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Submission to Selwyn District Council On: The Rural Draft Residential Strategy

Date: 26th February 2014

Client: M Larson and Others

Prepared by: Anna Mackenzie



Date: 26/02/14

Reviewed by: Fiona Aston



Date: 26/02/14



SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Mark Larson and Others

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

The whole RRS, including the preferred urban area at Prebbleton (Map 24).

2. Our submission in SUPPORT IN PART is:

Submitters

T & J Smith, S J Wedlock	250 Hamptons Road
J & A Marshall	200 Hamptons Road
G & E Dodd	192 Hamptons Road
J & D Phillipson	190 Hamptons Road
M & C Larson	182 Hamptons Road
R Idoine	386Trents Road
M & J Hamlyn	398 Trents Rd

Background

The submitters above all own properties located to the south west of Prebbleton Township in the area identified on Map 24 of the Draft Rural Residential Strategy (RRS) as being "preferred urban form" (as marked on the map attached as Appendix A) All of these submitters have indicated a desire to develop their land to urban densities and have been working together for approximately the last two years to achieve this by promoting the area for residential development when occasions arise (including the LURP and RRS processes and seeking advice from Fiona Aston of Fiona Aston Consultancy regarding private plan changes options and a group meeting to discuss same in July 2013). Only the north east corner of the Smith & Wedlock property is within the preferred urban form area.

The Rhodes family own land at the western end of the Prebbleton 'preferred urban form' area shown on Map 24. They were part of the group who engaged Fiona Aston Consultancy Ltd in July 2013 to advise on plan changes options. Larson & others understand that they are making a separate submission on the RRS seeking to be identified as a rural residential location subject to a requirement that rural residential zoning is 'future proofed' to facilitate future urban residential development at the earliest opportunity provided by the Council. Mark & Larson support this approach for the Larson land and consider it complements the relief sought in their submission, as outlined below.

Rural Residential Strategy

The following parts of the RRS are supported for the reasons set out below, subject to the amendments sought by the submitters.

Larson and Others support the identification of Prebbleton 'preferred urban form' area on the Prebbleton Constraints and Opportunities Map (in RRS Appendix 2 Map 24), because this includes their land and indicates that it is suitable for residential development. Development of this area for urban residential purposes also provides for growth within Prebbleton, whilst maintaining a compact town shape and providing for efficient provision of infrastructure. This support is subject to changing the legend to 'Prebbleton preferred urban form – priority future residential growth area' to clarify that this is the next area of Prebbleton to be developed as a priority greenfield residential area.

Larson and Others support the RRS Prebbleton Environs Study Criteria under 'urban form and growth management' subject to the wording amendments as follows:

*'Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Road, which presents the **long-term** opportunity to achieve a compact concentric urban form for Prebbleton' (refer to APPENDIX 2 – Map 24)'*

The wording 'long term' should be removed because the development and sale of residential land in Prebbleton both before and after the 2011 earthquakes has been extremely high. There is a limited supply of land available for development (some additional areas have been rezoned through the LURP process but the amount is limited). Therefore future residential growth is needed now to meet the market demand, and this provides Council with an opportunity to achieve the enhanced urban form sought within Map 24 of the RRS.

The submitters note that Policy 6.3.11 Monitoring and Review of Chapter 6 of the Regional Policy Statement (RPS) (a full copy of this and other relevant policies are included in Appendix A to this submission) states:

*'The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if:
(a) a shortfall in available land is identified (emphasis added) by monitoring under Policy 6.3.11.'*

Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, or provision of new greenfield priority areas, is to meet the circumstances specified in section 5 of Policy 6.3.11.

The submitters consider that a review of the extent of available land for residential development at Prebbleton is urgently required, and that the review will establish that there will soon be a shortfall if the current rate of take up continues. Furthermore the submitters consider that the addition of the future residential growth area shown on Map 24 of the RRS as a priority residential greenfield area will be consistent with all the matters set out in section 5 of Policy 6.3.11 including that the objective of urban consolidation continues to be achieved.

Objective 6.2.2 Urban Form and Settlement Pattern of Chapter 6 of the RPS sets out under sections 4 and 5 conditions for achieving desired township outcomes. The inclusion of the land identified for the future growth of Prebbleton, including the Submitters land as a priority greenfield residential area will:

- achieve consolidation of the Prebbleton urban area by completing the obvious 'gap' in the concentric urban form which is sought for Prebbleton; and
- provide for development of greenfield priority areas at Prebbleton at a rate and in locations that meets anticipated demand and enables the efficient provision and use of network infrastructure; and
- encourage sustainable and self-sufficient growth of the town of Prebbleton

Relief Sought

1) That SDC adopt the Draft RRS as the Final RRS subject to:

- Amending Map 24 to show the future growth area identified on that map as 'Prebbleton preferred urban form – priority future residential growth area' in recognition that this is the next area of Prebbleton to become a greenfield residential area..
- Amending the Prebbleton Environs Study Criteria under 'urban form and growth management' to remove the words long term in respect to the obvious residential growth path i.e. as below:-

*'Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Road, which presents the **long-term** opportunity to achieve a compact concentric urban form for Prebbleton' (refer to APPENDIX 2 – Map 24)'*

- 2) That SDC seeks that Environment Canterbury amend the greenfield priority areas as in Chapter 6 of the RPS under Policy 6.3.11 policy, to include the area identified for future growth in Prebbleton on Map 24 of the RRS, as there is an immediate demand for this land as urban residential. It should be noted that ECAN are required to make these changes as part of their monitoring and review role set out under Policy 6.3.11.
- 3) That SDC undertake a rezoning process under the provisions of the CER Act (with agreement of the Minister of Earthquake Recovery) to include the area identified as a 'preferred urban form- priority future residential growth area' on Map 24 of the RRS, as a residentially zoned area under the District Plan.

Conclusion

There is an immediate demand for additional residentially zoned land in Prebbleton, with much of the land previously available now been taken up and developed or in the process of development. The RRS identifies on Map 24 a preferred urban form which includes the submitters' land. Larson and Others consider that this area should be prioritised and identified in the RRS for immediate, rather than long term urban residential development. Council should seek amendments to the RPS under the provisions of Policy 6.3.11 of Chapter 6 of the RPS to enable this, and then initiate a rezoning process to rezone this area

for residential purposes. Streamlined processes under the CER Act should be requested rather than the usual RMA processes given the urgency to provide additional land for residential development at Prebbleton, and the need to secure an appropriate concentric urban form for Prebbleton by rezoning this area.

3. **We do wish to be heard in support of our submission.**
4. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

5. Signed:.....  27 February 2014

6. Address for service of submitter:

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Appendix A – Canterbury Regional Policy Statement, Relevant Objectives and Policies

Policy 6.3.11 Monitoring and Review

In relation to development in Greater Christchurch:

(1) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate both in the short term and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter.

(2) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.

(3) Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.

(4) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:

(a) a shortfall in available land is identified by monitoring under Policy 6.3.11; or

(b) it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development is necessary to achieve the objectives and policies of this chapter.

(5) Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances:

(a) infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;

(b) provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;

(c) the objective of urban consolidation continues to be achieved;

(d) urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;

(e) urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;

(f) the landscape character of the Port Hills is protected;

(g) sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and

(h) the operational capacity of strategic infrastructure is not compromised.

Objective 6.2.2 – Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

(1) aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:

(a) 35% averaged over the period between 2013 and 2016

(b) 45% averaged over the period between 2016 to 2021

(c) 55% averaged over the period between 2022 and 2028;

(2) providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;

(3) reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;

(4) providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;

(5) encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;

(6) Managing rural residential development outside of existing urban and priority areas; and

(7) Providing for development opportunities on Māori Reserves.

