

RPS – UFD – Urban form and development

Scope and background

This chapter deals with how activities involving urban development and versatile soils will be addressed. In general, this chapter provides broad policy guidance for managing these activities.

Allowing urban expansion, and the development of rural residential “lifestyle blocks”, onto the more versatile soils may result in a reduction of options for their future productive use. This may adversely affect the ability of future generations to meet their reasonably foreseeable needs.

Issues

UFD-I1: The strategic integration of infrastructure with *land** use

Urban development that is not strategically planned can result in the piecemeal and inefficient provision of associated infrastructure.

UFD-I2: Adverse effects from urban growth and rural residential *subdivision** on versatile soils

Urban growth and rural residential subdivision (“lifestyle blocks”), on versatile soils may result in those soils no longer being available for use as production land. These development pressures often occur on the fringes of some of the Region's urban areas, most notably Palmerston North.

Objectives

UFD-O1: The strategic integration of *infrastructure*[^] with *land** use

Urban development occurs in a strategically planned manner which allows for the adequate and timely supply of *land** and associated *infrastructure*[^].

Table 1 Housing bottom lines for Palmerston North, 2021-2051¹

Housing bottom lines (number of dwellings)	
Short- to medium-term July 2021 – June 2031 Includes an additional margin of 20%	Long-term July 2031 – June 2051 Includes an additional margin of 15%
5,045	7,925

UFD-O1: *Te kōmitimiti rautaki o ngā kaupapa o raro me te whakamahi whenua*

Ka mahia te whakaahu tāone mā tētahi huarahi e whakamaheretia ā-rautaki kia nui ai, kia arotau ai hoki te ranea o te whenua me ngā kaupapa o raro whai pānga.

¹ Table 1 inserted 14 December 2022 as directed by clause 3.6 of the National Policy Statement on Urban Development 2020. Housing bottom lines established in the Palmerston North Housing Capacity Assessment Report - June 2021, adopted by Palmerston North City Council on 30 June 2021.

Tūtohi 1 Te nui whare mō Te Papaioea, 2021-2051

Te nui whare (te maha o ngā whare)	
Wā poto- Wā āhua roa Hōngongoi 2021 – Pipiri 2031 tāpirihia he paenga kia 20%	Wā roa Hōngongoi 2031 – Pipiri 2051 tāpirihia he paenga kia 15%
5,045	7,925

UFD-O2: Urban growth and rural residential subdivision on versatile soils

To ensure that *territorial authorities*^{*} consider the benefits of retaining Class I and II² versatile soils³ for use as *production land*[^] when providing for urban growth and rural residential *subdivision*.

UFD-O2: Te tupu o ngā tāone me te whakaahu whenua hei nohoanga taiwhenua, I runga oneone whai pūkenga

Kia hua ai ka whakāroarotia ngā painga o te pupuri tonu i ngā oneone whai pūkenga o te Momo I me te Momo II kia whakamahia hei whenua whakaputa hua i ngā wā e whakarato ana mō te tupu tāone me te wawaetanga whenua nohoanga taiwhenua.

Policies**UFD-P1: The strategic integration of *infrastructure*[^] with *land*^{*} use**

Territorial Authorities^{*} must proactively develop and implement appropriate *land*^{*} use strategies to manage urban growth, and they should align their *infrastructure*[^] asset management planning with those strategies, to ensure the efficient and effective provision of associated *infrastructure*[^].

UFD-P2: Urban growth and rural residential *subdivision*^{*} on versatile soils

In providing for urban growth (including implementing RPS-UFD-P1), and controlling rural residential *subdivision*^{*} (“lifestyle blocks”), *Territorial Authorities*^{*} must pay particular attention to the benefits of the retention of Class I and II versatile soils for use as *production land*^{*} in their assessment of how best to achieve *sustainable management*.

Principal reasons**UFD-PR1: Strategic urban development**

Objectives UFD-O1 and UFD-O2 have been adopted to provide guidance on the importance of integrating urban growth with infrastructure provision and the retention of versatile soils for use as *production land*[^].

² As identified in the Land Use Capability Classification system.

³ For general information purposes these soils largely comprise the following soil series: Egmont, Kiwitea, Westmere, Manawatū, Karapotī, Dannevirke, Ohakune, Kairanga, Ōpiki and Te Arakura.

UFD-PR2: Urban growth and rural residential *subdivision** on versatile soils

The RMA requires those with functions under it to have regard to resource costs and benefits of development. For example, directing urban growth and rural residential *subdivision** onto less versatile soils may increase travel distances, costs of service provision or other economic or environmental costs of land development. However, allowing urban expansion onto versatile soils adjacent to urban areas will result in a reduction of options for their future productive use, which is a cost to future generations. There are a range of factors required to enable land to be used for productive use. Territorial Authorities need to weigh all relevant matters when making land use decisions.

Anticipated environmental results

Anticipated Environmental Result	Link to Policy	Indicator	Data Source
UFD-AER1: Urban growth occurs in a strategically planned manner.	RPS-UFD-P1	<ul style="list-style-type: none"> Urban growth 	<ul style="list-style-type: none"> District plan variations and changes
UFD-AER2: Class I and II versatile soils are retained, where appropriate for productive use.	RPS-UFD-P2	<ul style="list-style-type: none"> Urban growth and rural residential subdivision 	<ul style="list-style-type: none"> District plan variations and changes