

Appendix 12: Assessment of NPS-UD 2020 Objectives and Policies

Dunweavin 2020 Limited

Acronyms

CIAL: Christchurch International Airport Limited

FDS: Future development Strategy

NPS-UD 2020: National Policy Statement-Urban Development 2020

PSDP: Proposed Selwyn District Plan

RPS: Canterbury Regional Policy Statement

NPS-UD 2020 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 town centre.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The Plan Change provides choices in the Rolleston housing market and in doing so supports housing affordability. 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	The RPS is due for review in 2023 and since initial lodgement of this Plan Change (PC76), Proposed Change 1 has been notified to achieve consistency with the NPS-UD 2020. It is noted there are no hearings for Proposed Change 1, rather an independent commissioner will report directly to the Minister. As there are no hearings, it can be expected that a decision

<p>transport; and there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</p>	<p>will be issued mostly likely ahead of the hearing on PC76.</p> <p>Importantly, Change 1 proposes a Future Development Area at south Rolleston, which includes the PC76 site. It enables urban development in the FDAs where it meets medium term housing capacity needs and supports the Regional Policy Statement pattern of settlement and principles for further growth.</p> <p>The current priority greenfield development areas at Rolleston shown on RPS Map A (which are the PSDP eight Rolleston development areas/12 Operative District Plan ODPs) do not meet short, medium or long term housing demand at Rolleston. Further greenfield land is required. This Plan Change is outside but adjoins the existing development areas (ODP Area 10 and 12), but will be within a FDA under Proposed Change 1. The Site occupies a block of rural land that is tucked up against residential zoned land, and will square up the town in its urban form, and will connect the existing built up area of Rolleston. The land meets all the Objective 3 locational criteria for more land for housing – the Site is enables convenient access 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>
<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.</p>	<p>The Plan Change provides for a Living Z zone within which provision is made for medium density housing with a local amenity reserve to help cater for the diverse and changing needs of people and the Rolleston community.</p>
<p>Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</p>	<p>Matter for statutory decision-makers.</p>
<p>Objective 6: Local authority decisions on urban development that affect urban environments are: integrated with infrastructure planning and funding decisions; and strategic over the</p>	<p>A knowledge of servicing matters suggests that the proposal can be properly serviced and is within the capacity of existing and planned public infrastructure. See Policy 8 below re</p>

medium term and long term; and responsive, particularly in relation to proposals that would supply significant development capacity.	comments on Plan Changes 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 Plan Change adjoins the existing built up area of Rolleston, convenient to public transport links. 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.
NPS-UD 2020 Policies	Assessment
<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"> (a) have or enable a variety of homes that: <ul style="list-style-type: none"> (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and (b) N/A business sectors; and (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 (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; and (f) are resilient to the likely current and future effects of climate change. 	<p>The Plan Change is for LZ zoning and includes some medium density blocks 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.</p> <p>The Plan Change 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 reasonable distance of the town centre (3.5km at its nearest point) and the ODP shows access points and linkages in to the rest of Rolleston including to future development areas, access to the Southern Motorway, and to the park and ride facility.</p>
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 Operative District Plan provides 12 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 Plan Change provides additional capacity to ensure that there is, actually, sufficient development capacity for a town that is</p>

	<p>growing apace and will continue to do so for the 10 year planning life of the District Plan.</p> <p>A medium term shortfall in capacity for Rolleston has been confirmed by the Council in the Capacity Update Report it adopted at its 9 December 2020 meeting.</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 Plan Change adopts Zones and zone development and activity standards set in the Operative District Plan. 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>
<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.</p>	<p>The Plan Change adopts Zones and zone development and activity standards set in the Operative District Plan respectively.</p>
<p>Policy 5: N/A Regional policy statements and district plans applying to tier 2 and 3 urban environments</p>	<p>N/A</p> <p>Rolleston is within Greater Christchurch and is defined as part of a Tier 1 urban area.</p>
<p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <p>(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</p> <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>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> <p>The Site is within the longterm future urban boundary for Rolleston shown in the Structure Plan and the township boundary where services would be available.</p> <p>The Plan Change will contribute to the housing market in Rolleston offering 155 lots at full development and in a location favourable for achieving good urban design outcomes. It will supply additional capacity (approximately an</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>additional 3%¹) to the existing Rolleston land and housing supply.</p> <p>The Plan Change to re-zone the Site as LZ is not out of step with the recently notified Plan Changes to the Operative District Plan. The Plan Change will result in a form of development consistent with that which dominates Rolleston and the ODP 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.</p> <p>The amenity values are set by the 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>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 and district plan. The RPS and Operative Selwyn District Plan contain housing targets (Table 6.1 of RPS) 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 2020. 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 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>This Plan Change will potentially at full development add 155 lots (an additional 3% over and above existing zoned supply) to the housing supply for Rolleston and its location in tucked up against existing residential zoned land fills in a "gap" and will assist in delivering a compact, linked up well-functioning urban environment.</p> <p>Updated data has been released since the initial lodgement of the Plan Change, through the Housing and Business Development Capacity Assessment Update for the short, medium and long term (report and accepted at the December 2020 Council meeting).</p> <p>The Update data that shows that there is a short term available capacity of +2543 developable lots in the Greater Christchurch Urban Area within the District in the short term</p>

¹ Derived by taking the 2018 census record of all dwellings (occupied, vacant, under construction) in the five statistical areas making up Rolleston (North West, Central, North East, South West and South East Rolleston) and deriving the percentage that 155 lots adds to that 2018 figure ($155/6164 = 2.52\%$).

	<p>(2020-2023). That is lots within existing development areas that are zoned and feasible for development. If this Plan Change is adopted it would have the effect of increasing this supply of lots to +2698 lots. The 155 lots in this Plan Change proposal represents an additional 5.7% (155/2698) of available capacity for the Greater Christchurch Urban Area within the District in the short term. As such the additional lots will not overwhelm the existing supply, but rather provide a proportionate buffer to any unevenness in uptake of lots.</p> <p>Similarly when assessed against the medium term case of the reported Update shortfall of -2737 dwellings in the medium term, the 155 lots in this proposal can provide potentially 5.6% (155/2737) towards meeting that shortfall. In that regard it provides a significant contribution to the imminent medium term under capacity and in a location that is and has undergone significant recent and on-going growth.</p> <p>An assessment of the Ministry for the Environment's factors to determine significant development capacity has been undertaken below.</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> <ul style="list-style-type: none"> (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 (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and (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 (d) operate in a way that is consistent with iwi participation legislation. 	<p>Matter for statutory decision-makers.</p>
Policy 10: Tier 1, 2, and 3 local authorities:	<p>There is a present planning hiatus in greater</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>Christchurch awaiting engagement on the foreshadowed change to the RPS (date unknown) followed by a full review in 2023. This plan change application enables the Greater Christchurch Councils to engage in the Plan Change 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 Plan Change adopts Zones and zone development and activity standards set in the Operative District Plan.</p>
Ministry for the Environment Factors to determine Significant Development Capacity	
MfE Feature	Assessment
<i>Significance of scale and location</i>	<p>The Site is within a Future Development Area shown in Figure 16 of the Our Space Report and Proposed Change 1 CRPS Map A which recognised the imminent shortfall in capacity in the land identified in operative Map A CRPS. The only FDA land in Selwyn is at Rolleston. Plan Change 1 to the CRPS recently notified, confirms the significance of this FDA in addressing housing capacity shortfalls. The Site builds on the southward expansion of Rolleston and ensures a compact, connected urban form with significant growth around the Site.</p>
<i>Fulfilling identified demand</i>	<p>The Council December 2020 Update of its Housing and Business Development Capacity Assessment shows that there is a short term capacity of + 2543 developable lots in the short term (2020-2023). That is a very small margin for a three year period when dwelling building consents, albeit for the District as a whole, are at about 1600/year. The Quarterly Economic Monitor by Infometrics for Selwyn District reported to the 20 February 2021 Council meeting confirms the on-going pressures on the housing market in the District. Sales volumes in Selwyn grew by 16.1% and residential building consents were up 33.4% in the past 12 months compared to 8.1% for</p>

	<p>consents for the Canterbury Region. September 2020 was the second highest quarter on record for residential building consents in Selwyn at 414 consents. These trends and pressures are reflected in section prices in Rolleston with the \$200,000 level now consistently being exceeded for a standard 550-600m² lot. Realistically, if this level of demand or activity were to continue over the short term i.e the next 3 years, then the identified capacity of +2,543 is hugely insufficient at best, and certainly does not allow for much competition in the market. That available capacity will be taken up at current building rates in less than two years. If Plan Change 76 were approved sooner rather than later it could add significantly (9.5 % or 155/1600) to the capacity required on an annual basis for building consents for residential dwellings accepting that the building consent figures are for the District as a whole. When assessed against the calculated shortfall of - 2737 dwellings in the 10 year medium term, the 155 lots in this proposal account for potentially 5.6% of that shortfall. In that regard it provides a significant contribution to offsetting the imminent medium term under capacity and in a location identified in the District Plan and the Urban Development Strategy as a key part of the spatial distribution of growth areas.</p>
<i>Timing of development and infrastructure provision</i>	<p>The applicants are proven existing developers of the 200+ lot development at the Twyn Visions Ltd subdivision adjoining to the north.</p> <p>The applicant is able to commence development immediately upon re-zoning being approved; they can contribute to the housing demand very quickly.</p> <p>Discussions with Council have not flagged any major servicing issues (Appendix 3 of the application).</p> <p>There are water and sewer mains within East Maddisons Road reserve; power is available on East Maddisons Road; and telephone is within the Enable supply areas.</p>

	Stormwater is conventionally discharged to ground in Rolleston but will require ECAN discharge consents.
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