

RPS – UFD – Urban form and development

Scope and background

This chapter provides guidance on managing urban growth and development in a manner that ensures there is *sufficient development capacity** and supply of *land** in relation to housing and *business land** to meet the expected demands of the Region, supported by integrated planning of *land** use, *infrastructure*[^] and development. Objectives, policies and methods set out in other chapters of this Regional Policy Statement also provide guidance on achieving a built form that integrates with its surrounding environment, when having regard to matters including, but not limited to, energy, *infrastructure*[^], transport; hazards and risks; ecosystems and indigenous biodiversity; historic and cultural values; and resource management issues of significance to *hapū** and *iwi**.

Urban development and the National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS UD) sets out objectives and policies for the provision of *sufficient development capacity** to meet the expected demand for housing and *business land** and to contribute to *well-functioning urban environments**. Feilding, Palmerston North, Levin and Whanganui are the *urban environments** in the Horizons Region. The NPS UD also requires local authorities to take into account the principles of the *Treaty of Waitangi (Te Tiriti o Waitangi)*[^] in planning decisions relating to *urban environments**.

In addition to the urban environments listed above, the Horizons Region is characterised by a number of smaller settlements that are not considered '*urban environments**' in the context of the NPS UD and as defined by this Plan. Development of these settlements should occur in the spirit of the NPS UD and the provisions of this chapter but are not subject to the direction applying to *urban environments**.

Urban growth and rural residential *subdivision** on *highly productive land**

Allowing urban expansion, and the development of rural residential "lifestyle blocks", onto *highly productive land** almost always reduces options for their future productive use. Such reduction in options adversely affects the ability of future generations to meet their reasonably foreseeable needs.

Issues

UFD-I1: Strategic planning and *land** use

Poorly planned urban development can result in the piecemeal, uncoordinated and inefficient provision of development, *development infrastructure** and *additional infrastructure**. It can also have the potential to create reverse sensitivity *effects**. This does not contribute to a *well-functioning urban environment**, can create adverse environmental *effects** and will make it more difficult for urban development to meet the needs of current and future communities.

UFD-I2: Adverse *effects** from urban growth and rural residential *subdivision** on *highly productive land**

Urban growth and rural residential *subdivision** ("lifestyle blocks"), on *highly productive land** almost always results in a reduction of the productive capacity of that land. These development pressures often occur on the fringes of some of the Region's urban areas.

UFD-I3: Demand for housing, *business land*^{*}, *infrastructure*[^] and *community services*^{*}

Growth in *urban environments*^{*} that is not well planned and integrated with *infrastructure*[^] and other required services may result in *urban environments*^{*} that do not function well. This can lead to *effects*^{*} on the urban and natural environment including for example, *freshwater*^{*}, *effects*^{*} on existing *infrastructure*[^], and lack of resilience to the *effects*^{*} of *climate change*[^].

These issues can also apply to smaller towns and settlements whose functioning is influenced by the way in which growth and development occurs.

Objectives

UFD-O1: Strategic planning and urban development

Strategic planning for urban development ensures that:

- (1) *sufficient development capacity*^{*} and *land*^{*} supply for housing and business uses is provided to support growth,
- (2) new development, *development infrastructure*^{*} and *additional infrastructure*^{*} are provided in a coordinated, integrated and efficient manner,
- (3) the diverse and changing needs of people, communities, and future generations are provided for through quality, sustainable urban form, and
- (4) competitive *land*^{*} and development markets are supported in ways which improve housing affordability.

UFD-O1: He mahere rautaki me te whanake ā-tāone

Mā te mahere rautaki me te whakawhanake tāone:

- (1) ka whakawātea he whenua me te āhei kia whakawhanakehia^{*} mō te noho tangata me te pakihī hei tautoko whakatipu,
- (2) ka whakaratohia he whakawhanake hou, tūāhanga whakawhanake me te tāpiri tūāhanga kia pai te ruruku, me te kōmitimiti,
- (3) ka aro atu ki ngā hiahia kanorau o te tangata, o ngā hapori me ngā whakatipuranga e heke mai nei mā te kounga me te whakapūmau o te āhua o te tāone, ā
- (4) ka tautoko i te makete hoko whenua, whakawhanake hoki kia taea te hoko whare.

UFD-O2: Urban growth and rural residential subdivision on *highly productive land*^{*}

To ensure that *Territorial Authorities*^{*} consider the benefits of retaining *highly productive land*^{*} 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 tino tōnui

Kia hua ai ka whakaaroarotia e ngā Kaunihera ā-Rohe ngā painga o te pupuri tonu i ngā oneone tino tōnui hei whenua tōnui e whakarato ana mō te tupu tāone me te tūtanga taiwhenua.

UFD-O3: Urban form and function

The intensification and expansion of *urban environments**:

1. contributes to *well-functioning urban environments** that:
 - a. enable all people, communities and future generations to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future,
 - b. increase the capacity and choice available within housing and *business land**,
 - c. achieve a quality, sustainable and compact urban form,
 - d. are, or planned to be, well connected by a choice of transport modes including *public transport**,
 - e. manage adverse *effects** on the environment, and
 - f. manage reverse sensitivity *effects** on the operation, maintenance and upgrade of *nationally significant infrastructure**, including *infrastructure*^ and facilities and assets of regional or national importance.
2. enable more people to live in, and more businesses and *community services** to be located in, areas of an *urban environment** where:
 - a. it is in or near a *centre zone** or other area with many employment opportunities,
 - b. it is able to be, or is, well-served by existing or planned *public transport** and *active transport**,
 - c. there is a high demand for housing or *business land**, relative to other areas within that *urban environment**.

UFD-O3: Te āhua me te heinga o te tāone

Te kaha kē ake me te tipu haere o ngā taiao tāone:

1. *tautoko ana ngā tāiao tāone e pai haere ana kia*
 - a. *whai wāhi ai ngā tāngata katoa, hāpori mai, whakatipuranga mai kia pai tō rātou oranga ā-ōhanga, ā-ahurea, tō rātou hauora me te haumaru i āiane, ā, haere ake nei,*
 - b. *kia whakanui atu ai i ngā momo whare me te whirwhiri whare i runga whenua hei whare, whenua hoki hei pakihī,*
 - c. *kia kounga ai, kia whakapūmau ai, kia raungaiti ai hoki te āhua o te tāone e hāngai ana ki tōna taiao ake,*
 - d. *kia pai ai te hononga mā te whirwhiri momo waka tae atu ki ngā waka tūmatanui,*
 - e. *kia whakahaere i ngā pānga tūkinō ki te taiao, ā*
 - f. *kia whakahaere i ngā pānga rauangio te mahi, te tikai me te whakahou o te tino hanganga ā-motu, tae atu ki te hanganga me ngā rawa mātuatua ā-rohe, ā-motu.*
2. *e taea ai e te tangata te noho, ngā pakihī me ngā ratonga hāpori te tū ki ngā wāhi o te taiao tāone ki reira:*
 - a. *ka tūtata ki tētahi wāhi pū, tētahi atu wāhi rānei he nui ngā mahi mā te tangata,*
 - b. *ka nui ngā ratonga, ka tino whakaratoa rānei e te waka tūmatanui me te waka mātātoa,*
 - c. *ka tino nui te tonu whenua hei whare noho, te whenua rānei hei pakihī e hāngai ana ki ētahi atu wāhi o roto o taua taiao tāone.*

UFD-O4: Urban development and the *Treaty of Waitangi (Te Tiriti o Waitangi)*[^]

Planning decisions^{*} relating to *urban environments*^{*} take into account the principles of the *Treaty of Waitangi (Te Tiriti o Waitangi)*[^].

UFD-O4: Te Whakawhanaketanga tāone me Te Tiriti o Waitangi

Ko ngā whakataua māherehere e hāngai ana ki ngā taiao tāone ka whakaarohia ngā mātāpono o te Te Tiriti o Waitangi.

UFD-O5: Urban development and *climate change*[^]

Urban environments^{*} are resilient to the *effects*^{*} of *climate change*[^] and support reductions in *greenhouse gas*[^] emissions.

UFD-O5: Whanake Tāone me te āhuarangi hurihuri

E manawaroa ana ngā taiao tāone ki ngā pānga o te āhuarangi hurihuri me te tautoko kia iti haere i ngā whakahā haurehu kati mahana.

Policies

UFD-P1: Integration of *infrastructure*[^] with *land*[^] use

Territorial Authorities^{*} must proactively develop and implement appropriate *land*^{*} use strategies to manage urban growth that:

1. for *urban environments*^{*}, demonstrate how *sufficient development capacity*^{*} for housing and *business land*^{*} will be provided in the *short term*^{*}, *medium term*^{*} and *long term*^{*} in a well-planned and integrated manner, and
2. for all settlements, ensure there is co-ordination between the location, form and timing of urban development and the planning, funding, delivery and implementation of *development infrastructure*^{*}.

UFD-P2: Providing *sufficient development capacity*^{*}

Sufficient development capacity^{*} and *land*^{*} supply is provided for in the *short term*^{*}, *medium term*^{*} and *long term*^{*} to accommodate demand for housing and *business land*^{*} in *urban environments*^{*} by:

1. providing for urban intensification and urban expansion within *district plans*[^] in accordance with UFD-P1, UFD-P4, and UFD-P5,
2. *local authorities*[^] being responsive to unanticipated or out of sequence plan changes that would add significantly to *development capacity*^{*} and contribute to *well-functioning urban environments*^{*} in accordance with UFD-P6, and

3. ensuring the urban intensification and expansion necessary to meet the *housing bottom lines** specified in Table 1¹ is provided for in the Palmerston North District Plan.

Table 1 *Housing bottom lines** for Palmerston North, 2021-2051

<i>Housing bottom lines</i>* (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%
5,046	7,925

UFD-P3: Urban growth and rural residential *subdivision on *highly productive land****

In providing for urban growth and controlling rural residential *subdivision** (“lifestyle blocks”), *Territorial Authorities** must pay particular attention to the benefits of the retention of *highly productive land** for use as *production land*[^] in their assessment of how best to achieve *sustainable management**.

UFD-P4: Urban intensification and expansion

1. Intensification and expansion of *urban environments** is provided for and enabled in *district plans*[^] where:
 - a. it contributes to a *well-functioning urban environment**
 - b. it contributes to a range of residential and business areas that enable different housing and/or business types, *site** size and densities,
 - c. higher density development is in close proximity to *centre zones**, *public transport**, *community services**, employment opportunities, and open space,
 - d. development is well serviced by existing or planned *development infrastructure** and enables provision of *public transport**, and *additional infrastructure** required to service the *development capacity** is likely to be achieved,
 - e. it protects natural and physical resources that have been scheduled within the One Plan in relation to their significance or special character,
 - f. to the extent reasonably possible, the operation, maintenance and upgrade of *nationally significant infrastructure** is not compromised, and
 - g. it promotes positive *effects**, and gives appropriate priority to the health and well-being of *waterbodies**, *freshwater** ecosystems, and other *receiving environments** where they are potentially adversely affected by urban development, while at a minimum avoiding, remedying or mitigating those *effects** (including cumulative *effects**).
2. In addition to meeting the criteria in (1) above, the expansion of *urban environments** must only occur where it:
 - a. is adjacent to existing or planned urban areas,

¹ UFD-P2(3) inserted as directed by clause 3.6 of the National Policy Statement on Urban Development 2020. This table was last updated in 25 June 2024 based on *housing bottom lines** established in the Palmerston North Housing Capacity Assessment Report - June 2021, adopted by Palmerston North City Council on 30 June 2021. *Housing bottom lines** will be updated every three years.

- b. will not result in inefficient or sporadic patterns of settlement and residential growth and is an efficient use of the finite *land** resource,
 - c. is well-connected along transport corridors and is designed to enable a variety of transport modes,
 - d. manages adverse reverse sensitivity *effects** on *land** with existing incompatible activities, including adjacent to the *urban environment** boundary, and
 - e. to the extent reasonably possible, does not compromise the operation, maintenance and upgrade of *nationally significant infrastructure**.
3. *District plans*[^] applying to *urban environments** must enable heights and density of urban form which are commensurate with the greater of:
 - a. relative demand for housing and/or business use in that location, or
 - b. the level of accessibility provided by existing or *planned** *active transport** or *public transport** to areas with *community services** and employment opportunities.
 4. *Local Authority*[^] transport plans and strategies must establish ways to contribute to *well-functioning urban environments** through the provision of *public transport** services and by enabling *active transport**, including its associated *infrastructure*[^].

UFD-P5: Built forms

*Territorial Authorities** must ensure the form and design of *subdivision**, use and development in *urban environments** is managed so that overall it:

1. contributes to a *well-functioning urban environment**,
2. provides for a range of housing types and densities and employment choices in a manner that integrates with existing and planned *development infrastructure**,
3. recognises the importance of marae and papakāinga and enables their development, ongoing use and protection from incompatible development and reverse sensitivity adverse *effects**, where existing or planned *development infrastructure** of sufficient capacity is, or can be, provided, and
4. where appropriate, enables development across multiple or amalgamated *properties** to achieve all of the above.

UFD-P6: Criteria for evaluating unanticipated or out of sequence development

1. Unanticipated or out of sequence development will add significantly to *development capacity** where:
 - a. The location, design and layout of the development will contribute to a *well-functioning urban environment**,
 - b. the development is well-connected by a variety of transport modes and transport corridors, and to *community services**, and open space,
 - c. the development will significantly contribute to meeting demand for additional urban land identified in a *Housing and Business Development Capacity Assessment**, or a shortfall identified by undertaking the monitoring requirements outlined in the National Policy Statement on Urban Development 2020, including meeting *housing bottom lines**, or specific housing and price needs in the market,

- d. the development will be realised in the *short term** and before anticipated planned urban development,
 - e. there is adequate existing or planned upgrades to *development infrastructure** to support development of the *land** without adverse *effects** on the provision or capacity of other planned *development infrastructure** including planned *infrastructure*[^] expenditure, and
 - f. the development avoids adverse *effects** on *infrastructure*[^] and other physical resources of regional or national importance.
2. If the above criteria are met, the *Regional Council*[^] and *Territorial Authorities** must have particular regard to the contribution the development will have towards achieving UFD-P2.

UFD-P7: *Hapū** and *iwi** involvement in urban development

1. *Local Authorities*[^], in taking account of the principles of *Te Tiriti o Waitangi (Treaty of Waitangi)*[^] in relation to *urban environments**, must enable *hapū** and *iwi** involvement in urban development planning processes, including in decision making where appropriate, and to ensure provision is made for their needs, aspirations, and values, to ensure *urban environments** enable Māori to express their cultural traditions and norms.
2. As part of making provision for *iwi** and *hapū** needs, aspirations, and values *land** use strategies must be proactively developed and implemented to manage urban development in a manner which:
 - a. has regard to resource management issues of concern to *hapū** and *iwi**, including those identified in any relevant *iwi management plan**,
 - b. enables papakāinga housing and marae,
 - c. enables early and ongoing engagement with *iwi** and *hapū** over urban intensification and expansion,
 - d. ensures *urban environments** enable Māori to express their cultural traditions and norms, and
 - e. identifies and protects culturally significant areas.

UFD-P8: Urban development and *climate change*[^]

1. *Urban environments** are developed in ways that support reductions in *greenhouse gas*[^] emissions and improve resilience to the *effects** of *climate change*[^] by:
 - a. use of urban design, building form and *infrastructure*[^] to minimise as far as practicable the contribution to *climate change*[^] of the development and its future use, including (but not limited to) *energy efficiency** (including methods to ensure whole-of-life *energy efficiency**), *water** efficiency, *waste** minimisation, transportation modes (including use of *public transport** and *active transport**) water-sensitive design and nature-based solutions,
 - b. urban development being compact, well designed and sustainable, and
 - c. requiring a risk based approach to their resilience to the impacts of *climate change*[^], including *sea level rise** and any increases in the scale and frequency of *natural hazard** events.
2. *Territorial Authority** decisions and controls:

- a. on *subdivision** and *land** use must ensure that sustainable transport options such as *public transport**, walking and cycling are integrated into *land** use development, and
- b. on *subdivision** and housing, including the layout of the *site** and layout of lots in relation to other houses/*subdivisions**, must encourage energy-efficient house design and access to solar energy.

Methods

Many of the policies in this chapter will be implemented by the *Regional Council*[^] and *Territorial Authorities*^{*} in plan changes, *district plans*[^] and in decisions on *resource consents*[^] and *designations*[^]. Non-regulatory approaches are also required to achieve urban form and development policies; these are outlined below in Method UFD-M4. The policies in this chapter will also be implemented by methods in other chapters in this Plan.

UFD-M1 Monitoring and reporting	
Description	<p>The aim of this method is to collect information on development and <i>infrastructure</i>[^] trends, needs and pressures in the Region, so that these trends and pressures can be responded to appropriately and in a timely manner, through management of the built environment.</p> <p>The <i>Regional Council</i>[^], together with <i>Territorial Authorities</i>[*], must meet the evidence-based decision-making requirements of Subpart 3 of the NPS UD, in relation to <i>urban environments</i>[*]. This includes a requirement for the <i>Regional Council</i>[^], Palmerston North City Council and Horowhenua District Council (with the Wellington Regional Leadership Committee while Horowhenua District Council are part of the Wellington Regional Leadership Committee) to jointly prepare and publish <i>Housing and Business Development Capacity Assessments*</i> and <i>Future Development Strategies*</i>.</p>
Who	<i>Regional Council</i> [^] and <i>Territorial Authorities</i> [*]
Links to Policy	This method implements RPS-UFD-P1, RPS-UFD-P2, RPS-UFD-P4, RPS-UFD-P5, RPS-UFD-P7 and RPS-UFD-P8.
Target	<ul style="list-style-type: none"> • Information collected on development and <i>infrastructure</i>[^] trends and pressures in the Region. • Monitoring and reporting undertaken that meets the requirements of the NPS UD.

UFD-M2 Strategic planning	
Description	<p>The aim of this method is to undertake strategic planning to meet the objectives and policies of this Chapter.</p> <p>The <i>Regional Council</i>[^], together with Palmerston North City Council and Horowhenua District Council (through the Wellington Regional Leadership Committee while Horowhenua District Council are part of the Wellington Regional Leadership Committee), will determine housing <i>development capacity*</i> that is <i>feasible*</i> and likely to be taken up in <i>short term*</i>, <i>medium term*</i>, and <i>long term*</i> through <i>Housing and Business Development Capacity Assessments*</i>. In addition, the <i>Regional Council</i>[^], Palmerston North City Council and Horowhenua District Council (through the Wellington Regional Leadership Committee while Horowhenua District Council are part of the Wellington Regional Leadership Committee) will jointly prepare <i>Future Development Strategies*</i>.</p>

	<p>Other <i>Territorial Authorities</i>[*], together with the <i>Regional Council</i>[^], will undertake strategic planning to meet the objectives and policies of this Chapter through similar, but appropriately scaled approaches. This includes the use of structure plans for greenfield residential developments.</p> <p>These strategies will enable decision-making to be based on sufficient information to:</p> <ol style="list-style-type: none"> coordinate the intensification of <i>urban environments</i>[*] and the development of extensions to <i>urban environments</i>[*] with <i>Regional Council</i>[^] and <i>Territorial Authority</i>[*] <i>infrastructure</i>[^] planning, provide the required <i>development infrastructure</i>[*] in an integrated, timely, efficient and effective way, identify and manage impacts on key values and resources identified by this RPS, and ensure greenfield development is supported by sound evidence (e.g. due to lack of infill capacity, <i>climate change</i>[^] adaption). <p>The above may involve the preparation of spatial plans as a method for applying an integrated strategic planning approach.</p> <p>Councils will generally plan and fund future urban development through their Infrastructure Strategies and Long-term Plans (LTPs). In most cases, facilitating urban development is best done by planning and funding lead <i>infrastructure</i>[^] through LTP processes, however where necessary or appropriate Councils may seek alternative funding sources outside the LTP. Ultimately, if Councils do not plan for residential growth the result can be unplanned or constrained residential growth.</p> <p>Methods to achieve <i>active transport</i>[*] and <i>public transport</i>[*] strategic outcomes will include providing <i>public transport</i>[*] services, increasing accessibility via <i>active transport</i>[*] and micro-mobility devices such as e-bikes and e-scooters, and by implementing the Regional Public Transport Plan.</p> <p>Methods to achieve <i>climate change</i>[^] strategic outcomes will include having regard to targets set in the New Zealand Emissions Reduction Plan in decision-making.</p> <p>The <i>Regional Council</i>[^] and <i>Territorial Authorities</i>[*] will engage with <i>hapū</i>[*] and <i>iwi</i>[*] when undertaking strategic planning to meet the objectives and policies of this Chapter, including to ensure <i>urban environments</i>[*] enable Māori to express their cultural traditions and norms.</p>
Who	<i>Regional Council</i> [^] and <i>Territorial Authorities</i> [*]
Links to Policy	This method implements RPS-UFD-P1 to RPS-UFD-P8.
Target	<ul style="list-style-type: none"> Urban development strategic planning documents prepared. Requirements of the NPS UD met.

UFD-M3***District plans*[^]**

Description	<p>The <i>Regional Council</i>[^] will formally seek changes to <i>district plans</i>[^], if necessary, to ensure <i>district plans</i>[^], as soon as reasonably practicable, identify and provide for urban intensification and expansion in a manner consistent with the objectives and policies in this Chapter.</p> <p><i>District plans</i>[^] must include policies, rules and/or methods to enable a variety of housing types (such as minor dwellings and the development of one and two bedroom homes) and lot sizes to provide for housing densities that meet housing demand and mixed-use development (including affordable housing) in <i>urban environments</i>[*].</p> <p><i>Territorial Authorities</i>[*] may use methods such as Development Contributions Policies and Stormwater Management Plans to ensure the coordinated and efficient</p>
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	provision of new development, <i>development infrastructure*</i> and <i>additional infrastructure*</i> .
Who	<i>Regional Council[^] and Territorial Authorities*</i>
Links to Policy	This method implements RPS-UFD-P1 to RPS-UFD-P8.
Target	<ul style="list-style-type: none"> • <i>District plan[^] changes, if necessary.</i> • <i>Regional Council[^] submissions to Territorial Authorities* on proposed district plan[^] changes.</i>

UFD-M4 Advocacy	
Description	<p>Easily accessible information will be developed and made available to:</p> <p>(a) raise awareness and understanding of natural hazards, <i>greenhouse gas[^] reductions</i>, and <i>climate change[^]</i>, and</p> <p>(b) advocate infill and intensification as a more sustainable urban development option than greenfield development and urban expansion.</p> <p>Work plans to reduce emissions and adapt to <i>climate change[^]</i> will be developed and made available, to raise awareness and understanding.</p> <p>Other methods will include:</p> <p>(a) providing guidance on integrating <i>land* use</i> with <i>development infrastructure*</i> and <i>additional infrastructure*</i>, and for delivering high quality urban design, and</p> <p>(b) preparing and disseminating information to raise awareness and understanding of ways to achieve <i>well-functioning urban environments*</i>.</p> <p>Where appropriate, the <i>Regional Council[^]</i> will promote and advocate the objectives and policies in this Chapter to external agencies that contribute to shaping urban form and development, such as Kāinga Ora.</p>
Who	<i>Regional Council[^] and Territorial Authorities*</i>
Links to Policy	This method implements RPS-UFD-P4, RPS-UFD-P5, RPS-UFD-P7 and RPS-UFD-P8.
Target	<ul style="list-style-type: none"> • Submissions to reforms and strategies from central government agencies, including Kāinga Ora. • Ongoing advice and advocacy to interested parties.

Principal reasons

UFD-PR1: Strategic urban development

Objective RPS-UFD-O1 and Policy RPS-UFD-P1 set up an overarching framework for ensuring urban development occurs in a strategically planned manner. Proactively developing and implementing appropriate *land[^] use* strategies to enable urban growth and manage its *effects** will ensure the efficient and effective provision of *development infrastructure** and *additional infrastructure**, and contribute to the objectives of the National Policy Statement on Urban Development 2020.

UFD-PR2: Urban growth and rural residential *subdivision** on *highly productive land**

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** away from *highly productive land** may increase travel distances, costs of service provision or other economic or environmental costs of land development. However, allowing urban expansion onto *highly productive land** 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.

UFD-PR3: Urban form, function and development

Objectives RPS-UFD-O1, RPS-UFD-O3 to RPS-UFD-O5, along with Policies RPS-UFD-P1 to RPS-UFD-P2 and RPS-UFD-P4 to RPS-UFD-P8, give effect to the requirements of the National Policy Statement on Urban Development 2020 and are intended to achieve its objectives. The intended results include the provision of *well-functioning urban environments** and improvements to the responsiveness and competitiveness of *land** and development markets. Provisions in this chapter also seek to ensure urban development positively impacts the quality of *urban environments**, the quality of life for residents and the quality of the natural environment.

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, RPS-UFD-P7	<ul style="list-style-type: none"> Urban growth <i>Land</i>* use strategies <i>Iwi</i>* and <i>hapū</i>* involvement in development planning processes 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes
UFD-AER2: <i>Highly productive land</i> * is retained, where appropriate for productive use.	RPS-UFD-P3	<ul style="list-style-type: none"> Urban growth and rural residential <i>subdivision</i>* 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes
UFD-AER3: Urban intensification is achieved.	RPS-UFD-P1, RPS-UFD-P2, RPS-UFD-P4, RPS-UFD-P5, RPS-UFD-P6, RPS-UFD-P7	<ul style="list-style-type: none"> Urban intensification <i>Housing bottom lines</i>* achieved <i>Land</i>* use strategies <i>Iwi</i>* and <i>hapū</i>* involvement in development planning processes 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes NPS UD monitoring requirements
UFD-AER4: <i>Development infrastructure</i> * is in place in time to facilitate urban intensification of expansion.	RPS-UFD-P1, RPS-UFD-P2, RPS-UFD-P4, RPS-UFD-P5, RPS-UFD-P6	<ul style="list-style-type: none"> Urban intensification and growth 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes
UFD-AER5: New developments maximise energy and transport efficiency.	RPS-UFD-P4, RPS-UFD-P8	<ul style="list-style-type: none"> Solar energy provisions in <i>district plans</i>[^] 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes Regional Land Transport Plan indicator monitoring

Anticipated Environmental Result	Link to Policy	Indicator	Data Source
		<ul style="list-style-type: none"> Increases in <i>active transport*</i> and <i>public transport*</i> 	<ul style="list-style-type: none"> Census: main means of travel
<p>UFD-AER6: Risks due to the impacts of <i>climate change</i>^A are minimal to new developments.</p>	<p>RPS-UFD-P4, RPS-UFD-P8</p>	<ul style="list-style-type: none"> Urban intensification and growth 	<ul style="list-style-type: none"> <i>District plan</i>^A variations and changes