



Urban Development Plan Change

Proposed provisions for public notification – October 2022

Key

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New wording	Blue

RPS – UFD – Urban form and development Te tāone me te whakawhanaketanga

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. ~~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.~~ 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**.

Urban growth and rural residential *subdivision** on versatile soils

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~~ **Strategic planning and *land** use**

~~Urban growth that is not strategically~~ Poorly planned urban development can result in the piecemeal, uncoordinated and inefficient provision of development, *development infrastructure** and ~~associated~~ *additional infrastructure**. 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.

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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.~~

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

A growing population increases demand for housing, *business land**, *infrastructure^* and *community services**. Growth needs to be provided for in a way that contributes to *well-functioning urban environments**, is integrated with *infrastructure^* planning and funding decisions, manages *effects** on the urban and natural environment, and improves resilience to the *effects** of *climate change^*.

Objectives

UFD-O1: ~~The strategic integration of infrastructure^ with land^ use~~ Strategic planning and urban development

~~Strategic planning for urban development ensures that occurs in a strategically planned manner which allows for the adequate and timely supply of land^ and associated infrastructure^:~~

- (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 pakihi 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 hāpori me ngā whakatipuranga e heke mai nei mā te kōunga me te whakapūmau o teāhua o te tāone, ā

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(4) ka tautoko i te makete hoko whenua, whakawhanake hoki kia taea te hoko whare.

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

To ensure that *Territorial Authorities** consider the benefits of retaining Class I and II¹ versatile soils² 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.

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 housing capacity and housing choice,
 - (c) achieve a quality, sustainable and compact urban form that relates well to its surrounding environment,
 - (d) are well connected by a choice of transport modes including *public transport**, and
 - (e) manage adverse environmental *effects**.
- (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, or
 - (b) it is well-serviced by existing or planned *public transport**, or
 - (c) there is a high demand for housing or *business land**, relative to other areas within that *urban environment**.

¹ As identified in the Land Use Capability Classification system.

² For general information purposes these soils largely comprise the following soil series: Egmont, Kiwitea, Westmere, Manawatu, Karapoti, Dannevirke, Ohakune, Kairanga, Opiki and Te Arakura.

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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

(a) e whai wāhi ana ngā tāngata katoa, hapori 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 nui atu ngā whare hei nohoanga me te nui o te whiriwhiri

(c) kia kounga, kia whakapūmau, kia raungaiti hoki te āhua o te tāone e hāngai ana ki tōna taiao ake,

(d) kia pai te hononga mā te whiriwhiri momo waka tae atu ki ngā waka tūmatanui, ā,

(e) kia whakahaere i ngā pānga taiao tūkinu.

(2) e taea ai e te tangata te noho, ngā pakihī me ngā ratonga hapori 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 e taea e te waka tūmatanui o tērā ka maheretia

(c) ka tino nui te tono whare hei noho te whenua hei pakihī rānei e hāngai ana ki ētahi atu wāhia o roto o taua taiao tāone.

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

*Planning decisions** regarding *urban environments** take into account the *Treaty of Waitangi* (Te Tiriti o Waitangi)^ principles.

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

Ka mahi tahi ngā mahi whakatau māherehere mō ngā taiao tāone me te Te Tiriti o Waitangi principles.

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.

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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 aligns their *infrastructure*[^] asset management planning with those strategies, to ensure the efficient and effective provision of associated *infrastructure*[^] that:

(1) 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) ensure there is co-ordination between the location, form and timing of urban growth and the 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 X³ is provided for in the Palmerston North District Plan.

Table X *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%
5,045	7,925

³ UFD-P2(3) inserted xx Month 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. *Housing bottom lines*^{*} will be updated every three years.

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UFD-P3: Urban growth and rural residential *subdivision on versatile soils**

In providing for urban growth (~~including implementing Policy 3-4~~), 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.

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 provides for a range of residential areas that enable different housing types, *site** size and densities that relate well to the surrounding environment,
 - (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 *public transport**, and *additional infrastructure** required to service the *development capacity** is likely to be achieved, and
 - (e) it protects natural and physical resources that have been scheduled within the One Plan in relation to their significance or special character.

- (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,
 - (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,
 - (d) manages adverse reverse sensitivity *effects** on land with existing incompatible activities adjacent to the *urban environment** boundary.

- (3) *District plans*[^] applying to *urban environments** must enable heights and density of urban form which are equal to the greater of:
 - (a) demonstrated demand for housing and/or business use, 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**.

UFD-P5: Built forms

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The form and design of subdivision, use and development in *urban environments** is managed so that 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) enables development across multiple or amalgamated *properties** to achieve all of the above.

UFD-P6: Significant *development capacity criteria**

- (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 along 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 upgraded *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 as far as reasonably practicable.
- (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.

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UFD-P7: Hapū and iwi involvement in urban development

- (1) Ensure *planning decisions** involving *urban environments** provide for *Treaty of Waitangi (Te Tiriti o Waitangi)^* principles by enabling hapū and iwi involvement in urban development planning processes, including in decision making where appropriate, 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) *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 on Māori owned land,
 - (c) enables early and ongoing engagement with iwi and hapū over urban intensification and expansion,
 - (c) ensures *urban environments** enable Māori to express their cultural traditions and norms, and
 - (d) identifies and protects culturally significant areas.

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

- (1) *Urban environments** are developed in ways that reduce *greenhouse gas*[^] emissions and improve resilience to the *effects** of *climate change*[^] by:
 - (a) use of urban design, building form and *infrastructure*[^] to minimise 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 best practice 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 can be 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.

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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 4. The policies in this chapter will also be implemented by methods in other chapters in this Plan.

Method 1	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 Regional Council, 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 Regional Council and Palmerston North City Council to jointly prepare and publish <i>Housing and Business Development Capacity Assessments</i>* and <i>Future Development Strategies</i>*.</p>
Who	Regional Council and <i>Territorial Authorities</i> *
Links to Policy	This method implements UFD-P1, UFD-P2, UFD-P4, UFD-P5, UFD-P7 and 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.

Method 2	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 Regional Council, together with Palmerston North City Council, 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 Regional Council and Palmerston North City Council will jointly prepare <i>Future Development Strategies</i>*.</p> <p>Other <i>Territorial Authorities</i>*, together with the Regional Council, 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>infrastructure</i>[^] planning, provide the required <i>development infrastructure</i>* in an integrated, timely, efficient and effective way,

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	<p>(c) identify and manage impacts on key values and resources identified by this RPS, and (d) ensure greenfield development is supported by sound evidence (e.g. due to lack of infill capacity, climate change adaption).</p> <p>The above may involve the preparation of spatial plans as a method for applying an integrated strategic planning approach.</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 Regional Council and <i>Territorial Authorities*</i> will engage with hapū and iwi 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	Regional Council and <i>Territorial Authorities*</i>
Links to Policy	This method implements UFD-P1 to UFD-P8.
Target	<ul style="list-style-type: none"> • Urban development strategic planning documents prepared. • Requirements of the NPS UD met.

Method 3	<i>District plans^</i>
Description	<p>The Regional Council 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 provision of new development, <i>development infrastructure*</i> and <i>additional infrastructure*</i>.</p>
Who	Regional Council and <i>Territorial Authorities*</i>
Links to Policy	This method implements UFD-P1 to UFD-P8.
Target	<ul style="list-style-type: none"> • <i>District plan^</i> changes, if necessary. • Regional Council submissions to <i>Territorial Authorities*</i> on proposed <i>district plan^</i> changes.

Method 4	Advocacy
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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</i>[^] reductions, 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</i>[*] use 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 Regional Council will 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	Regional Council and <i>Territorial Authorities</i> [*]
Links to Policy	This method implements UFD-P4, UFD-P5, UFD-P7 and 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

~~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.~~ Objective UFD-O1 and Policy 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 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.

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*Territorial Authorities** need to weigh all relevant matters when making *land** use decisions.

UFD-PR3: Urban form, function and development

Objectives UFD-O1, UFD-O3 to UFD-O5, along with Policies UFD-P1 to UFD-P2 and UFD-P4 to 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.	UFD-P1	<ul style="list-style-type: none"> Urban growth 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes
UFD-AER2: Class I and II versatile soils are retained, where appropriate for productive use.	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.	UFD-P1, UFD-P2, UFD-P4, UFD-P5, UFD-P6	<ul style="list-style-type: none"> Urban intensification <i>Housing bottom lines*</i> achieved 	<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 or expansion	UFD-P1, UFD-P2, UFD-P4, UFD-P5, 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.	UFD-P4, UFD-P8	<ul style="list-style-type: none"> Solar energy provisions in <i>district plans</i>[^] Increases in <i>active transport*</i> and <i>public transport*</i> 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes Regional Land Transport Plan indicator monitoring Census: main means of travel
UFD-AER6: Risks due to the impacts of <i>climate change</i> [^] are minimal to new developments.	UFD-P4, UFD-P8	<ul style="list-style-type: none"> Urban intensification and growth 	<ul style="list-style-type: none"> <i>District plan</i>[^] variations and changes

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Definitions to be added to One Plan

Active transport	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair.</p>
Additional infrastructure	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means:</p> <ul style="list-style-type: none"> (a) public open space (b) community infrastructure as defined in section 197 of the Local Government Act 2002 (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities (d) social infrastructure, such as schools and healthcare facilities (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001) (f) a network operated for the purpose of transmitting or distributing electricity or gas
Business Land	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means land that is zoned, or identified in an FDS or similar strategy or plan, for business uses in urban environments, including but not limited to land in the following:</p> <ul style="list-style-type: none"> (a) any industrial zone (b) the commercial zone (c) the large format retail zone (d) any centre zone, to the extent it allows business uses (e) the mixed use zone, to the extent it allows business uses (f) any special purpose zone, to the extent it allows business uses.
Centre Zone	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means any of the following zones:</p> <ul style="list-style-type: none"> (a) city centre zone (b) metropolitan centre zone (c) town centre zone (d) local centre zone (e) neighbourhood centre zone

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Community services	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means the following:</p> <ul style="list-style-type: none"> (a) community facilities (b) educational facilities (c) those commercial activities that serve the needs of the community.
Development capacity	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means the capacity of land to be developed for housing or for business use, based on:</p> <ul style="list-style-type: none"> (a) the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and (b) the provision of adequate development infrastructure to support the development of land for housing or business use.
Development infrastructure	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means the following, to the extent that they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002):</p> <ul style="list-style-type: none"> (a) network infrastructure for <i>water*</i> supply, wastewater, or stormwater (b) land transport (as defined in section 5 of the Land Transport Management Act 2003).
Feasible	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means:</p> <ul style="list-style-type: none"> (a) for the short term or medium term, commercially viable to a developer based on the current relationship between costs and revenue (b) for the long term, commercially viable to a developer based on the current relationship between costs and revenue, or on any reasonable adjustment to that relationship.
Future Development Strategy	<p>has the same meaning as in the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means the Future Development Strategy required by subpart 4 of Part 3.</p>
Housing and Business Development Capacity Assessment	<p>has the same meaning as in the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means the Housing and Business Development Capacity Assessment required by subpart 5 of Part 3.</p>

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Housing bottom lines	Housing bottom lines means the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin, as required by clause 3.6(1) of the National Policy Statement on Urban Development.
Infrastructure-ready	has the same meaning as in clause 3.4(3) of the National Policy Statement on Urban Development 2020 (as set out below): Development capacity is infrastructure-ready if: (a) in relation to the short term, there is adequate existing development infrastructure to support the development of the land, (b) in relation to the medium term, either paragraph (a) applies, or funding for adequate infrastructure to support development of the land is identified in a long-term plan, (c) in relation to the long term, either paragraph (b) applies, or the development infrastructure to support the development capacity is identified in the local authority’s infrastructure strategy (as required as part of its long-term plan).
Long Term	has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below): means between 10 and 30 years.
Medium Term	has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below): means between 3 and 10 years.
Plan-enabled	has the same meaning as in clause 3.4(1) of the National Policy Statement on Urban Development 2020 (as set out below): Development capacity is plan-enabled for housing or for business land if: (a) in relation to the short term, it is on land that is zoned for housing or for business use (as applicable) in an operative district plan (b) in relation to the medium term, either paragraph (a) applies, or it is on land that is zoned for housing or for business use (as applicable) in a proposed district plan (c) in relation to the long term, either paragraph (b) applies, or it is on land identified by the local authority for future urban use or urban intensification in an FDS or, if the local authority is not required to have an FDS, any other relevant plan or strategy. For the purpose of this definition, land is zoned for housing or for business use (as applicable) only if the housing or business use is a permitted, controlled, or restricted discretionary activity on that land.

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Planned	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>in relation to forms or features of transport, means planned in a regional land transport plan prepared and approved under the Land Transport Management Act 2003.</p>
Planning decision	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means a decision on any of the following:</p> <ul style="list-style-type: none"> (a) a regional policy statement or proposed regional policy statement (b) a regional plan or proposed regional plan (c) a district plan or proposed district plan (d) a resource consent (e) a designation (f) a heritage order (g) a water conservation order
Public transport	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means any existing or planned service for the carriage of passengers (other than an aeroplane) that is available to the public generally by means of:</p> <ul style="list-style-type: none"> (a) a vehicle designed or adapted to carry more than 12 persons (including the driver), or (b) a rail vehicle, or (c) a ferry.
Short term	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means within the next 3 years.</p>
Sufficient development capacity	<p>has the same meaning as in clauses 3.2(2) and 3.3(2) of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means development capacity that must be the following in order to meet expected demand for housing and business land:</p> <ul style="list-style-type: none"> (a) plan-enabled; and (b) infrastructure-ready; and (c) for housing, feasible and reasonably expected to be realised; and (d) for business land, suitable to meet the demands of different business sectors; and (e) for Palmerston North only, meet the expected demand plus a competitiveness margin of 20% for the short term, 20% for the medium term, and 15% for the long term.

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<p>Urban environment</p>	<p>has the same meaning as in clause 1.4 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:</p> <p>(a) is, or is intended to be, predominantly urban in character; and</p> <p>(b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.</p>
<p>Well-functioning urban environments</p>	<p>has the same meaning as in Policy 1 of the National Policy Statement on Urban Development 2020 (as set out below):</p> <p>well-functioning urban environments are urban environments that, as a minimum:</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; and</p> <p>(b) have or enable a variety of <i>sites</i>* that are suitable for different business sectors in terms of location and <i>site</i>* size; and</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>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p> <p>(e) support reductions in greenhouse gas emissions; and</p> <p>(f) are resilient to the likely current and future effects of climate change.</p>