations and take place in different parts of the zone, and occur at different times; and 3. connects to reticulated infrastructure where available, but recognises that as public reticulated infrastructure is not available to all parts of the zone, alternative forms of onsite independent individual and communal infrastructure will be required.
<p>UFD-P10</p>	<p>Managing reverse sensitivity effects from new development Within Residential Zones and new development areas in Rangiora, and Kaiapoi, <u>Woodend, Ravenswood, and Pegasus²⁸:</u></p>

²⁶ Canterbury Regional Council [316.12]

²⁷ Canterbury Regional Council [316.13]

²⁸ Woodend-Sefton Community Board [155.1] and NZ Pork [169.13]. Urban Form and Development s42A report.

	<ol style="list-style-type: none">1. avoid residential activity <u>and development</u> that has the potential to <u>be impacted by or</u>²⁹ limit the efficient, <u>and effective</u> <u>and safe</u>³⁰ operation <u>maintenance, repair, development</u>³¹ and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;2. <u>minimise avoid or mitigate</u>³² reverse sensitivity effects on <u>industrial activities and</u>³³ primary production from activities within new development areas through setbacks and screening, <u>or other methods,</u>³⁴ without compromising the efficient delivery of new development areas.
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²⁹ Transpower [195.22]. Urban Form and Development s42A report.

³⁰ Waka Kotahi [275.10]. Urban Form and Development s42A report.

³¹ Transpower [195.22] and MainPower [249.245]. Urban Form and Development s42A report.

³² Fulton Hogan [41.17]. Urban Form and Development Reply Report.

³³ Fulton Hogan [41.17] and Daiken New Zealand Ltd [145.15]. Urban Form and Development s42A report and amended through Reply Report.

³⁴ Richard and Geoff Spark [183.5], John and Coral Broughton [223.6] and Rick Allaway and Lionel Larsen [249.245]. Urban Form and Development s42A report.