

Plan Change Request - Hughes Development Limited - Selwyn, Springston-Rolleston, East Maddisons and Goulds Roads • Rolleston

Response to RFI – Assessment under National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development (NPS-UD) was gazetted on 20 July 2020 and came into effect on 20 August 2020. It replaces the National Policy Statement on Urban Development Capacity 2016 by incorporating many of its elements. The primary purpose of the new National Policy Statement on Urban Development is for New Zealand to have well-functioning urban environments that enables all people to provide for their social, economic and cultural well-being and for their health and safety. This is to be achieved in combination with the following objectives:

- Planning decisions improving housing affordability by supporting competitive land and development markets
- Regional policy statements and district plans enabling more people to live in areas of urban environments near centres or areas with employment opportunities,, area well serviced by public transport or a high demand for housing in the area.
- Urban environments developing and changing over time in response to diverse and changing need of people, communities and future generations
- Local authority decisions on urban development being integrated with infrastructure planning and strategic over the medium term and long

The main tool to achieve these objectives is a Future Development Strategy (FDS) which has the purpose of achieving well-functioning environments in existing and future urban areas through, inter alia, provision of at least sufficient development capacity over the next 30 years to meet expected demand. As the NPS-UD has only recently been published there is no FDS for the greater Christchurch. However much of the work on development capacity has already been undertaken under the NPS -UDC 2016. Given the strategic planning arrangements that already exist between the councils in the Greater Christchurch Partnership, it was agreed that a review of Greater Christchurch's settlement pattern should be done collaboratively, and in doing so, meet the statutory requirements of the NPS-UDC. Accordingly, the Partnership determined that the Greater Christchurch area should be the geographic area of focus for the Update of the existing Urban Development Strategy (UDS) for the purposes of the NPS-UDC requirements. The Update determined feasible development capacity is available to support future housing and business growth for the medium (next 10 years) and long term (10 to 30 years) periods.

The Update has now been incorporated into proposed Change 6 to the Canterbury Regional Policy Statement which has been prepared but not publicly notified. The main change to Chapter 6 is the inclusion of references to "Future Development Areas" as areas, alongside greenfield priority areas, that are to provide for future residential growth in Greater Christchurch. Assessment of this rezoning plan change in relation to the CRPS policy 6.3.12 is set out in detail in 9.2 of the main Plan Change Request. This assessment concludes that the proposed rezoning of the Faringdon South West and Faringdon South East blocks fully satisfies all the requirements of Chapter 6 of the CRPS taking into account the proposed Change 6.

The provision of additional land for housing through rezoning of Faringdon South East and South West achieves the following relevant policies of the NPS-UD as follows:

Policy 1 – Planning decisions

The requested rezoning with accompanying outline development plans provide the Selwyn District Council with a mechanism to make a planning decision that provides for a variety of homes with larger lots adjoining Selwyn Road and mix of detached and attached homes elsewhere. A neighbourhood centre is set aside in each area to enable establishment of local commercial facilities. In addition there is easy access to main roads for travel to work, schools, shops etc. as well as open space areas. The main Plan Change Request document addresses these factors in more detail.

Policy 2 – Sufficient development capacity

This policy requires local authorities to provide sufficient development capacity to meet expected demand for housing over short, medium and long term. The proposed rezoning is anticipated to provide for approximately 930 sections/houses. This will mean sections will be available for the short term (up to 3 years) and into the medium term (3-10 years) if adopting a more conservative outlook.

Policy 8 – Responsiveness to plan changes

This policy requires local authority decisions to be responsive to plan changes that add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity *is unanticipated by RMA documents* or is *out-of-sequence for planned land release*. Due to the respective timing of housing capacity assessments, Our Space work, working through a change to the CRPS and the lockdown associated with the Covid19 pandemic Proposed Change 6 to the RPS has not been notified. The Hughes Development requested plan change to the Selwyn District Plan is currently therefore “unanticipated” by RMA documents and “out of sequence” as the CRPS does not currently provide for urban extensions out to the Projected Infrastructure Boundary. On this basis it is clear that the District Council is able and, in fact, required to be responsive to this plan change as it provides significant development capacity to serve expected demand for housing in the area. It is therefore a worthy candidate for application of this policy by the Council.

Subpart 2 of the NPS-UD deals with implementation of achieving “responsive planning”. Clause 3.8 in particular addresses unanticipated or out of sequence developments and states:

Subpart 2 – Responsive planning

3.8 Unanticipated or out-of-sequence developments

- (1) *This clause applies to a plan change that provides significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.*
- (2) *Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:*
 - (a) *would contribute to a well-functioning urban environment; and*
 - (b) *is well-connected along transport corridors; and*
 - (c) *meets the criteria set under subclause (3); and*
- (3) *Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.*

The proposed rezoning of the Faringdon South East and South West sites achieves **sub-clause 1** as provision for 930 sections/houses clearly constitutes “significant development capacity”.

With regard to **sub-clause 2**, development of these areas by the applicant will definitely contribute to a well-functioning urban environment. This will be achieved because it will become part of the

already successful urban area based around the Faringdon subdivisions. These subdivisions collectively contain a commercial centre, community facilities, reserves and increasing and/or connections to neighbouring developments and the town centre.

We understand that in relation to **sub-clause 3** it is District Council's interpretation that regional councils do not, as a perquisite, have to have included criteria in their RPS for determining what constitutes "adding significantly to development capacity". This means that Council can and must apply Policy 8 as from the date the NPS-UD came into effect. This is considered a logical approach given the purpose of Policy 8 is to facilitate rezoning by private plan change to meet know housing needs. In this way the proposed Hughes Development plan change request for Faringdon South East and South West will satisfy the objectives of the NPS-UD.

27 August 2020