

Appendix 1

Greater Christchurch Urban
Development Strategy Area



Source: Greater Christchurch Urban Development Strategy and Action Plan 2007, Page 9

Appendix 2

Relevant C1 Provisions

Commissioners' Recommendation
on submissions received

1 December 2009

Issue 7: Rural Residential Impacts

Rural-residential development, if unconstrained, has the potential to change the character of rural areas and to create adverse effects on established rural and farming (including agricultural research establishments) and quarrying activities through 'reverse sensitivity' and also through generating sporadic demands for services including water and sewerage.

Explanation

There is a long history of rural residential development in New Zealand, and the associated adverse and beneficial effects are relatively well understood. From the experience gained to date it is clear that such development is associated with reverse sensitivity effects and can also if allowed to cluster on any significant scale especially close to existing settlements will give rise to requests for the extension of urban services. This can lead to pressures for closer urbanisation, which is difficult to achieve in an effective manner given that the land use pattern has been established for a different purpose.

Objective 1: Urban Consolidation

Urban Development in Greater Christchurch shall be managed to achieve consolidation of existing urban areas, ~~and~~ to avoid unsustainable expansion outside existing urban areas ~~in order to achieve~~ and to bring about:

- (a) Higher density living environments, particularly in the Christchurch City Centre Area, inner Christchurch, in and around ~~Key~~ Activity ~~Centres~~, and in new Greenfields subdivision Areas;
- (b) Reinforcement of the role of the Christchurch ~~Central Business District~~ within the Greater Christchurch sub-region;
- (c) Greenfields development on the periphery of Christchurch's ~~City~~ urban area, and surrounding towns at a rate which enables the efficient provision and use of network infrastructure;
- (d) Initiatives by the Christchurch City Council to promote intensification within Christchurch urban area; ~~City~~
- (e) A move towards sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and consolidation of the existing settlement of Prebbleton;
- (f) Growth in rural-residential ~~households restricted~~ development to equate to no more than 5% of the planned growth of ~~residential~~ households within urban areas.

Explanation

Consolidation of existing urban settlements is the form of development most likely to minimise the adverse effects of travel for work, education, business and recreation, minimise the costs of new infrastructure and avoid adverse effects of development on sensitive landscapes, natural features and areas of high amenity. Greater intensification within Christchurch's ~~City~~ urban area will reduce the need for expansion of peripheral areas, and some intensification of the centres of smaller towns is also expected to meet some needs.

Changing demographic patterns including an ageing population and smaller households is expected to increase the desirability of higher density housing while the ageing of housing stock in older parts of Christchurch City provides an opportunity for redevelopment at higher densities. Increased intensification is anticipated to occur over time requiring appropriately located and designed greenfields development during the time of transition.

Limitations to infrastructure within Christchurch City until 2016 means that greenfields development around surrounding towns will continue to be required. It will be important that the rate of greenfields development is not so great that it ~~undermines removes any economic incentive for consolidation to occur~~, by providing an excessively large supply of greenfields land ~~to the market~~. However, it is important to provide for adequate greenfields land to allow for some flexibility in future developments, and to ensure a sufficient supply in case the availability of land in some planned areas is delayed.

Rural residential development is provided for to a limited extent in recognition of the desirability of providing a range of choice in housing types without compromising the overall intent of consolidation ~~directions of the Urban Development Strategy and in this Regional Policy Statement~~.

Provision has been made for rural residential development equivalent to no more than 5% growth of planned new urban households in Selwyn and Waimakariri Districts over the period 2007-2041. A review of rural residential and similar large lot provisions for the whole of Greater Christchurch will be undertaken in 2010.

Policy 6: Integration of Urban Form, and Infrastructure and Sequencing within Identified Urban Limits

- (a) Territorial Authorities shall provide for the strategic integration of infrastructure and development through the progressive release ~~(sequencing)~~ of new Greenfields Areas for residential development and the encouragement of intensification areas in accordance with to provide for increases over time in household numbers as set out in Table 1.

Table 1: Provision for Projected Household Growth in Greater Christchurch 2007-2041 (SDC Exerts Only)

	2007 — 16 Households	2017 — 26 Households	2027 — 41 Households
Selwyn District			
Greenfield Areas**	+3330	+3705	+3338
Rural Residential	+570	+395	+302
Existing Rural Zoning	+100	+100	+50
Total	+4000	+4200	+3690

	2007 – 16 Households	2017 – 26 Households	2027 – 41 Households	<u>Totals</u>
Selwyn District				
Greenfields Areas and existing zoned land	+37000	+3900	+3338	11040
Rural Residential	+200	+200	+200	600
Existing Rural Zoning	+100	+100	+50	250
Total	+4000	+4200	+3690	11890

~~Greenfields Areas includes~~ Notes: 1 ~~e~~Existing undeveloped zoned land includes land at Pegasus, Woodend, Rangiora, Aidanfield, Masham, Port Hills, Lincoln, West Melton, Prebbleton and Rolleston.

2. Rural Residential allocation provides for up to a maximum of the stated number.

3. The Greenfields Areas in Table 2 exceed the area needed to provide for the population numbers in Table 1. The availability of the Greenfields Areas is to be managed under Policy 6 (b).

- (b) Within the Urban Limits identified on Map 1, residential development should occur shall be provided for in general accord with the sequencing locations and numbers set out in Table 2. In the period 2021 to 2041, development shall be provided for as set out in Table 2, prioritised as determined through a review of this policy. Where development (for various unanticipated reasons) does not occur in a particular Greenfields ~~a~~Areas, ~~they may, with the approval of the District or City Council territorial authority, be substituted for another~~ Greenfields ~~a~~Areas (or Areas) of equivalent capacity within the Urban Limits and able to be serviced by appropriate infrastructure, may be brought forward. within the Urban Limits set out in the next 10 year period.

**Table 2: Development Sequencing Phasing in Greater Christchurch
2007-2041 (SDC Exerts Only)**

	Map Notations for greenfield areas	2007—2017 Households	2017—2026 Households	2027—2041 House holds	<u>Total Available Households</u>
Selwyn District					
Lincoln		<u>930</u>	905	1290	3125
Rolleston	<u>SR3</u>	<u>328</u>			328
	<u>SR4</u>	<u>50</u>			50
	<u>SR5</u>	<u>509</u>			509
	<u>SR6</u>	<u>135</u>			135
	<u>SR7</u>	<u>108</u>	470		578
	<u>SR8</u>		362		362
	<u>SR9</u>		523		523
	<u>SR10</u>		294		294
	<u>SR11</u>		513		513
	<u>SR12</u>		143	371	514
	<u>SR13</u>			776	776
	<u>SR14</u>			471	471
	<u>SR15</u>			430	430
West Melton		<u>570</u>	0	0	570
Prebbleton		<u>700</u>	495	0	1195
Total		3330	3705	3338	10373

	<u>Map Notation for Greenfield Areas</u>	<u>2007 – 2020</u>	<u>2021-2041</u>	<u>2007-2041</u>
Selwyn District				
New Growth Areas				
Lincoln		1740	2160	3900
Rolleston		2052	3323	5375
West Melton (zoned)		570	0	570
Prebbleton		998	297	1295
SDC Total		5360	5780	11140

Notes:

1. Unbolded figures are anticipated targets to be achieved within plus or minus five percent and totals in bold represent overall totals resulting from managed development.
2. The allocations of households to existing zoned land in Table 2 assume development at densities that are in accordance with existing zoning provisions that apply to those areas.
3. The allocation of numbers in Greenfields Areas is at the density set out in Policy 11.
4. Map 1 shows Greenfields Areas which provide a greater capacity than necessary to provide for the numbers of households in Table 1, to ensure the territorial authorities have some flexibility.

Methods

- 6.1 The settlement pattern shall be given effect to through the provisions of any relevant ~~Regional Plan~~, changes to or review of the RPS Regional Policy Statement, district plans, the Regional Land Transport Strategy, LTCCPs and any relevant strategic planning process.
- 6.2 Territorial authorities in their district plans shall provide ~~sufficient~~ zoned and serviced land to enable the Greenfields Areas households in the sequence contained in Policy 6 (a) and (b) in the areas set out in Policy 6(b), and may provide for rural residential land in accordance with Table 1 in Policy 6(a) (Note: this is subject to review in 2010 – see Policy 14.2).
- 6.3 Territorial authorities shall make appropriate ~~administrative and financial~~ arrangements to enable integrated the development in accordance with and ~~sequencing~~ in Policy 6 (a) and (b)
- 6.4 Christchurch City Council through its district plan and other methods, shall provide for and encourage the provision of the intensification set out in Table 1 in Policy 6(a), in accordance with Policy 2.
- 6.5 Territorial authorities shall provide zoned land, integrated with infrastructure, to achieve Policy 6(c).
- 6.46 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

This policy will ensure there is sufficient land available to provide for population and economic growth, and ensure there is timely efficient provision of infrastructure to support urban growth within the context of the ~~proposed~~ intended integrated and consolidated settlement pattern. This policy is based on the availability of and/or further co-ordinated development of ~~presumption that key infrastructure, such as transport, is available and is able to be funded~~, to support land use. The policy acknowledges that the ~~sequencing order and timing~~ of urban development

may need to be varied in order to provide for unanticipated growth, to respond to community needs, and/or to accommodate changes in the priorities of territorial local authorities and government agencies. Flexibility in the detail of sequencing within phases is provided for, and is a responsibility of the territorial authorities, within the context of the policy. A review of residential Greenfields Areas priorities in the second phase (post 2020) will need to occur prior to that date. Greenfields ~~a~~Areas, ~~whether as originally set out in Policy 6 or proceeding by way of any variation or change must be zoned~~ incorporated in district plans in accord with the Outline Development Plan process set out in Policy 8.

Note: All areas not zoned in District Plans for urban activities are subject to confirmation under District Plan processes.

Policy 134: Rural Residential Development

Rural Residential development further to areas already zoned in district plans as at 28 July 2007 may be provided for by territorial authorities, if it does not exceed the maximum quantities for the periods set out in Table 1, Policy 6, and if it accords with the methods under this policy. ; ~~beyond areas already zoned in district plans as at 28 July 2007, shall occur in accordance with Policy 6 (a).~~

Methods

134.1 Areas within which Rural Residential development may occur shall be defined by changes to the district plan by the territorial authorities subject to the following:

- (i) The location must be outside the Urban Limits
- (ii) All subdivision and development must be located so as to be able to be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal
- (iii) Legal and physical Access is provided (†) to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or ~~which are as a State H~~highways under the Transit New Zealand Act 1989;
- (iv) The location of any proposed Rural Residential development shall:
 - ~~avoid limit~~ noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well- being and amenity of people;
 - avoid adversely affecting the groundwater recharge zone for Christchurch City's drinking water;
 - avoid land between the primary and secondary stop banks south of

- the Waimakariri River;
 - avoid land required to protect the landscape character of the Port Hills;
 - not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area ~~West Melton Rifle Range Burnham Military Camp and or~~ Rangiora Airfield;
 - support existing or upgraded community infrastructure and ~~has~~ provide for good access to emergency services;
 - not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;
 - avoid significant natural hazard areas including steep or unstable land;
 - avoid significant adverse ecological effects;
 - not adversely affect ancestral land, water sites, wahi tapu and wahi taonga ~~to of~~ of Ngai Tahu;
 - where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement;
 - Avoid adverse effects on existing surface water quality.
- (v) An Outline Development Plan is ~~to be~~ prepared which sets out an integrated design for subdivision and land use, ~~which~~ and provides for the long-term maintenance of rural residential character, ~~and which ensures that rural residential development is to be maintained, and~~
- (vi) ~~The area~~ A Rural Residential development area shall not be regarded as in transitional areas to full urban development.
- 14.2 The Canterbury Regional Council together with the three territorial local authorities within Greater Christchurch shall undertake monitoring of Rural Residential development in accordance with Policy 16, and shall undertake a review of the provisions in 2010.

Explanation

Provision for ~~Rural Residential~~ development ~~needs to occur to~~ enables a choice of living environments and ~~to~~ provides a rural living environment which is more space conserving than the four hectare minima of most rural zones within Greater Christchurch. Rural ~~Residential development~~ can have significant effects disproportionate to the numbers of households living within this form of development, and more than limited provision would undermine Objective 1 and Policies 1 and 2.

Appendix 3

Demand and Trends: UDS Area
Parcels

April 2004 and April 2009





