

## Appendix 17: Assessment of NPS-UD 2020 Objectives and Policies

### Acronyms

CIAL: Christchurch International Airport Limited

FDS: Future development Strategy

NPS-UD: National Policy Statement-Urban Development 2020

PSDP: Proposed Selwyn District Plan

RPS: Canterbury Regional Policy Statement

NPS-UD Objectives	Assessment
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The proposed development will enable Rolleston to sustain itself as a well-functioning urban environment by consolidating the residential area close to the town centre, and provide residential development close to public transport links and the proposed District Council reserve.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The proposal provides choices in the Rolleston housing market and in doing so supports housing affordability. The applicant, Gould Developments is nearing completion of a 102 lot subdivision & housing development at Goulds Road Rolleston (all lots sold, 15-20 houses remaining to be constructed). The director of the development company has had a long term involvement in sales and marketing of Rolleston subdivisions since the mid 1990s so has an indepth knowledge of the market. The company wish to remain active in the local market but there is no remaining zoned land available for development. Plan Change 64 proposes rezoning to enable development of another 930 sections over the next 6-8 years. However, it is critical that development opportunities are made available to other landowners to ensure a competitive land and housing market rather than a 'monopoly situation'. After the Canterbury earthquakes in 2010 and 2011 Greater Christchurch, including Rolleston benefitted from the release of significant amounts of greenfield land for development, which ensured competition between landowners and developers and competitive land and house prices. Greater Christchurch house and land prices are still far more competitive than other major centres including Wellington, Auckland and Queenstown but a competitive market will not

	continue if there is a shortage of development land.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: the area is in or near a centre zone or other area with many employment opportunities the area; is well-served by existing or planned public transport; and there is high demand for housing or for business land in the area, relative to other areas within the urban environment.	<p>The RPS is due for review in 2023 and a more immediate change is required to achieve consistency with the NPS-UD. The current priority greenfield development areas at Rolleston shown on RPS Map A (which are the PSDP eight Rolleston development areas/Operative District Plan ODPs) do not meet short, medium or long term housing demand at Rolleston. Further greenfield land is required. This proposal is outside but adjoins the existing development areas (Development RO1/ODP Area 4). It is the closer to the town centre than any of the existing development areas, except RO1/ODP Area 2 and R02/ODP Area 9 (which are at a similar distance but remain undeveloped due to land ownership, fragmentation and access issues). The Site occupies a block of rural land that will square up the town in its urban form, and will connect the existing built up area of Rolleston with the proposed District Council reserve to the east of the development area.</p> <p>The restriction imposed by the CIAL noise contour effectively creates three development areas. The two areas outside the contour can yield around 450 lots. That alone will assist in meeting the high demand for housing in Rolleston. There is potentially a further 220 lots affected by the contour which is likely to move off this land in the future (at the time of the RPS review).</p> <p>The land meets all the Objective 3 locational criteria for more land for housing – the Site is close to the Rolleston town centre and Izone and Iport business areas which are a major employment area; Rolleston is well serviced by public transport, including to Christchurch City and Lincoln with a park n' ride scheme in central Rolleston; and there is an ongoing high demand for housing, with Rolleston's principal attractions including its affordable housing, employment opportunities and the continually expanding wide range of local services and facilities.</p>
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The proposal provides for a General Residential /Living Z zone within which provision is made for medium density housing and potentially a retirement village with local amenity reserves to cater for the diverse and changing needs of

	people and the Rolleston community. The Site has a Council District Reserve on its eastern boundary providing immense potential amenity and quality of environment benefits.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Matter for statutory decision-makers.
Objective 6: Local authority decisions on urban development that affect urban environments are: integrated with infrastructure planning and funding decisions; and strategic over the medium term and long term; and responsive, particularly in relation to proposals that would supply significant development capacity.	The proponents have met with Council asset staff who have confirmed that the proposal can be properly serviced and is within the capacity of existing and planned public infrastructure. See Policy 8 below re comments on proposals that would supply significant development capacity.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	Matter for statutory decision-makers.
Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	The proposal adjoins the existing built up area of Rolleston, close to public transport links and adjoins the proposed Council Reserve. Its excellent accessibility and the self sufficiency of Rolleston reduces the need for private vehicle trips, reducing potential for greenhouse gas emissions. The land is inland and not subject to natural hazard risks associated with sea level rise arising from climate change.
<b>NPS-UD Policies</b>	<b>Assessment</b>
<p>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ul style="list-style-type: none"> <li>(a) have or enable a variety of homes that: <ul style="list-style-type: none"> <li>(i) meet the needs, in terms of type, price, and location, of different households; and</li> <li>(ii) enable Māori to express their cultural traditions and norms; and</li> </ul> </li> <li>(b) N/A business sectors; and</li> <li>(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</li> <li>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</li> <li>(e) support reductions in greenhouse gas emissions; and</li> </ul>	<p>The proposal is for General Residential LZ zoning and includes some medium density blocks and a possible retirement village which will enable a variety of homes that will help meet the needs of different households. The site location provides good accessibility to workplaces, community facilities and open spaces in the in-development reserve and the adjoining Council Reserve.</p> <p>The proposal will enable another developer to remain active in the Rolleston market which will provide choice and competition to the local land and housing market.</p> <p>The location of the Site is within walking distance of the town centre (750m at its nearest point) and the ODP/development plan shows access points and linkages in to the rest of Rolleston including to public transport routes, access to the Southern Motorway from Levi Road, and to the park and ride facility.</p>

(f) are resilient to the likely current and future effects of climate change.	
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	<p>The PSDP/Operative District Plan provide eight development areas/ODP areas for Rolleston, some of which are well advanced in development. Those which are not are subject to land ownership, access, existing dwelling development and land aggregation issues which limit their effective ability to supply additional development capacity.</p> <p>The Levi Road proposal provides additional capacity to ensure that there is, actually, sufficient development capacity for a town that is growing apace and will continue to do so for the 10 year planning life of the District Plan. Evidence from real estate agents shows the surge in lot uptake and interest in Rolleston in recent years.</p>
<p>Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:</p> <p>(a) N/A in city centre zones,; and</p> <p>(b) N/A in metropolitan centre zones, and</p> <p>(c) N/A building heights of least 6 storeys within at least a walkable catchment...</p> <p>(d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:</p> <p>(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or</p> <p>(ii) relative demand for housing and business use in that location.</p>	<p>The proposal adopts Zones and zone development and activity standards set in the PSDP/Operative District Plan respectively. These make provision for suburban-type housing typologies and medium density housing. The maximum height limit is 8m which limits development to two storeys.</p>
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	The proposal adopts Zones and zone development and activity standards set in the PSDP/Operative District Plan respectively.
Policy 5: N/A Regional policy statements and district plans applying to tier 2 and 3 urban environments	<p>N/A</p> <p>Rolleston is within Greater Christchurch and is defined as part of a Tier 1 urban area.</p>
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement	The District Council in preparing the Rolleston Structure Plan (2009) engaged with the Rolleston community over possible urban futures for the town. The Rolleston Structure Plan is now over 10 years old and overdue for review.

<p>(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</p> <p>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and</p> <p>(ii) are not, of themselves, an adverse effect</p> <p>(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</p> <p>(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</p> <p>(e) the likely current and future effects of climate change.</p>	<p>The northern and central portions of the Site were not preferred as a future urban option because of the dominant and uncertain long term effect of the CIAL noise contour. Whilst the greater part of the northern site is outside the noise contour, the future growth areas followed legal title boundaries. As this land is held in the same title as land under the contour, it was all excluded. The Council retained Inner Plains Rural despite the factors of location, future urban form and ease of servicing that are features of the Site.</p> <p>The proposal will significantly contribute to the housing market in Rolleston offering 660+ lots at full development and in a location much more favourable for achieving great urban design outcomes than most of the identified development areas. It will supply significant additional capacity (an additional 12%) to the existing Rolleston land and housing supply.</p> <p>The proposal to re-zone the Site as General Residential/LZ is not out of step with the proposals in the PSDP/Operative District Plan.</p> <p>The proposal will result in a form of development consistent with that which dominates Rolleston and the ODP/Development Plan for the Site provides control over the key structural elements of the development. That ensures there is good integration to adjoining residential land and appropriate access points are locked in to provide for ease of movement and not just by car. The amenity values are set by the PSDP/Operative District Plan subdivision, development and activity standards so the Site will comfortably relate to, and form part of, the rest of Rolleston as it develops.</p> <p>Additionally the Site benefits for its co-location adjoining the future Council Reserve.</p>
<p>Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.</p>	<p>This requires a change to the RPS. The RPS contains housing targets (Table 6.1) which were inserted to meet the requirements of the NPS-UDC. They are now out of date as the NPS-UDC has been replaced by the NPS-UD. It is understood revised housing capacity assessments must be completed by July 2021.</p>
<p>Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well</p>	<p>This Policy can be read to apply to submissions to the PSDP and plan changes.</p> <p>This proposal will potentially at full development add 660 + lots (an additional 12% over and above existing zoned supply) to the</p>

<p>functioning urban environments, even if the development capacity is:</p> <p>(a) unanticipated by RMA planning documents; or</p> <p>(b) out-of-sequence with planned land release.</p>	<p>housing supply for Rolleston and its location in the “gap” between the existing urban area and the proposed Council Reserve to the south will assist in delivering a compact, linked up well-functioning urban environment.</p>
<p>Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:</p> <p>(a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and</p> <p>(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and</p> <p>(c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and</p> <p>(d) operate in a way that is consistent with iwi participation legislation.</p>	<p>Matter for statutory decision-makers.</p>
<p>Policy 10: Tier 1, 2, and 3 local authorities:</p> <p>(a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and</p> <p>(b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and</p> <p>(c) engage with the development sector to identify significant opportunities for urban development.</p>	<p>There is a present planning hiatus in greater Christchurch awaiting engagement on the foreshadowed change to the RPS (date unknown) followed by a full review in 2023. This submission/plan change application enables the Greater Christchurch Councils to engage in the proposal ahead of the change to the RPS.</p>
<p>Policy 11: In relation to car parking:</p> <p>(a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and</p> <p>(b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.</p>	<p>The proposal adopts Zones and zone development and activity standards set in the PSDP/Operative District Plan.</p>