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Resource Management & Planning

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6th June 2014

SELWYN 2031 - DRAFT DISTRICT DEVELOPMENT STRATEGY

Submitter: Mark Larson & Others
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We would like to be heard in support of this submission.

Introduction

This submission is made on behalf of the following landowners ('the Submitters'):-

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

The Submitters above all own properties located to the south west of Prebbleton Township in the area identified on the map attached as **Appendix 1**. All of the 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, RRS and 2031 Strategy 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.

Rural Residential Strategy

The Submitters made a joint submission to the Rural Residential Strategy (RRS). They supported the identification of Prebbleton 'preferred urban form' area on the Prebbleton Constraints and Opportunities Map (in RRS Appendix 2 Map 24, copy attached as **Appendix 2**), because this includes their land and indicates that it is suitable for residential development. This support was 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.

Development of the ‘future urban form area’ for urban residential purposes also provides for growth at Prebbleton, whilst maintaining a compact town shape and providing for efficient provision of infrastructure.

The Submitters sought that ‘preferred urban form’ area be prioritised and identified in the RRS for immediate, rather than long term urban residential development.

The Submitters also sought that the Council seek amendments to the Regional Policy Statement under the provisions of Policy 6.3.11 of Chapter 6 of the RPS (‘C6’) 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.

The Submitters chose not to seek rural residential status for their land, given their view that urban development of the land should proceed in the short term. They were aware of, and supported, the submission by Trents Road Developments for ‘future proofed’ rural residential development of the TRD block to the west of their Submitters’ land, and also largely within (but at the outer edged) of the ‘future urban form’ area.

The Commissioners recommendation of the RRS accepted the TRD submission seeking ‘future proofed’ rural residential status of their land in the RRS.

The Commissioners’ recommendation on the Mark Larson & Others submission considered that the relief sought was outside the scope of the RRS process:-

Consideration of residential ‘Greenfield’ areas is beyond the scope of this process. However there is sufficient ‘Greenfield’ residential land rezoned recently through the LURP to accommodate the short to medium term needs of the Township. Any additional residential land will need to be determined through the monitoring of housing uptake and reviews of the SDP/LURP/Chapter 6

The Officer’s report noted that additional greenfield residential land had been zoned at Prebbleton through the Land Use Recovery Plan (LURP) to provide for a further 650 sections and therefore additional zoned land was not required at this time. We have since investigated land take up rates, and consider this is not the case taking into account the likely planning timeframes for any such rezoning (as discussed below under ‘Prebbleton Growth’).

2031 Strategy

Scope

The 2031 Strategy ('the Strategy') considers District development/growth issues needs and issues over the next 17 years, and extends beyond the timeframe of the LURP and C6 (period to 2028). Clearly consideration of future residential growth at Prebbleton, including the Submitters' land is exactly the kind of issue to be addressed by the Strategy.

Status of Prebbleton as a Service Centre

The Submitters support the identification of Prebbleton as a service centre in the Strategy. We understand that new commercial development including a New World supermarket is planned for Prebbleton, which will provide a wider range of commercial services, in keeping with its status as a service centre. Service centres as identified as having a population size of between 1500-6000 people and with a function based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area. Prebbleton currently has a population of around 2500, with projections included in the Prebbleton Structure Plan (adopted 2010) that it will increased to around 5000 by 2041.¹ These figures are probably already out of date, given the very high rate of growth experienced recently at Prebbleton

Rezoning the RRS Map 24 'Preferred Urban Form' Area Priority Greenfield Residential

The Submitters seek that the Strategy initiate the necessary planning processes for rezoning the Map 24 'Preferred Urban Form' Area to Priority Greenfield Residential, excluded the TRD land which is identified in the Commissioners' recommendation on the RRS as a future proofed rural residential area – as outlined below under 'Amendments Sought'.

Future Growth of Prebbleton & Land Supply

Numbers of dwelling consents issued are monitored by SDC monthly as a means of establishing take up rates/demand. Figures for Prebbleton are as follows²:-

2012 61

2013 161

2014 34 (Jan-March), projected as 136 for 2014 year if at same rate

If current rates of approximately 150 houses per year continue then the recently zoned land (650 sections) will be fully taken up in just over four years time.

¹ Prebbleton Structure Plan Table 3 p12

² http://www.selwyn.govt.nz/__data/assets/pdf_file/0004/135850/WEBSITE-AGENDA-14-MAY-2014.pdf

We understand that the LURP land greenfield land allocation for Prebbleton is based on an annual growth rate for Prebbleton of approximately 2.5% whereas the actual growth rate has been nearly double this – around 4%.³

We envisage Prebbleton continuing to be an extremely popular location in high demand, especially with the recent motorway extensions (and further extensions proposed linking to SH1) which have reduced what were already minimal travel times to and from Christchurch City substantially.

Chapter 6 of Regional Policy Statement (C6)

The Submitters seek that SDC initiate a request to Ecan for a review of priority greenfield residential areas, including at Prebbleton under Policy 6.3.11 (4) of Chapter 6 (RPS) on the basis that there must be sufficient residential zoned land located in the **right locations** (our underlining)⁴.

As noted above, it is understood that the recent rate of uptake of residential land in Selwyn District is approximately double the projected growth rates (including post earthquake recovery needs) which provide the basis for the C6 quantum of greenfield priority land. The fastest growing areas have been Prebbleton, West Melton and Rolleston with the current land supply at Prebbleton providing for around 4 years growth based on current take up rates. Whilst high levels of demand may reduce slightly for Prebbleton we anticipate that the additional commercial services planned for the townships and its proximity and ease of access to Christchurch City will result in continued high demand.

It is important that the supply of residentially zoned sections meets market demands as well as being appropriate from a wider RMA perspective, which clearly favours the Selwyn

³ Figures presented at 2031 Strategy public meeting, Rolleston

⁴ **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. ...*

(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;*

Principal reasons and explanation

Relocation, population, household and business growth can be affected by a wide range of variables.

*The policy framework should be responsive to this variation in order to meet any changes in circumstances. Policy 6.3.11 is intended to ensure enough land is available and **in the right locations** (our underlining) to facilitate recovery through to 2028*

District townships which are closest to Christchurch City and thus within easy commuting distance.

It is also important that a sufficient supply of land is available to provide a choice of development areas, thus avoiding the risk of land banking by one or two owners/developers. It should also be recognized that especially where multiple landowners are involved, not all landowners may wish to develop in the short term. This means that it may take longer to realize the development outcomes enabled by rezoning.

In the case of the Submitters' land, all Submitters are keen for development in the short term and are a cohesive group already actively working collaboratively towards achieving this outcome.

Amendments to the 2031 Strategy

In accordance with the above, we seek the following addition to the 2031 Strategy (additions in bold and underlined).

Table 1

Issue	Action	Implementation
1 Provision of zoned land for Urban growth	<u>In accordance with Policy 6.3.11 of the RPS, make provision for sufficient zoned land in the right locations including additional residential greenfield land at Prebbleton, within the 'preferred urban form' area shown on Map 24 of the Rural Residential Strategy excluding the Trent Road Developments 'future proofed' rural residential area identified in the Commissioners' decision on the RRS; and seek amendments to greenfield priority areas to provide for additional residentially zoned land within the above 'preferred urban form' area under the Monitoring and Review clause of chapter 6 of the RPS.</u>	<u>2014</u>

Date: 06 June 2-14

Signed:



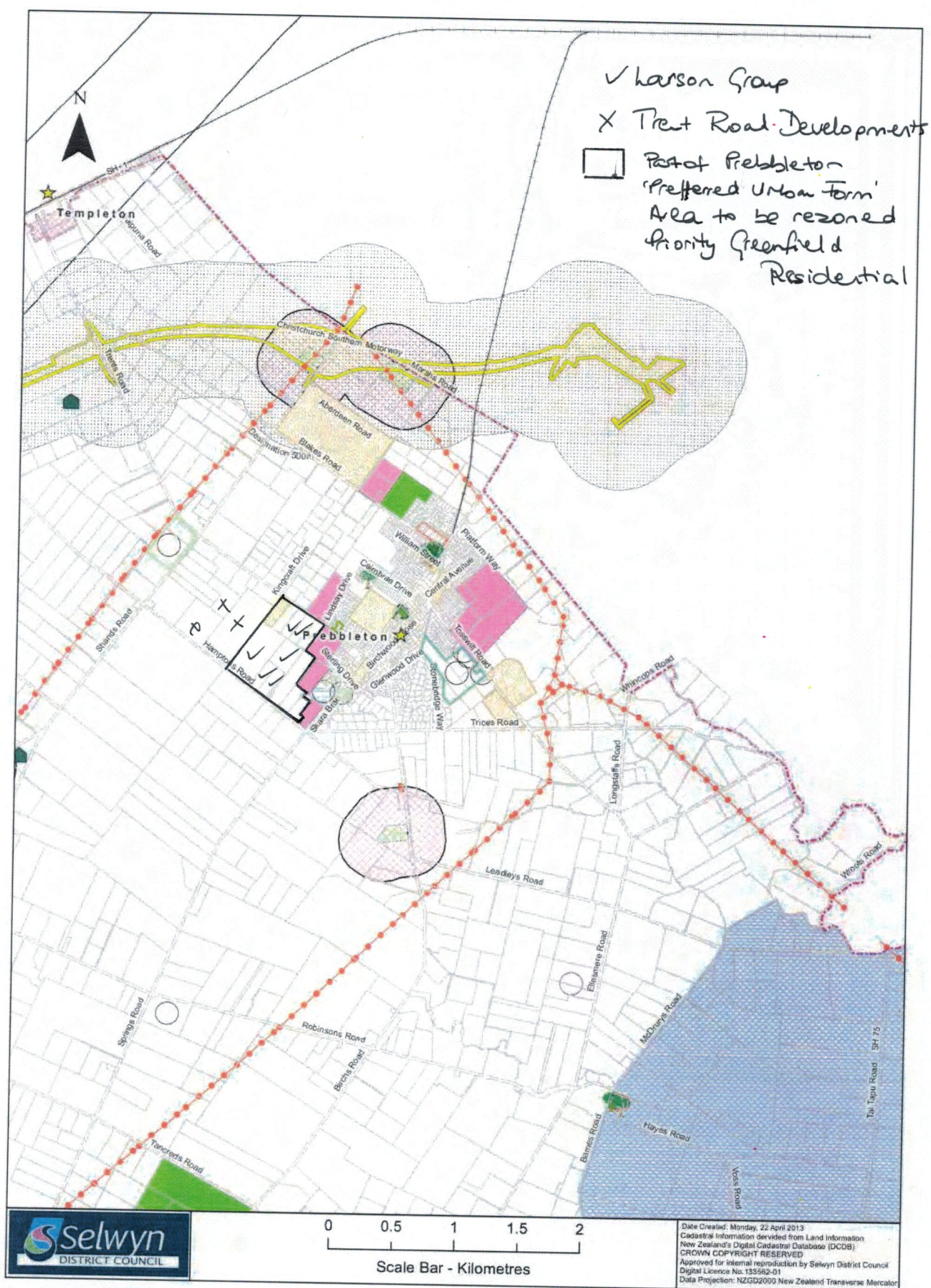
Principal, Fiona Aston Consultancy Ltd

For: Mark Larson & Others

Appendix 1: Location of Submitters' and TRD Properties, and Prebbleton 'Preferred Urban Form' Area to be Rezoned Priority Greenfield Residential Area

Appendix 2: Map 24 of Rural Residential Strategy showing Prebbleton 'Preferred Urban Form' Area

Appendix 1



Appendix 2

