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Attn: Jonathan Clease

13 April 2022

Dear Jono

PC79 BIRCHS ROAD - SUMMARY

Under s73(2) of the Resource Management Act 1991, Birchs Village Limited ("the Applicant") requests a change to the Operative Selwyn District Plan (OSDP) to rezone 36.58 hectares (ha) of land in Prebbleton from Inner Plains to Living Medium Density (MD) Prebbleton and Business 1 (B1). A new Living MD zone is proposed to give effect to the requirements of the NPS-UD and the purpose of the Business 1 zone is to provide neighbourhood scale commercial use, given the proposed density and potential residential yield of the site. An Outline Development Plan (Appendix 2) is proposed for inclusion in the OSDP. The proposed Living MD Prebbleton Zone will require amendments throughout the Operative Selwyn District Plan and these are detailed in Appendix 3 to this Application. No change to the Business 1 zone of the OSDP is sought.

There continues to be high demand for residential sections in Prebbleton. Selwyn District Council has recently updated their housing capacity assessment and a shortfall of approximately 10,000 houses is anticipated in the long term to 2050. An analysis of residential construction and land availability for Prebbleton and the Selwyn District is included in Appendix 4 of this application and concludes demand for residential sections in Prebbleton will continue.

The Plan Change seeks to insert an Outline Development Plan (ODP) to facilitate the future development of the site utilizing the provisions of the proposed Living MD Prebbleton and existing Business 1 zones. The Outline Development Plan identifies the commercial area, a central reserve connection, primary roads and non-vehicular access routes.

Under the proposed Living MD Prebbleton zone, the following scenarios have been assessed:

- **Enabled development:** an upper limit of approximately 856 residential allotments is enabled, based on a minimum net allotment size of 400 m². The proposed Living MD zone also enables up to three residential units per site (as a permitted activity), which if the application site were developed to the full potential of the zoning, could equate to approximately 2,568 residential units. These estimates, while enabled by the proposed zoning, are considered fanciful and highly unlikely to occur in the short, medium or even long term.
- **Realistic development:** a realistic yield of 527 allotments (each with one residential unit) which equates to an average allotment size of 650 m². It is feasible to consider that there could be up to three residential units per site (as a permitted activity) which could equate to 1,581 residential units. The resultant density under the realistic scenario is between 15 and 46 households per hectare.. A minimum net density of 15 households/hectare is proposed in the ODP.

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The plan change is sought as the application site provides an appropriate location for residential expansion of Prebbleton, immediately adjacent to the existing urban boundary and new recreation reserve, on underutilized Inner Plains zoned land. The proposed plan change will allow for provision of future residential use and neighbourhood scale commercial use, in an area Council have invested in for an urban reserve, in an efficient and sustainable manner in accordance with an Outline Development Plan to ensure connectivity with existing development areas. An Urban Design Statement for the plan change is included in Appendix 5 and provides a summary of the key features and considerations of the site. A number of site investigations have been completed in the preparation of this Plan Change application including an Integrated Transport Assessment (Appendix 6), a Servicing Report (Appendix 7), a Preliminary Site Investigation (Appendix 8) and a Geotechnical Investigation (Appendix 9). The site investigations conclude the site is suitable for the proposed use and can be accommodated within the existing networks and infrastructure.

The proposed rezoning is considered to be generally consistent with the objectives and policies of the National, Regional and Local policy documents, where applicable. The plan change will enable residential use to be established in close proximity to an important recreational facility, making use of Council's significant investment supporting accessibility without reliance on vehicles. The inclusion of neighbourhood scale commercial use will provide for the day-to-day convenience needs of the proposed development and users of the Birchs Road Reserve.

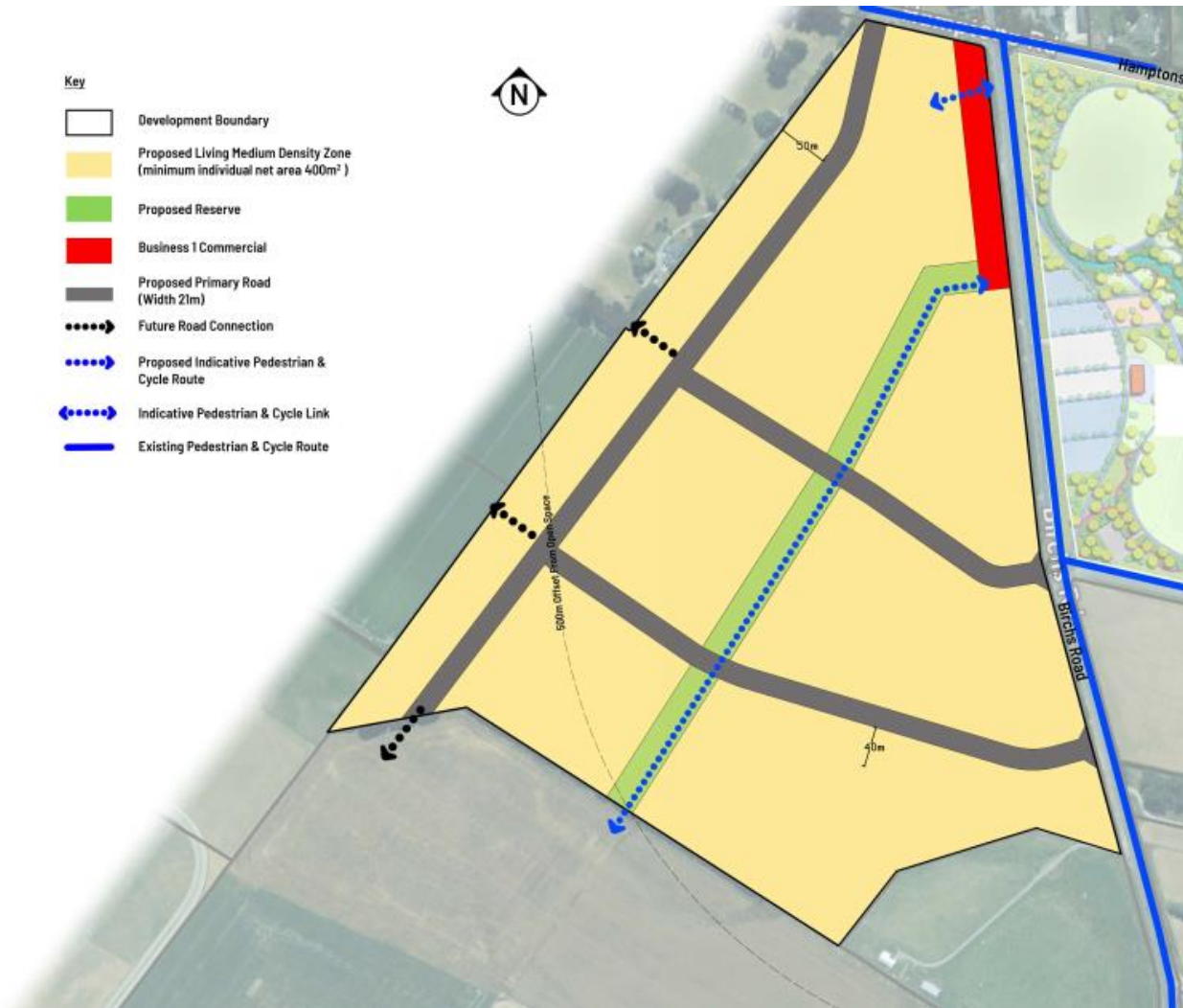
Accepting and considering this Plan Change is consistent with national direction provided by the National Policy Statement Urban Development (NPS-UD). Policy 8 of the NPS-UD directs Council's to be responsive to plan changes which add significantly to development capacity, even if that capacity is unanticipated by RMA planning documents or is out of sequence. The application site has not previously been considered for urban growth in any existing strategic documents relating to Prebbleton.

This Plan Change is also consistent with the Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021 (EHS Amendment), introduced recently to improve housing supply in New Zealand. The EHS Amendment requires Medium Density Residential Standards (MDRS) to be applied to all relevant residential zones in all tier 1 urban environments. The MDRS requires Council's to enable more intensive residential development with up to three dwellings of up to three storeys per site. The EHS Amendment requires private plan change requests to be withdrawn where it can be determined that it: intends to give effect to intensification policies of the NPS-UD; proposes changes to a residential zone that will be subject to the MDRS; creates a new relevant residential zone that does not incorporate the MDRS; has been notified on or before the enactment of the Bill but a hearing under clause 8B of Schedule 1 is not completed on or before 20 February 2022. The Plan Change is consistent with the EHS Amendment, which is seeking to maximize residential use of urban areas in order to meet the high demand for new housing through the creation of a new Living zone incorporating the MDRS requirements, Living MD Prebbleton.

An evaluation of the proposed plan change under section 32 of the Resource Management Act (the Act) is included in this application. The section 32 evaluation supports the proposal as the most appropriate way to achieve the purpose of the Act, compared the status quo.

It is noted the Selwyn District Plan is currently under review representing a timely opportunity for this private plan change. A submission on the proposed District Plan has also been made seeking to have the application area included within the Urban Growth Overlay, therefore this privately initiate plan change is seen as the most effective means of achieving the proposed rezoning at this time.

Proposed Outline Development Plan



Introduction

This Outline Development Plan (ODP) is for the Birchs Road development area which is proposed to be zoned Living MD Prebbleton and Business 1. The ODP includes 36.58 ha of land, comprising eight properties. The site is bounded by Hamptons Road to the north, Birchs Road and the Birchs Road Reserve to the east and rural uses of varying scales to the south and west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

Urban design

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

Land use

A minimum density of 15 households per hectare shall be achieved through future subdivision. Intensification of residential density (less than 400 m²/unit) should be located near to key open spaces, green corridors (including the Birchs Road Reserve) and neighbourhood commercial area and avoid locating on the outer edge of the ODP area or adjoining rural zoning.

Subdivision

An application for subdivision of the ODP area shall include supporting transport and infrastructure assessments, with detailed design for the provision of water, sewer and stormwater to any allotments proposed. These assessments shall include analysis of the upper limit of residential units enabled by the zoning and any cumulative effects of demand on the transport and infrastructure (water and sewer) networks to ensure the capacity of the networks is not adversely affected by the subdivision or can be mitigated through identified upgrades. At the time of subdivision the need for and nature of any safety improvements required to the Hamptons/Birchs Road intersection and the proposed new road and Birchs Road connection will be considered in consultation with Selwyn District Council.

Movement network

Walkability and connectivity are key principles of the ODP with a hierarchy of street types and connections provided throughout the area. The aim of the movement network is to provide a range of modal options for residents, to reduce

car-dependency for short local trips while recognising private vehicle use is necessary for longer trips. The ODP encourages connectivity using primary and secondary routes running through the area from north to south and east to west, with future primary connections from Hamptons and Birchs Road. A primary road legal width of 21 m is proposed, to allow inclusion of a shared pedestrian/cycle path, separate from the main vehicle carriageway.

Smaller tertiary streets (not shown) or local/neighbourhood streets will ideally run north-south to create a highly connected and permeable neighbourhood. These roads are not shown to allow future design flexibility at the final subdivision stage but should provide walkable blocks and avoid cul-de-sacs. The design of the local streets will encourage slow vehicle movements combined with pedestrian and cycle facilities, either separate or shared depending on the design of the street. The layout of the blocks will have a predominantly north-south orientation where possible to maximise solar gain into rear yards (outdoor living spaces) of all properties.

Supporting the road network, off road pedestrian and cycle paths connect through to Birchs Road Park and the Lincoln-Prebbleton cycleway, north of the car park to the Birchs Road Reserve

KEY ASPECTS

- Street hierarchy providing different modal allocation
- A well-connected network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre)
- A high level of legibility created through street hierarchy
- Prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes
- Direct vehicle access onto Birchs Road for individual properties should be avoided
- Streets with a high level of amenity

Green and blue network

The green network corridor is designed to provide a green strip running through the Plan Change area to Birchs Road Reserve, providing amenity to a large number of future residents. Primarily a stormwater network, a dual function is proposed to provide shared off-road facilities connecting through to the park and the Lincoln-Prebbleton cycleway.

Additional neighbourhood reserves within the project boundary may be required to provide amenity for residents, the majority of residents being within a 5 minute walk, or 500 m radius of the spaces. It is likely the sizes of the reserves will range between 3,000 m² and 6,000 m² with the exact size and position of these reserve being determined at the time of subdivision. These reserves will be 'tied' to the location of higher density developments, providing amenity for residents on smaller sections.

The blue network will be integrated with and incorporated into the green networks where practicable. Any areas identified as at high risk of flooding should be utilized for reserves and stormwater management rather than residential use or remediated (filled) at the time of subdivision, avoiding any risk to residential use.

Conclusion

We would request upon the receipt of this information the previous RFI issued is confirmed as satisfied and this application proceed to public notification as soon as possible.

If you have any questions, please feel free to contact the writer on 03 339 0401 or via email sally@blg.nz.

Yours faithfully,

Baseline Group



Sally Elford

Associate (Senior Planner)