



Appendix F

Additional NPD-UD Assessment January 2021

NPS-UD Policy 8:

Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

(a) unanticipated by RMA planning documents; or

(b) out-of-sequence with planned land release.

Point 3 – SDC Housing and Business Development Capacity Assessment - Significant Development Capacity

Factors that can help determine “significant development capacity” also include location, scale, identified demand, timing of developments and infrastructure.

PC75 provides for the significant completion of CRETS Road - linking the neighbourhoods between Springston Rolleston Road and Lincoln Rolleston Road. Whilst it will not complete the entire length, it unlocks the door to enable the Collector Road to be fully completed in the future.

PC75 also provides a key connection between the proposed PC78 and ODP Area 11. Whilst the two proposed Plan Change applications are independent of each other, they are co-related and will add neighbourhood connectivity to existing and new community infrastructure, such as Rolleston High School, Selwyn Aquatic Centre, Foster Park and the growing commercial facilities in the new Rolleston Town Centre.

The location of PC75 enables the extension south of the Rolleston Township to the southern boundary of Selwyn Road, unlocking significant growth capacity within PC75 and PC78, enabling an additional 1,100 dwellings.

PC75 is also within the sequence of planned growth, it adjoins ODP Area 11 (now predominantly developed), falls within the planned infrastructure growth areas and Future Development Areas recently notified in Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement.

Point 4 – Development Capacity Assessment in terms of other plan changes – Short/Medium/Long Term Timeframes. And other factors suggested by MfE.

Canterbury was the second fastest growing region for both the 2013-2018 and 2018-2020 periods. Over the 2018-2020 period, Canterbury was projected to grow at 8,200 people per annum, however it achieved a much faster rate of growth, of 11,630 people per annum. This is comparable to the rate of growth achieved over the 2013-2018 period of 11,590 people per annum. In broad terms,

Canterbury has recorded the second fastest rate of growth of any region in New Zealand, of around 11,600 per annum for the past 7 years.

Christchurch, Selwyn and Waimakariri all achieved a faster rate of growth than projected over the 2018-2020 period. Christchurch was projected to grow at a rate of 4,320 per annum, however the actual growth rate was 5,450 people per annum. Selwyn was projected to achieve growth of 2,000 per annum, however the actual growth rate was 3,200 people per annum. Waimakariri was projected to achieve growth of 1,180 per annum, achieving a growth rate of 1,700 people per annum.

The Our Space Greater Christchurch Settlement Pattern Update report includes a growth projection over the next decade derived from the Statistics NZ 2013 base projections. These projections are based on 2013 Census data and are considered by Statistics NZ to be out-of-date. This is evident in the regional disparities between the projections and actual rates of growth that have occurred.

Our Space expects 2,690 additional households per annum to reside in greater Christchurch over the next decade. However, actual growth rates show that in the order of 4,500 additional households will be added to the population annually over this period. This means that the Our Space expected growth rate is 70% below the actual growth rate, and likely to be 70% below the revised Statistics NZ growth projection.

Statistics NZ will provide 2018 projections later this year, and these will account for both the 2018 Census data and the recent trends.

Rolleston has maintained steady growth of around 530 households per annum for the past seven-year period. This equates to just under 50% of the district's growth.

The Selwyn District Growth Model projects population and household growth for the 2018-2048 period. This shows expected growth of 290 households per annum over the next decade, around half the rate achieved over the previous seven years (530 per annum). While this accounts for the redistribution of growth from Selwyn to Christchurch, which is a strategic objective, it does not account for the rapid rate of growth seen across Greater Christchurch, which increases the quantity of growth that needs to be enabled in Rolleston and Selwyn more generally.

The Housing and Business Development Capacity Assessment Update (2020) report in the Executive Summary of Appendix 1 identifies Selwyn District sufficiency of housing capacity of +2,543 in the short term (2020-2023), -2,737 in the medium term (2020-2030) and -18,337 in the long term (2020-2050). Plan Change requests currently lodged with the Selwyn District Council are understood to provide for a total of 10,567 additional dwellings. However, there is no certainty that all of the plan changes will be approved. Where they are approved, there is no certainty as to whether or not they will achieve fully developed dwelling yields.

Selwyn District has increased from 20% of all consents issued within the greater Christchurch region in 2010, to 30% in 2020. More notably, Rolleston has increased from 6% of all consents issued within the greater Christchurch region in 2010, to 20% in 2020. The reason for this unprecedented rate of growth is that Rolleston offers affordable 3-4 bedroom family houses for around \$500,000, and affordable family housing is in high demand. No other location in Christchurch can offer a significant quantity of affordable family housing at this price.

A section of \$100,000 - \$200,000 results in a house and land package of \$400,000 - \$500,000, an affordable price point for many young family households looking to get a new house. Selwyn sold 75% of all sections in this price range, Waimakariri sold 18% and Christchurch sold only 7%. It is the

inability of Christchurch and Waimakariri to produce any significant number of sections in this price range that is underpinning the large sale rate being achieved in Selwyn.

Rolleston accounts for 35% of all lots sold in Greater Christchurch. This is entirely due to its ability to produce low priced lots, in the \$100,000 - \$200,000 range. Rolleston produced 62% of Greater Christchurch's low priced lots over the last twelve months (i.e. in the \$100,000 - \$200,000 range). It is therefore reasonable to conclude that Rolleston plays a major role in producing low priced lots and houses in Greater Christchurch.

Rolleston has demand for around 750 dwellings per annum. This is evident in recent building consents, which are expected to be over 1,000 per annum for 2020 and recent historical household growth, which has been within the 500-600 range per annum for seven years.

The demand for houses within Rolleston is almost entirely within the \$400,000 - \$600,000 price range for a new 3-4 bedroom family house. Rolleston has a comparative advantage in producing these dwellings within the wider region, and this is in part supported by the range of social/recreational and commercial amenities available.

Christchurch has had sufficient land available to remain relatively affordable when compared to other cities across New Zealand. With an average price of \$526,000, this compares favourably to other major regions. This has given Christchurch a competitive advantage in attracting and retaining its population, which is the second largest in New Zealand.

The Canterbury region has performed better during the recent national increase in prices that has occurred over the past 6-12 months. Canterbury has seen an increase in price of \$61,000, notably less than the other main regions that have increased between \$78,000 and \$145,000. This is due to the availability of low-priced development land, however with recent rates of construction, there is the risk that the price of development land increases and Christchurch's relative affordability and attractiveness, when compared to other cities, is diminished.

The location of PC75 enables the extension south of the Rolleston Township to the southern boundary of Selwyn Road, unlocking significant growth capacity within PC75 and PC78, enabling an additional 1,100 dwellings.

The Christchurch Southern Motorway Stage 2 with a completion date of 2021 and additional development at Rolleston will generate various development contributions and rates to contribute to the significant public cost of this investment.

There are several specific infrastructure investments in Rolleston. These range from water supply, town square updates and local parks. These have a total cost of \$13.4 million. Given the imminent shortage of land for new lots and dwellings in Rolleston, the proposal would ensure that additional development contributions and rates are available to pay for the cost of this investment.

Selwyn Council is considering multiple Plan Changes for expansion of the residential area of Rolleston in addition to Plan Changes for Lincoln, Prebbleton, West Melton, Darfield and Leeston. The recently notified Proposed Change 1 to Chapter 6 of the Regional Policy Statement will create a significant barrier to the likely success to some of those Plan Change applications. Given this, the potential growth areas of Rolleston are now conceivably limited to only a few Plan Change Applications within the Future Development Areas. If only one or two of these applications were successful this could have influence over the supply of land and sections to the Rolleston market. Leading to a potential detrimental effect on supply and affecting affordability of new dwellings in the Greater Christchurch market for family homes in the mid \$500,000 range.

Point 5 – Well functioning Urban Environment

The assessment of Policy 1 provided in the Request (pages 16 and 35-36), does consider the functioning of urban environments at more than just the plan change scale, stating that the proposal will contribute to well-functioning urban environments at a *localised, township and regional scale*.

Policy 1(a) seeks urban environments that ‘have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households’¹.

The proposal will ‘enable’ the outcome sought by Policy 1(a)(i) by providing for a variety of homes, needs, types, price-points and locations within the plan change area, within Rolleston and within the Greater Christchurch market generally.

Within the plan change area the proposed Living Z zoning provides for a variety in residential densities. The proposal enables a variety in housing, but other than by way of adopting existing density rules in the Plan, it does not specifically prescribe them.

PC75 enables:

- a) The completion of the CRETS Road, connecting Springston Rolleston Road to Lincoln Rolleston Road, reducing trafficable loads on the Selwyn Road Lincoln Rolleston Road intersection whilst improving access for residents to the east of ODP Area 11 to community facilities including the Selwyn Aquatic Centre and Foster Park;
- b) residential development at a density of 12 households/hectare and provides for a variety of residential house typologies, lifestyles and price points;
- c) connectivity within south-eastern Rolleston through direct connections with the extension of Lady Isaac Drive and potentially CRETS Collector Ed Hillary Drive and provides for connection to adjacent future residential development to the south and east;
- d) active transport modes with shared paths and on-road cycle lanes – linking community amenity areas and reserves;
- e) a sensitive response to its interfaces with both existing and future adjacent development;

In summary then, the plan change application provides vital connections to adjoining existing and proposed development areas and both provides for and enables a consolidated urban form, consistent with providing a well-functioning urban environment on a scale wider than simply just the PC75 plan change area.

¹ It is assumed that part (a)(ii) of Policy 1 is not relevant to this specific RFI point.