

SELWYN DISTRICT PLAN REVIEW
RE004 DENSITY AND TYPOLOGY
PREPARED FOR SELWYN DISTRICT COUNCIL
7 June 2018



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Executive Summary

Selwyn District Council (Council) is undertaking a review of the Selwyn District Plan (the District Plan), which is a requirement of Section 79(1) of the Resource Management Act.

One of the workstreams associated with the District Plan review is residential density and housing typology. The purpose of this report is to undertake an assessment of density provisions in the District Plan and review on-the-ground results in terms of density and differing housing typologies. Based on the information gathered, this report:

- identifies the range of housing typologies for future population needs; and
- provides options for housing density.

It is intended that this Report provides a baseline that will then lead to the next stage of this workstream which is the Preferred Option Report.

A review of allotment sizes provided for in the District Plan found 72 different zones with varying allotment sizes. Outline Development Plans set out additional requirements, such as a minimum net density to be achieved. All of the allotment sizes and additional requirements are set out in Appendix B.

Analysis of resource and building consent data from the past 10 years (past four years for building consents due to the availability of the data) identified that the dominant housing typology across the District is the single storey detached dwelling, with an average floor area of 173m². When dwellings below¹ 70m² and above 500m² are removed from the analysis, the average dwelling size is 215m². A review of allotment sizes and densities achieved found that the averaging rule and ODP provisions are providing a variety of allotment sizes and are achieving the densities set in Canterbury Regional Policy Statement (RPS).

All subdivision consents granted over the past 10 years have been mapped. This confirmed that the majority of development is occurring as greenfield development on the periphery (away from the centre of townships towards the urban limits) of some townships. This development is largely in response to the 2010 and 2011 earthquakes and has been directed by higher order planning documents which require greenfield priority areas to be developed for residential purposes. This mapping also shows that there is little evidence of infill development.

Following this, a more detailed review of six townships has been undertaken to identify and comment on residential dwelling capacity and population projections, including the age structure of the population. This analysis was based on work undertaken by Dr Natalie Jackson, the Selwyn District Council Long Term Plan, outputs from the Selwyn Growth Model and projections by Statistics New Zealand. As identified by Dr Natalie Jackson,

"Selwyn District must thus plan for both sizeable growth, and significant population ageing, at the same time as having one of New Zealand's youngest populations (3rd youngest in 2013 and 8th youngest in 2043). This age differential has a number of implications for Selwyn, among which will be a change in the age (and undoubtedly ethnic) composition of the available migrant pool. Being structurally younger than most other TAs will mean that as time passes, Selwyn will experience a successively reducing pool of youthful migrants to attract, and greater competition for them."

Five second generation district plans were reviewed from around New Zealand, which incentivise a range of typologies. Various methods were identified, such as permissive rules towards multiple dwellings on one site, exceptions/alternatives to development standards, non-notification provisions and comprehensive development plans. The councils of the five plans reviewed were contacted to discuss these findings. Each had different experiences. In Auckland the wide application of Mixed Housing Suburban and Urban Zone to the majority of urban area has led to an increase in resource consents for terrace type developments due to the permissive rules for multiple dwellings. Hamilton has seen a large uptake in the duplex provisions since the introduction of these rules. Queenstown commented that their comprehensive development plans had led to good design outcomes and a range of typologies. Dunedin made an important point, that other rules in the District Plan could hinder the achievement of a range of typologies, such as minimum parking requirements.

¹ A family flat of 70m² is permitted in the District Plan and therefore dwellings below this value have been excluded from the analysis.

Views of developers and housing companies have previously been sought by the Council's Senior Urban Designer on the District Plan provisions. Many expressed their concerns with the prescriptive approach to the rules, and the cost that this adds to their developments. Further, developers stated that this additional cost often leads to choosing the "path of least resistance" rather than championing better developments.

Developers and housing companies were contacted for a second time to confirm the trends identified in section 9 of this report. One developer commented that the Council needs to be conscious of the price point they need to meet in the market. Another developer highlighted the need for a range of housing typologies, to cater for an aging population. Examples included granny flats through to retirement homes which the developer commented are not being widely developed.

Based on the analysis of the townships, the significant growth expected and the identified ageing population, five housing typologies have been recommended for adoption in the proposed District Plan. It is considered that these typologies will give effect to the RPS and Selwyn 2031: District Development Strategy by enabling housing choice and diversity to meet the changing needs and circumstances of the District's population over time. The recommended typologies are:

- Detached Dwellings;
- Semi-Detached/Duplex Dwellings;
- Terrace/Row Houses;
- Low Rise Apartments (three storey maximum, limited provision of this typology); and
- Minor Dwellings.

Methods for implementing a range of housing typologies were investigated and the advantages and disadvantages for each method have been set out in Section 10 of this Report. These methods will be further explored in the Preferred Option Report for this workstream.

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Selwyn District Council

RE004 Density and Typology

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- A.2 Proposed Change 1 to Canterbury Regional Policy Statement 1998
- A.3 Selwyn District Council Plan Change 7
- A.4 Canterbury Regional Policy Statement 2013
- A.5 Land Use Recovery Plan (LURP)

A.6 Ellesmere and Malvern Area Plans

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Appendix B Allotment Size by Zone and Outline Development Area Provisions

Appendix C Benchmarked District Plans – Zone Descriptions

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1. Introduction

Selwyn District Council (Council) is undertaking a review of the Selwyn District Plan (the District Plan). It is a requirement of Section 79(1) of the Resource Management Act (RMA) that local authorities must commence a review of district plan provisions if the provision has not been the subject of a proposed plan, a review, or a change by the local authority during the previous 10 years.

Section 35 of the RMA also requires Councils to monitor the efficiency and effectiveness of policies, rules, or other methods in its plan. Council has undertaken this task by identifying workstreams where key matters can be assessed and considered, with a view to informing the review of the District Plan.

One of these workstreams is residential density and housing typology. The purpose of this workstream is to undertake an assessment of residential density provisions in the District Plan and review on-the-ground results in terms of density and housing typologies.

This report collates all the findings associated with residential density and housing typology and develops options for new draft provisions. This report is in two parts;

1. Sections 2-5 are essentially a stocktake of provisions in the District Plan, backed by a review of resource and building consents granted. Part one includes:
 - a review of the density provisions of the operative Selwyn District Plan (District Plan);
 - a review of the on-the-ground results of the District Plan provisions;
 - an assessment of the effectiveness of the Outline Development Plans and averaging rules;
 - identification and categorisation of the range of housing typologies;
 - description of the variety and choice of housing; and
 - identification of any trends in the density and typology.
2. Sections 6 -11 develops options for residential density and housing typology, linking these back to what there is on-the-ground and what needs to be enabled for future populations. Part two includes:
 - an assessment of six townships as a representative sample of the District's housing typologies;
 - identification of the range of housing typologies for future population needs;
 - benchmarking of other district plans in terms of incentives; and
 - implementation options for housing density.

It is intended that this Report provides a baseline that will then lead to the next stage of this workstream which is the Preferred Option Report.

2. Planning Framework

The purpose of this section is to provide a summary analysis of the higher order RMA planning instruments that the District Plan must give effect to and other strategic documents that are relevant to the consideration of housing densities and typologies. The outputs from this section will help inform the evaluation of the effectiveness of the District Plan's provisions. It will also form the basis of criteria for assessing proposed options for approaches to and provisions of housing densities and typologies which will be undertaken in the Preferred Option report for this topic.

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of the housing density and typology workstream these planning instruments are:

- a) National Policy Statement on Urban Development Capacity 2016 (NPS-UDC); and
- b) Canterbury Regional Policy Statement 2013 (RPS).

The strategy document that is relevant to housing density and typology workstream is Selwyn 2031: District Development Strategy.

The history of the development of higher order planning documents is set out in Appendix A.

2.1 National Policy Statement on Urban Development Capacity 2016

How the District Plan will give effect to the NPS-UDC is subject to a separate workstream. However, in the context of this workstream it is important to note that to give effect to the NPS-UDC the District Plan must:

- provide sufficient opportunities for the development of housing land to meet demand, and provide housing choices to meet the needs of people, communities and future generations for a range of dwelling types and locations (Objective OA2).
- provide urban environments that, over time, develop and change in response to the changing needs of people, communities and future generations (Objective OA3).
- promote the efficient use of urban land and infrastructure (Policy PA3).

The Preamble to the NPS-UDC also sets out that the NPS-UDC has a particular focus on ensuring that local authorities, through their planning, provide enough space for their populations to happily live and work. This can be both through allowing development to go "up" by intensifying existing urban areas, and "out" by releasing land in greenfield areas.

2.2 Canterbury Regional Policy Statement 2013

The two key chapters of the RPS that are relevant to the housing density and typology workstream are:

- Chapter 5 – Land Use and Infrastructure; and
- Chapter 6 – Recovery and Rebuilding of Greater Christchurch

2.2.1 Chapter 5 – Land Use and Infrastructure

Chapter 5 contains provisions that relate to the Canterbury region inclusive of Greater Christchurch which is notated as "Entire Region" and provisions that are not relevant to Greater Christchurch and are notated as "Wider Region". The achievement and implementation of the objectives, policies or methods in Chapter 6 – Recovery and Rebuilding of Greater Christchurch, take precedence within Greater Christchurch.

The key themes evident from an analysis of the policy framework of Chapter 5 that are relevant to this workstream are:

- providing sufficient housing choice to meet the region's housing needs (entire region)(Objective 5.2.1)
- urban growth occurs in a form which is concentrated, or is attached to, existing urban areas and promotes a coordinated pattern of development (wider region) (Policy 5.3.1)
- encouraging within urban areas housing choice of a character and form that supports urban consolidation (wider region) (Policy 5.3.1)
- ensuring substantial developments are designed and built to be of a high-quality, and are robust and resilient by promoting a diversity of residential choices (wider region) (Policy 5.3.3)

- ensuring development is appropriately and efficiently served for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water (wider region) (Policy 5.3.5).

The methods identified in Chapter 5 for implementing the policies provide clear direction to territorial authorities as to what is required of them. This includes that the councils will include provisions in their district plans that:

- establish an approach for the integrated management of urban development with the primary focus of ensuring consolidated, well-designed and more sustainable urban patterns
- require applications for substantial developments to include an outline or concept plan.
- ensure before any rezoning of land enabling more intensive development or substantial developments that the development provided for by the rezoning can be efficiently and effectively served for the collection, treatment and disposal of sewage and stormwater, and the provision of potable water

2.2.2 Chapter 6 – Recovery and Rebuilding of Greater Christchurch

Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, which includes a portion of the Selwyn District.

The key themes evident from an analysis of the policy framework of Chapter 6 that are relevant to this workstream are:

- an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by meeting the following density targets as a proportion of overall growth
 - 35% averaged over the period between 2013 and 2016
 - 45% averaged over the period between 2016 to 2021
 - 55% averaged over the period between 2022 and 2028 (Objective 6.2.2)
- providing higher density living environments including mixed use developments and a greater range of housing types in and around Key Activity Centres, and in greenfield priority areas (Objective 6.2.2)
- providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure (Objective 6.2.2)
- encouraging sustainable and self-sufficient growth of the towns of Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton (Objective 6.2.2)
- recovery and rebuilding is undertaken in Greater Christchurch that provides a range of densities (Objective 6.2.3)
- ensuring residential developments provide choice and diversity in their layout, built form, housing type and density in order to adapt to the changing needs and circumstances of the population (Policy 6.3.2)
- supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region (Policy 6.3.2)
- development in greenfield priority areas is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan (Policy 6.3.3)
- residential greenfield priority area development shall occur in accordance with Map A (Policy 6.3.7)
- intensification is to be focused around the Key Activity Centres and neighbourhood centres commensurate with their scale and function (Policy 6.3.7)
- development in greenfield priority areas shall achieve at least 10 household units per hectare averaged over the whole of an Outline Development Plan area in greenfield areas in Selwyn District (Policy 6.3.7)
- provision will be made in district plans for comprehensive development across multiple or amalgamated sites (Policy 6.3.7)

- address housing affordability by providing:
 - sufficient intensification and greenfield priority area land
 - for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing (Policy 6.3.7)

The methods identified in Chapter 6 for implementing the policies generally relate to requiring territorial authorities to give effect to specific policies through their district plans. The methods relating to Policy 6.3.7 – Residential location, yield and intensification include:

- identifying areas in district plans that are suitable for urban intensification;
- including provisions in district plans for comprehensive development across multiple or amalgamated sites;
- considering incentives in district plans to encourage intensification.

2.3 Selwyn 2031: District Development Strategy

The purpose of Selwyn 2031: District Development Strategy (Selwyn 2031) is to provide an overarching strategic framework for achieving sustainable growth across the District to 2031.

The key outcomes anticipated by the Selwyn 2031 actions that are relevant to the housing density and typology workstream are:

Protection of our existing character

- retain the district's sense of rural identity by adopting a consolidated approach to urban growth;
- reinforce and enhance the character of each township by requiring outline development plans and the use of good urban design principles within new development areas.

Improved supply of housing types

- provision of a range of housing types to meet the diverse range of social, cultural and economic needs of the community.

Higher quality living environments

- achieve safe, functional and attractive living environments by requiring new development to occur in accordance with outline development plans, design guidelines and to give effect to higher level strategic planning documents.

The Strategic Directions that are particularly relevant to this workstream are:

- 1.4 Compact urban form - promote consolidation and intensification within existing townships
- 3.2 Variety and choice - allowing for a choice of living environments and housing types

There are a number of actions identified in Selwyn 2031 that require implementation through the District Plan review that relate to housing density and typology. These are as follows:

- require Outline Development Plans for all new residential and business greenfield and intensification areas prior to development occurring;
- review District Plan residential density provisions, including the transition between new and existing development areas;
- review District Plan residential density provisions, including the number of Living Zones and minimum allotment sizes, to create a cohesive Living Zone framework;
- require all Area Plans, Structure Plans and ODP's to promote and provide for a mix of housing options that reflect a range of size, density and location; and
- review Council provisions for medium and comprehensive housing and investigate including similar housing developments in Service and Rural Townships;

2.4 Common themes of higher order planning documents

The NPS-UDC, the RPS and Selwyn 2031 all have clear, consistent, specific policy and strategic directions relating to housing density and typology. These clear directions can be used to inform the evaluation of the effectiveness of the District Plan's density and housing provisions and will be most useful in establishing criteria to evaluate future options.

The common themes from the higher order planning documents are:

Meeting demand

The need for the District Plan to provide housing choice and diversity to meet the changing needs and circumstance of the District's population over time.

Choice and diversity

The need for the District Plan to provide for:

- sufficient housing choice;
- diversity of housing choice;
- range of residential densities;
- choice in location, character and form; and
- diversity of layout, housing types and lot sizes.

Spatial extent

The District Plan needs to manage the spatial extent of residential development to achieve:

- compact urban form;
- consolidation and intensification;
- the densities specified in the RPS;
- efficient use of land and infrastructure;
- development that is appropriately serviced; and
- intensification around the Key Activity Centres and neighbourhood centres and in greenfield priority areas.

Planning techniques

The District Plan must continue with the use of the Outline Development Plan mechanism and require:

- Outline Development Plans for all new residential greenfield and intensification areas prior to development occurring and that development in greenfield priority areas is to occur in accordance with the provisions set out in any existing Outline Development Plans; and
- that subdivision must not proceed ahead of the incorporation of an Outline Development Plans in the District Plan.

Consideration should be given to including incentives in the District Plan to encourage intensification.

3. District Plan Provisions

The purpose of this section is to identify the provisions in the District Plan that relate to or influence housing density and typology.

3.1 Policy Framework

Objective B4.1.1 of the District Plan set outs the following:

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Policy B4.1.1 (a) of sets out:

Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.

3.2 Density Provisions

Section C12 of the District Plan sets out the rules and standards for subdivision in Living Zones. In general, subdivision which complies with Rules 12.1.3.1 through to 12.1.3.59 is a restricted discretionary activity. These standards cover a range of matters such as access, water supply, effluent disposal, solid waste disposal and the size and shape of allotments. An additional set of standards provide town specific variations, such as setbacks, water supply requirements or general compliance with an Outline Development Plan.

The matters to which Council's discretion is restricted for subdivision are set out in Rules 12.2 and 12.3 and cover access, infrastructure, roads, size and shape, esplanade reserves and specific matters for identified towns.

A review of allotment sizes in Table C12.1 of the District Plan found 72 different allotment sizes. These are a result of changes to a Living Zone and specific requirements for a town. A summary of the allotment sizes across the zones is set out in the Table 3-1. A comprehensive table setting out the allotment size of each zone and any additional requirements is set out in Appendix B.

Table 3-1: Operative District Plan Densities

Zone	Average Allotment Size (m ²) (Not Less Than)	Minimum Allotment Size (m ²)	Other comments
Living 1A (Rolleston)		300	
Living 1A (Castle Hill); and Living 1A3 (Lincoln)	500	350	Minimum allotment Size applies to Living 1A (Castle Hill) only
Living WM Medium Density (West Melton)		500m ² (Maximum 3000m ²)	
Living 1 (Darfield); Living X (Darfield) (Deferred); Living 1 (Doyleston); Living 1 (Leeston); Living XA (Leeston); Living 1 (Lincoln); Living 1A1 (Lincoln); Living 1A2 (Lincoln); and Living 1 (Southbridge)	650		Some zones have minimum allotment requirements or averaging rules. Refer to Appendix B.
Living 1 (Rolleston)	750		

Zone	Average Allotment Size (m ²) (Not Less Than)	Minimum Allotment Size (m ²)	Other comments
Living 1 (Arthur's Pass); Living 1 (Coalgate); Living 1 (Glentunnel); Living 1 (Hororata); Living 1 (Kirwee); Living 1 (Lake Coleridge Village); Living 1 (Prebbleton); Living 1A1 (Prebbleton); Living 1A2 (Prebbleton); Living 1A3 (Prebbleton); Living 1A4 (Prebbleton); Living 1A5 (Prebbleton); Living X (Prebbleton); Living 1 (Sheffield); Living 1A (Sheffield); Living 1 (Springfield); Living 1 (Springston); Living 1A (Springston); Living 1A (Tai Tapu); Living 1 (Waddington); and Living 1 (Whitecliffs)	800		A number of townships across the District don't have reticulated services. Therefore a number of zones have limitations on the allotment size based on the requirement to provide on-site effluent disposal.
Living 1A (Lincoln)	850		Minimum of 31 allotments for any subdivision plan
Living 1 (West Melton)	1,000		
Living 1B (Rolleston)	1,200	750	
Living 1A4 (Lincoln)	1,500		
Living X (Lincoln); and Living 1C (Rolleston)	2,000	1,000	Minimum Allotment Size applies to Living 1C (Rolleston) only
Living 1B (West Melton)	2,800		
Living WM Low Density (West Melton)		3000m ² (Maximum 5000m ²)	
Living 2 (Lincoln)	3,000		
Living 2 (Darfield); Living 2 (Darfield) (Deferred); Living 2 (Leeston); Living 2A (Leeston); Living 2 (Prebbleton); Living 2A (Prebbleton); Living 2 (Blakes Road) (Prebbleton); Living 3 (Hamptons Road) (Prebbleton); Living 3 (Trents Road) (Prebbleton); Living 2; Living 2A (Tai Tapu); and Living 2 (West Melton)	5,000	4,000	Minimum Allotment Size applies to Living 3 (Hamptons Road) (Prebbleton) only.

Zone	Average Allotment Size (m ²) (Not Less Than)	Minimum Allotment Size (m ²)	Other comments
Living 2 (Coalgate); Living 2A (Darfield) (Deferred); Living 2 (Doyleston); Living 2 (Kirwee); Living 2A (Kirwee); and Living 2A (West Melton)	10,000		2ha for allotments along the Northern and Eastern boundaries of the zone that abuts a Rural Zone in the Living 2A (Kirwee) Maximum 10 allotments in West Melton
Living 2A1 (Darfield)	20,000		
Living 1 (Leeston) (Deferred) Living 2 (Leeston) (Deferred)			4 ha until deferral lifted, then 650m ² in Living 1; 4 ha until deferment lifted, then 5,000m ² in Living 2.
Living 1A (Prebbleton)		Varies	Area A: 1,250m ² ; Area b: 1,000m ² ; Area C: 800m ² In all cases development shall proceed in accordance with the ODP contained in Appendix 19 of the District Plan and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed. 2,000m shall apply to the balance of the zone.
Living 1A6 (Prebbleton)		Varies	Area A: 1000m ² minimum net allotment area; Area B: 600m ² minimum net allotment area and 900m maximum net allotment area; Area C: 550m ² minimum average allotment area and 450m ² minimum net allotment area; and In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.
Living Z (Rolleston)		Varies	Low Density: Average allotment size of 650m ² with a minimum individual allotment size of 550m ² Medium Density (Small-lot): Maximum average allotment size of 500m ² , with a minimum individual allotment size of 400m ² Medium Density (Comprehensive): Maximum average allotment size of 350m ² , with no minimum site size.
Living Z (Lincoln)		Varies	Low Density: Average allotment size of 600m ² and a minimum individual allotment size of 500m ² Medium Density (Small-lot): Maximum average allotment size of 500m ² , with a minimum individual allotment size of 400m ²

Zone	Average Allotment Size (m ²) (Not Less Than)	Minimum Allotment Size (m ²)	Other comments
			Medium Density (Comprehensive): Maximum average allotment size of 350m ² , with no minimum site size.
Living Z (Prebbleton)		Varies	<p>Low Density: Average allotment size of 700m² with a minimum individual allotment size of 550m²</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</p>
Living (Area A) (Deferred) (Dunsandel)			Density to be determined
Living (Area B) (Deferred) (Dunsandel)			Density to be determined

3.3 Outline Development Plan Provisions

Outline Development Plans (ODP) set out further requirements for subdivision including a minimum net density to be achieved. A summary of these provisions is set out in Table 3-2 and a comprehensive table of the requirements by each Outline Development Area is included in Appendix B.

Table 3-2: Outline Development Plan Area Requirements

Township	ODP	Minimum Density (household/ha)	Description of Outcomes
Rolleston	Area 1	11hh/ha	The ODP provisions in Rolleston provides for a variety of allotment sizes, with medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas.
	Area 3	10hh/ha	
	Area 4	10hh/ha	
	Area 6	12hh/ha	
	Area 7	19.19hh/ha	
	Area 8	10hh/ha	
	Area 9	10hh/ha	
	Area 10	10hh/ha	
	Area 11	10hh/ha	
	Area 12	10hh/ha	
	Area 13	10hh/ha	
Lincoln	Area 1	10hh/ha	Higher density residential uses will be located within 'Medium Density' areas adjacent to key open space linkages having access to Primary and Secondary Roads to provide increased housing choice for future residents.
	Area 2	10hh/ha	
	Area 3	10hh/ha	
	Area 4	10hh/ha	
	Area 5	10hh/ha	
	Area 6	15hh/ha	
	Area 7	20hh/ha	
	Area 8	Varies (Refer to ODP)	
Prebbleton	Area 1	10hh/ha	There are a number of exceptions and some Medium Density areas identified.
	Area 2	10hh/ha	
	Area 3	10hh/ha	

Township	ODP	Minimum Density (household/ha)	Description of Outcomes
Darfield	Area 4	10hh/ha	Within this overall limit, and to ensure development of individual landholdings can be achieved, the ODP includes a maximum number of 8 Allotments for Area A and a maximum of 12 Allotments for Area B. Individual subdivision applications within an identified Area should clearly demonstrate that the maximum development potential of another Area is not compromised.
	Living 1A Zone	8hh/ha	
	Living 2 Darfield	No more than 20 allotments shall be provided for across the whole of the ODP area.	

DRAFT

4. Review of Resource and Building Consents

4.1 Data Sources and Limitations

A desktop review of resource and building consents granted for residential development between 2007 and 2017 (from 2013 for building consent data) was undertaken to understand the form, size and location of each consent granted.

The Council advised that consents over the past ten years should be included in the analysis for this Report. However, on review of building consent information, Council was only able to extract the past four years of data from their databases. Therefore building consents are only analysed between 2013 – 2017 in this Report.

This information was sourced from Council's Strategy and Policy Team, and extracted in spreadsheets which captured a summary of the proposal, type of application, class of activity and location (address, legal description and valuation number). The consents have been sorted and filtered, so that only consents for new dwellings and subdivisions have been analysed. The analysis in Sections 4.2 and 4.3 of this Report is limited to what has been recorded in the proposal field of the spreadsheet, and may not include the full detail of each consent.

Allotment sizes have been obtained by cross-referencing subdivision consents with land parcel information from the Council's GIS. This data has limitations because subdivision consents are recorded as one consent and listed against the parent lot, i.e. the original address or legal description, and may not record the number of allotments to be created in the proposal field.

Balance allotments are not consistently identified in the proposal field. This is evident when trying to determine the median allotment size from the cross referenced data. The median, which is 2,731m², is for all allotments that have been created in all Living Zones (Living 1, 2, X and Z), including some very large allotments (such as the described balance allotments). This has skewed the median upwards. Figure 4-2 focuses the subdivision data to allotment sizes between 0 – 2000m² in the Living 1, X, Z zones which cover majority of (and land within) townships within the District.

To assist with the analysis in this Report, the Council has supplied a spreadsheet of allotment sizes by Living Zone and Outline Development Plan (ODP) area. It is noted that this spreadsheet is not linked to subdivision consents, therefore the timing of allotments created cannot be determined from this information. This spreadsheet has been filtered by the Council to remove 'larger' allotments, which most likely are either balance allotments or areas zoned which have yet to undergo subdivision.

4.2 Subdivision Resource Consents

4.2.1 Subdivision Consents by Activity Status

Section C12 of the District Plan sets out the rules and standards for subdivision. The most permissive activity status for subdividing land is that of the restricted discretionary activity.

Rule 12.1.3.7 states that any allotment created, including any balance allotment, must comply with the relevant allotment size requirements set out in Table C12.1. A summary of allotment sizes is set out in Table 3-1. Specific standards for each township require a minimum number or maximum number of allotments, or a minimum net density to be achieved as per any applicable Outline Development Plan provisions (refer Table 3-2).

Compliance with Rules 12.1.2 and 12.1.3 (which includes all the standards from Rules 12.1.3.1 – 12.1.3.59) means the subdivision is assessed as a restricted discretionary activity (Rule 12.1.1). Rule 12.2.1 provides for boundary adjustments as a restricted discretionary activity.

The resource consent data provided has been filtered to only identify consents to create new allotments. 1,431 subdivision consents have been granted between 2007 and 2017. 811 of these consents were for a restricted discretionary activity under Rules 12.1.1 or 12.2.1.

Where applications for subdivision do not comply with specific allotment sizes, or specific Outline Development Plan requirement, consent for a discretionary activity is required under Rule 12.1.6.

Of the 1,431 subdivision consents granted, 96 consents were for a discretionary activity under Rule 12.1.6.

Where applications for subdivision do not comply with specific comprehensive residential development rules or specific Outline Development Plan/Medium Density Area requirements, consent for a non-

complying activity is required under Rule 12.1.7. Any subdivision to adjust boundaries which does not comply with Rule 12.2.1 is a non-complying activity (Rule 12.2.3).

Of the 1,431 subdivision consents granted, 289 consents were for a non-complying activity under Rules 12.1.7 and 12.2.3.

A summary of subdivision consents and the applicable activity status is set out in Table 4-1. Where the number of allotments created has been provided in the 'proposal field' this has been captured and tallied. It is noted that this method may not capture all allotments created, as it is reliant on the number of allotments created being recorded in the proposal field.

Controlled activities have not been tallied as consents for these activities do not result in the creation of new residential allotments. Rule 12.3.1 relates to subdivision for accesses, reserves and utility allotments.

Table 4-1: Summary of Subdivision Consents

Rule	Activity Status	Number of Subdivision Consents (%)	Allotments Created
12.3.1	Controlled	230 (16%)	-
12.1.1 or 12.2.1	Restricted discretionary	811 (57%)	6,626
12.1.6	Discretionary	96 (7%)	2,585
12.1.7 or 12.2.3	Non complying	289 (20%)	3,667
n/a	Consents listed as n/a in the spreadsheet	5 (0%)	-

4.2.1.1 Key Findings

Key findings from analysing the subdivision consents by activity status include:

- A large number (20 per cent) of resource consents are being granted for non-complying activities. This highlights potential issues with the provisions and also concerns with regard to why a large number of consents are being granted for non-complying activities;
- Over half (57 per cent) of resource consents granted are for restricted discretionary activities. This implies Rules 12.1.2 and 12.1.3 and all the associated standards (including allotment size) for subdivision are being complied with.

4.2.2 Number of Subdivision Consents by Allotment Size

Figures 4-1 and 4-2 provide information on the size of the allotments being created by the subdivision consents granted.

The values along the allotment size axis are ranges, e.g. 1000m² includes allotments between 0m² to 1000m².

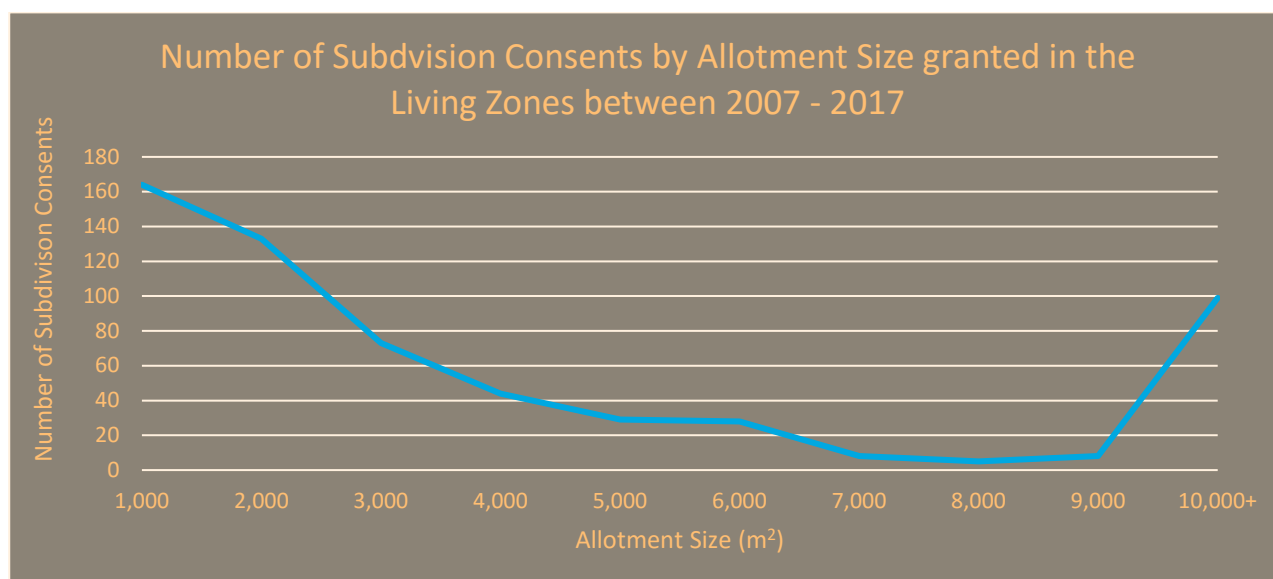


Figure 4-1: Number of Subdivision Consents by Living Zone Allotment Sizes

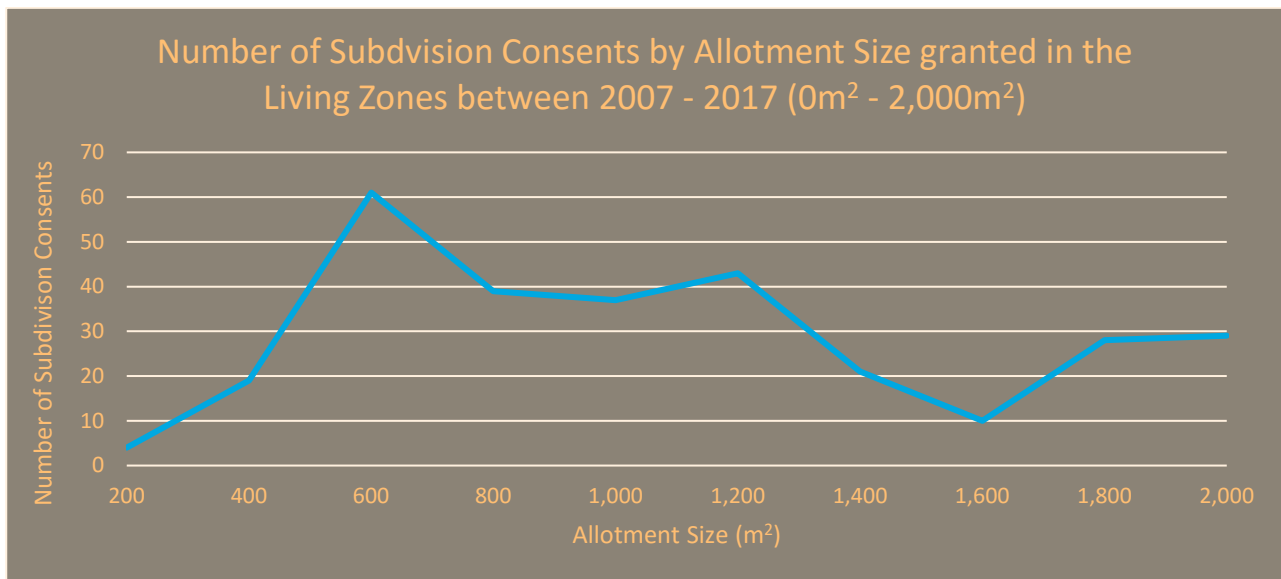


Figure 4-2: Number of Subdivision Consents by Living Zone Allotment Sizes (Focused on 0 – 2,000m² Allotments)

4.2.3 Key Findings

Key findings from analysing subdivision consents by allotment size include:

- A large number of allotments (100) have been created over 10,000 m². These are likely balance allotments, which remain after subdividing a small portion of the parent allotment and are located on the periphery of townships and/or beyond the township boundaries ;
- When the analysis is focused (Figure 4-2) to allotments created between 0 – 2,000 m², the largest number of allotments created are around 600 m².

4.3 Building Consents

4.3.1 Number of Building Consents by Building Type, Floor Area and Bedrooms

Figure 4-3 provides information on the number of building consents granted from 2013 – 2017 for building type as coded by Council in the building consent database (i.e. detached dwellings, group dwelling and multi-unit dwelling). The code group dwellings applies to multi-unit dwellings with attached garages, which appears to be a duplication of coding in the database when compared with the multi-unit coding.

Figure 4-4 shows the floor areas of dwellings granted building consent and Figure 4-5 shows the number of bedrooms per dwelling consented. Figure 4-6 shows this information on floor area and bedrooms as a percentage of dwellings consented.

It is noted that the number of storeys is not consistently captured in the description field of the building consent data, therefore it has not been possible to accurately report on the split between single storey and two storey dwellings. However analysis undertaken as part of the RE007 Character and Amenity workstream and from a site visit undertaken as part of the RE005 Bulk and Location workstream confirmed that the majority of dwellings in the District are single storey detached dwellings.

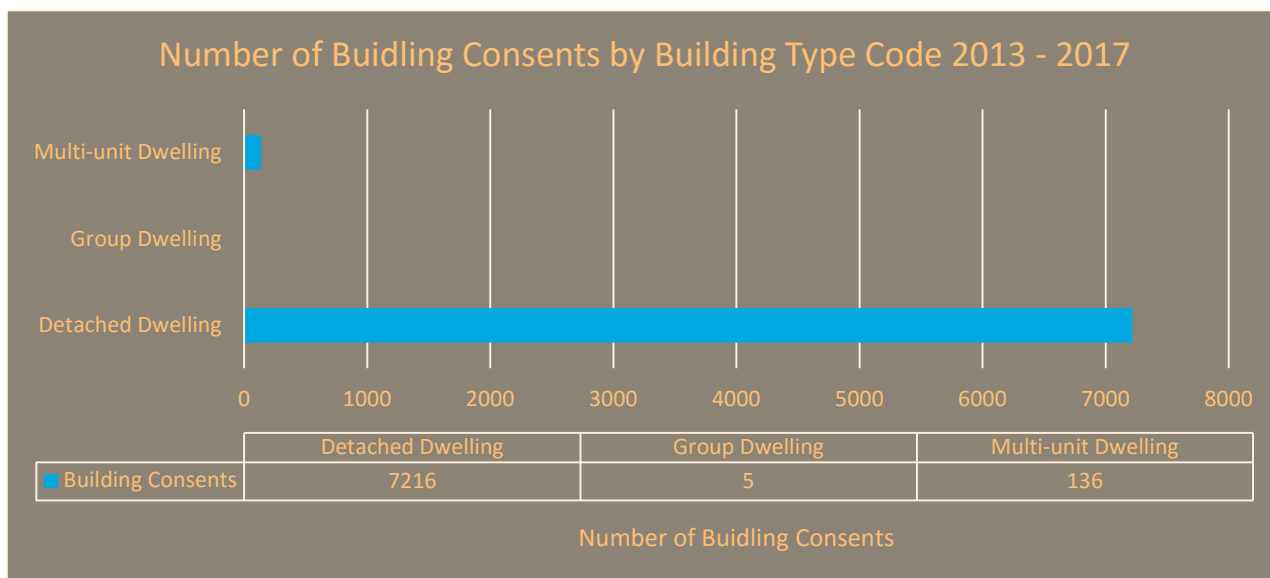


Figure 4-3: Number of Building Consents by Building Type Code

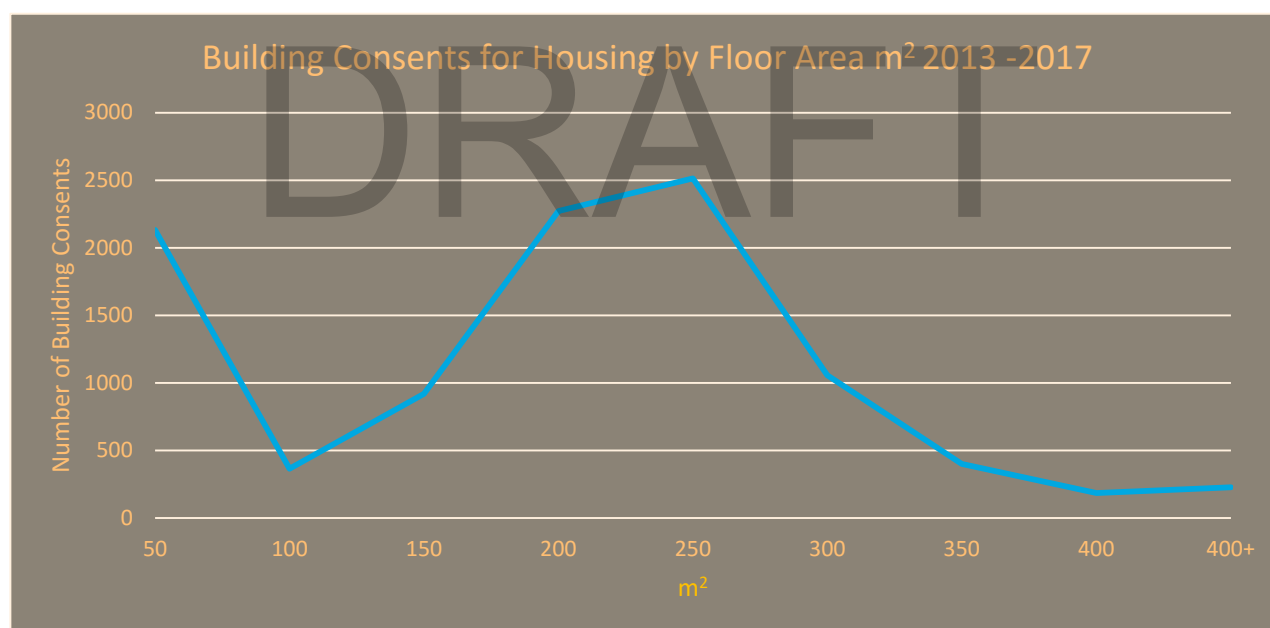


Figure 4-4: Dwelling Sizes



Figure 4-5: Number of Bedrooms per Dwelling

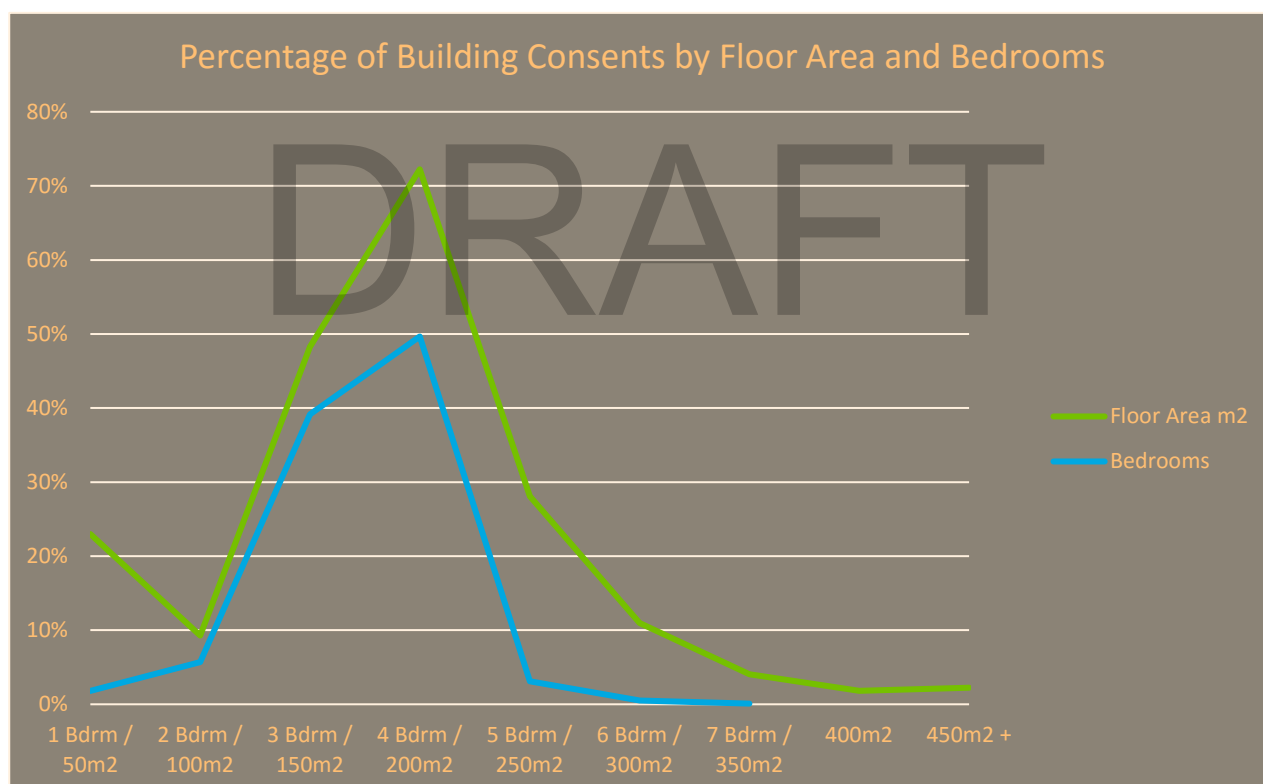


Figure 4-6: Percentage of Building Consents by Floor Area and Bedrooms

4.3.2 Key Findings

Key findings from the analysis of building consents include:

- 98 per cent of building consents issued were for detached dwellings;
- the majority of building consents for new dwellings are between 200 - 250m² in floor area.
- there are large number of building consents below 70m² in floor area however, on reviewing the details of these consents, it was found that these were for dwelling alterations and additions, transportable dwellings or sundry minor building works. When removing building consents for dwellings below 70m² and above 500m², the average dwelling floor area is 215m²;

- 89 per cent of building consents issued were for 3 or 4 bedroom dwellings;
- Information provided from other workstreams indicates that the majority of dwellings consented and constructed are single storey; and
- There is limited choice in housing typologies being granted building consents.

4.4 Spatial

4.4.1 Data and limitations

Both building consent and resource consent information has been used to identify the spatial distribution of development.

However building consent information provides the most accurate data to illustrate this spatial distribution. This is because the resource consent information, particularly for subdivision, is recorded against one legal description/address and therefore does not provide an accurate reflection of development when mapped.

4.4.2 Mapping

Figures 4-7 to 4-13 identify the location of building consents and resource consents that have been granted between 2007 (2013 for building consents) and 2017.

4.4.3 Key Findings

Key findings from analysing the mapping include:

- in Rolleston, Lincoln, Prebbleton, Darfield and Leeston, the majority of development has occurred on the periphery of each of the towns. There is little evidence of infill development adjoining the Key Activity Centre/business zoned areas in these townships;
- in terms of allotment sizes, subdivision in those peripheral areas (towards the urban limits of larger townships) has resulted in smaller allotments than that in the established areas close to the Town Centre and/or business areas. This is in response to the 2010 and 2011 earthquakes and directions by higher order planning documents to enable greenfield development while also setting net densities to be achieved in these greenfield area;

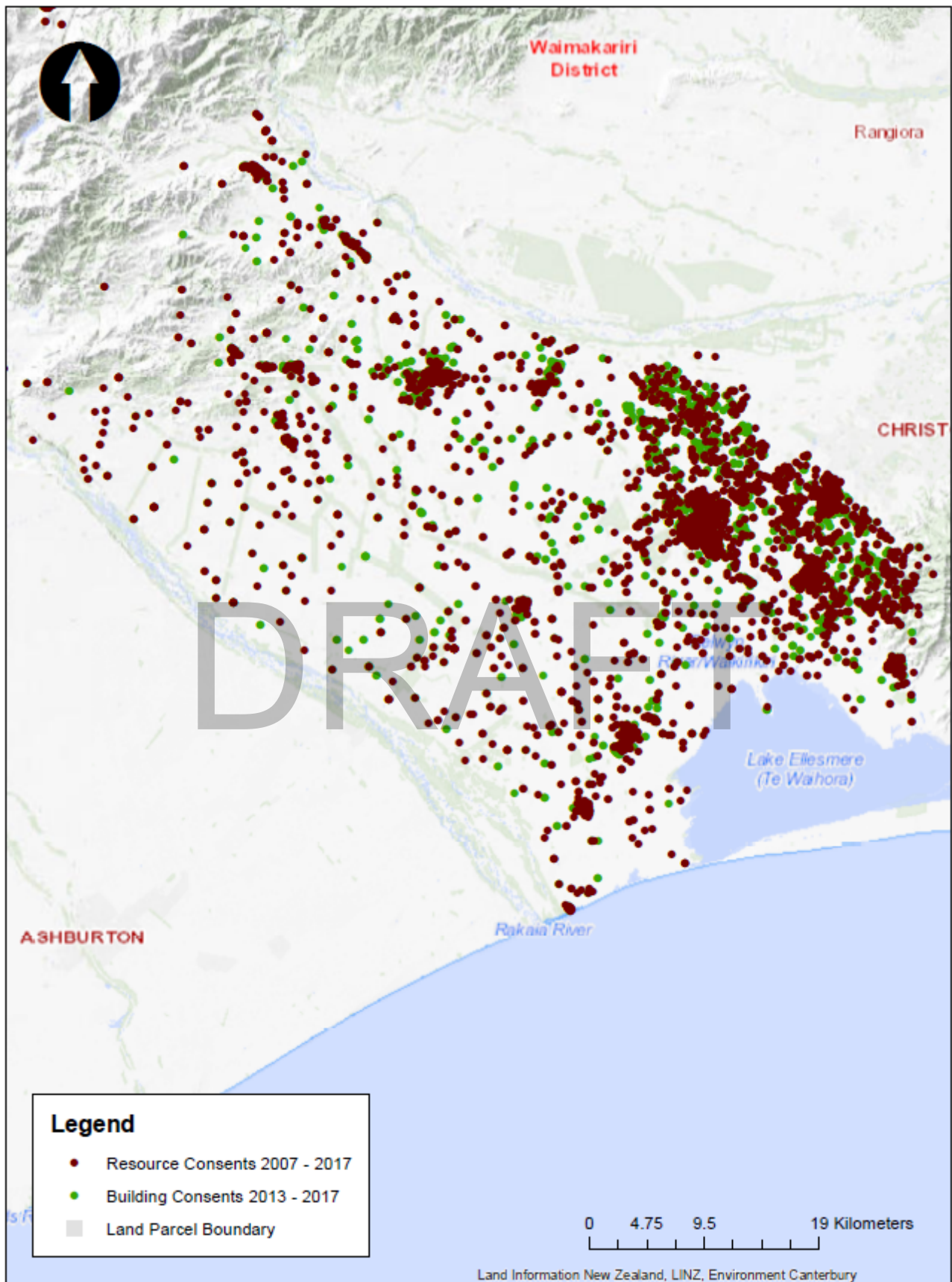


Figure 4-7: Resource and Building Consents Issued across the Selwyn District

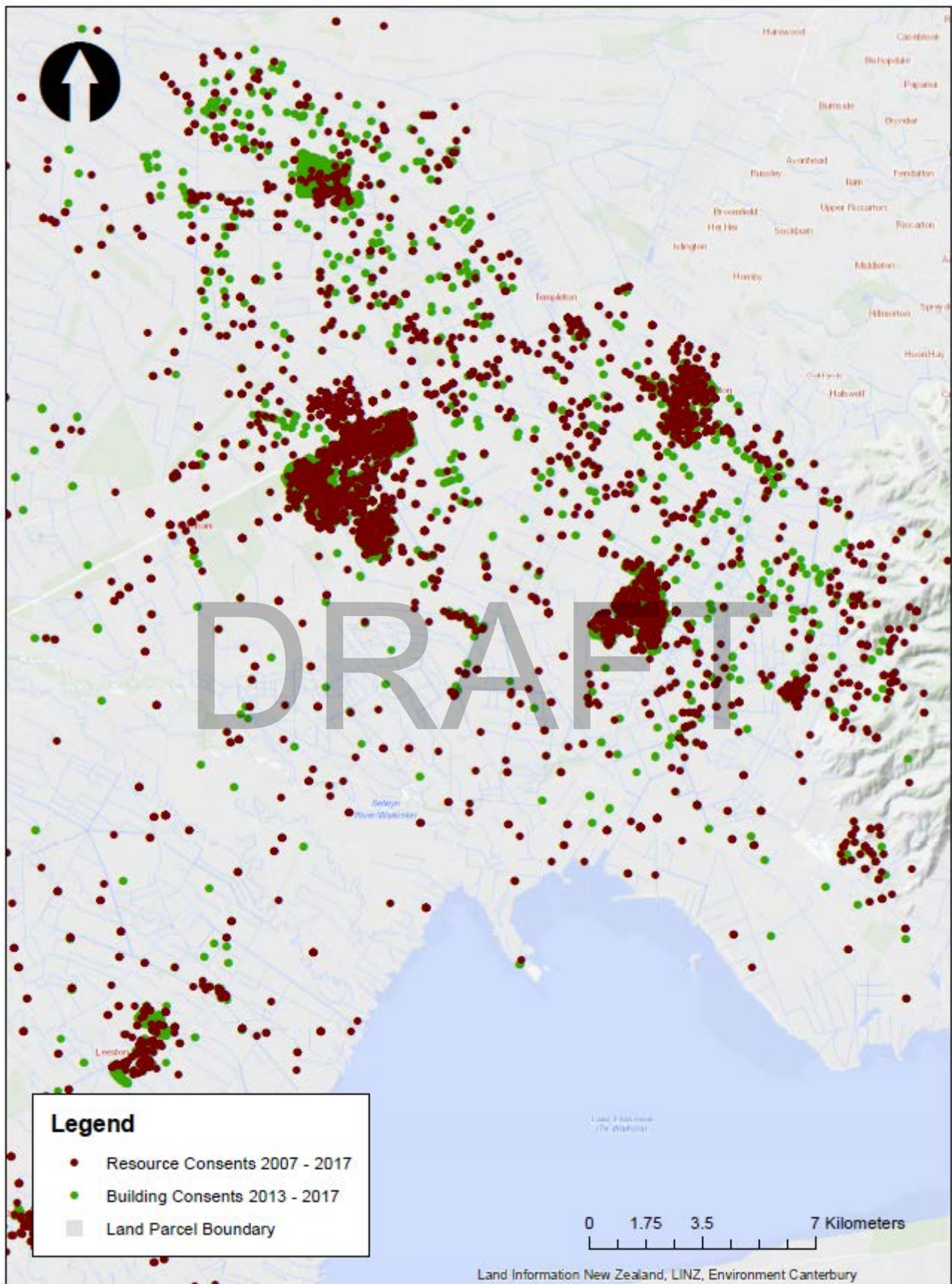


Figure 4-8: Resource and Building Consents Issued across the Greater Christchurch Area

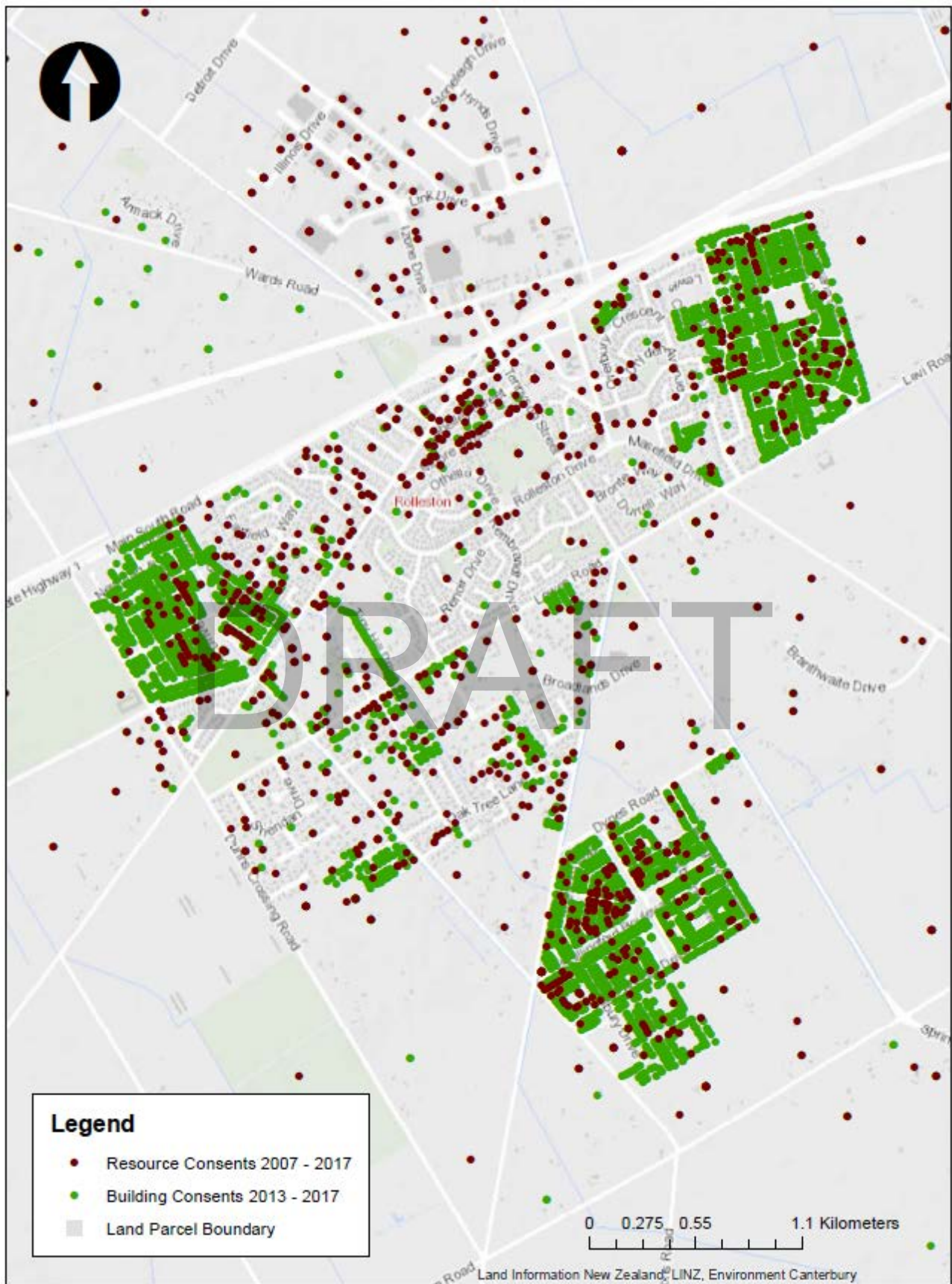


Figure 4-9: Resource and Building Consents Issued in Rolleston

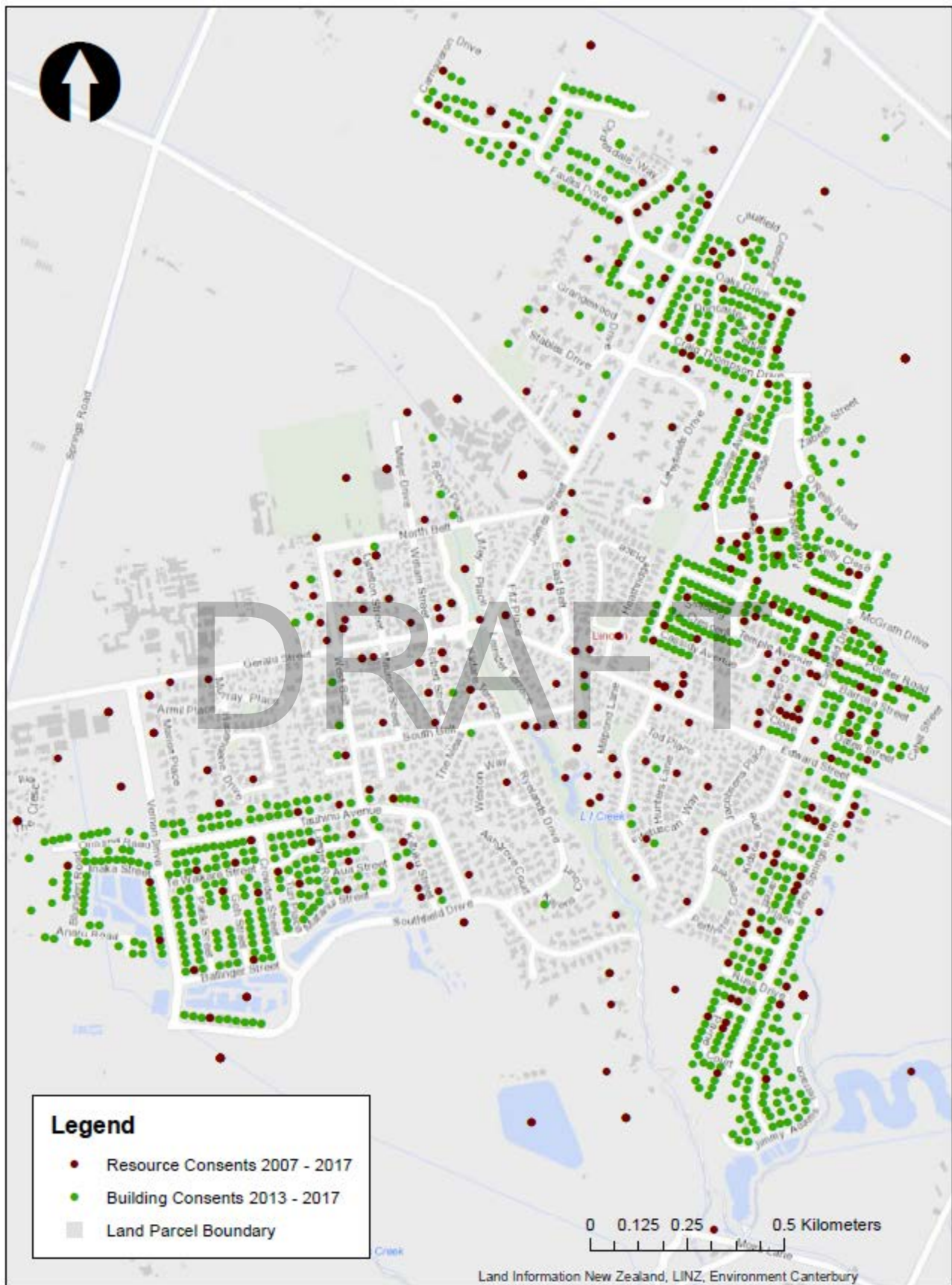


Figure 4-10: Resource and Building Consents Issued in Lincoln

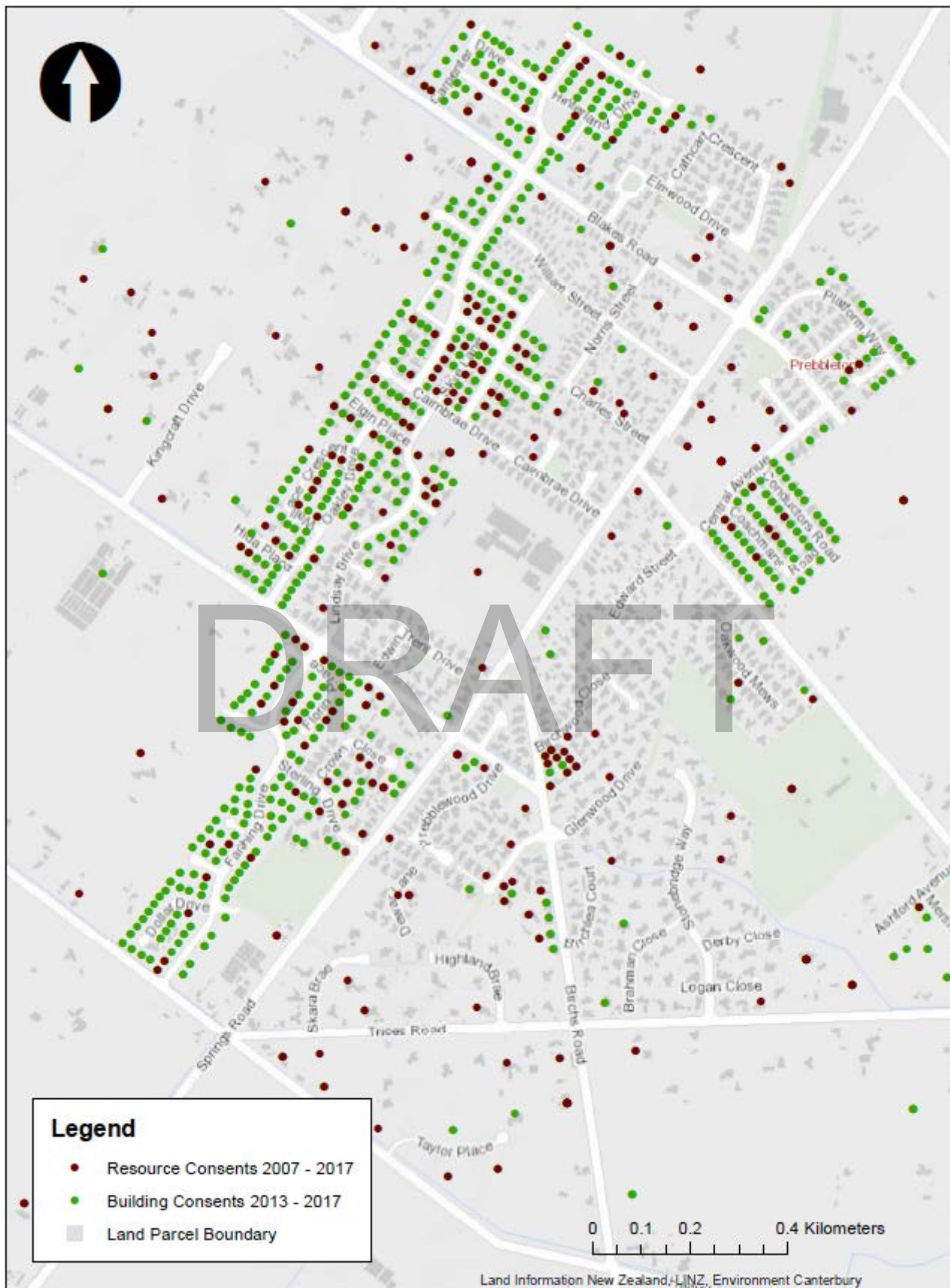


Figure 4-11: Resource and Building Consents Issued in Prebbleton

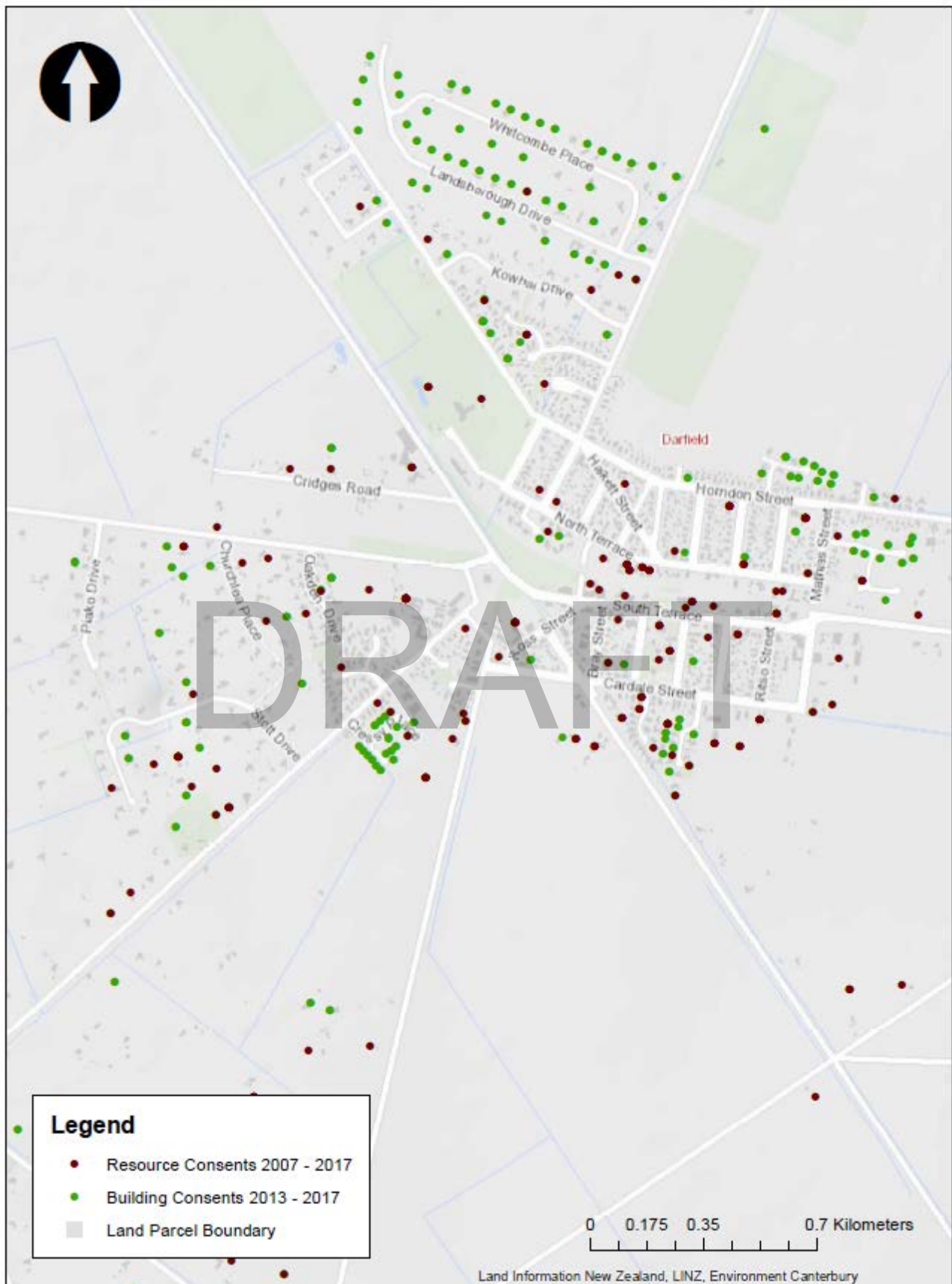


Figure 4-12: Resource and Building Consents Issued in Darfield

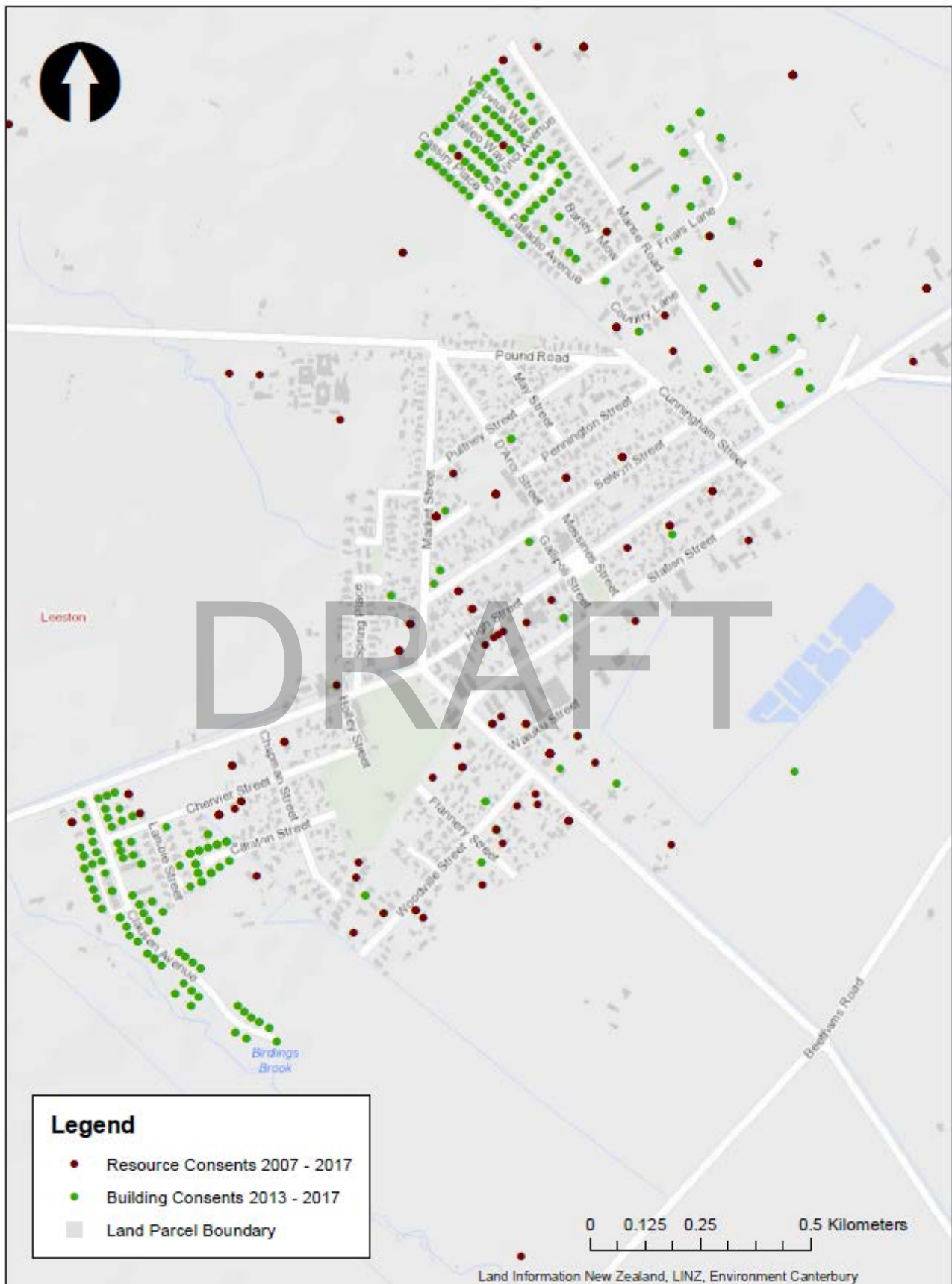


Figure 4-13: Resource and Building Consents Issued in Leeston

5. Analysis of Key Findings

This section assesses the diversity of housing typologies within the District and uses the information and key findings from Section 4 of this Report to evaluate the effectiveness of the District Plan provisions.

5.1 ODP and Averaging Rules

A breakdown of average allotment size by Living Zone and township is set out in Table 5-1. Average density achieved within ODP areas is set out in Table 5-2.

This data is sourced from the Council's GIS and ratings base and provides information on all allotments within each zone and township listed in the table where this is available. Council has advised that larger allotments have been filtered from the information supplied, to avoid balance allotments or areas which are yet to be subdivided skewing the analysis. The collection and analysis of this data has been undertaken to assess the effectiveness of the density requirements of the ODPs and the averaging rule as it provides a larger sample of data. The subdivision consent information sometimes did not include information on the size of allotments, number of allotments and often did not differentiate balance allotments which skewed the analysis.

Table 5-1: Average Allotment Size by Zone and Township

Township	Living Zone	Average Allotment Size in the District Plan	Average Allotment Size (Actual)
Rolleston	Living 1	750m ²	876.79m ²
	Living 1A	850m ²	410.27m ²
	Living 1B	1,250m ²	1,481.05m ²
	Living 1C	2,000m ²	1,881.75m ²
	Living 2	5,000m ²	5,366.24m ²
	Living 2A	10,000m ²	19,810.00m ²
	Living Z	Varies 350 - 650m ²	665.34m ²
Lincoln	Living 1	650m ²	843.74m ²
	Living 1A	850m ²	882.45m ²
	Living 1A1	650m ²	732.63m ²
	Living 1A2	650m ²	- (Lincoln Events Centre)
	Living 1A3	500m ²	633.28m ²
	Living 1A4	1,500m ²	696.00m ²
	Living 2	3,000m ²	2,502.92m ²
	Living X	2,000m ²	2,113.10m ²
	Living Z	Varies 300 - 600m ²	738.31m ²
Prebbleton	Living 1	800m ²	998.98m ²
	Living 1A	800m ² - 1,250m ²	2,180m ²
	Living 1A1	800m ²	877.59m ²
	Living 1A2	800m ²	1,065.27m ²
	Living 1A3	800m ²	830.29m ²
	Living 1A4	800m ²	888.20m ²
	Living 1A5	800m ²	381.82m ²
	Living 1A6	Varies 450 - 1000m ²	776.44m ²
	Living 2A	5,000m ²	7,775.50m ²
	Living X	800m ²	883.14m ²
	Living Z	Varies 450 - 700m ²	758.73m ²
West Melton	Living 1	1,000m ²	1,573.61m ²
	Living 2	5,000m ²	2,749.47m ²
	Living WM	500 - 3,000m ²	1,624.33m ²
Darfield	Living 1	650m ²	1,664.29m ²

Township	Living Zone	Average Allotment Size in the District Plan	Average Allotment Size (Actual)
	Living 2	5,000m ²	6,665.46m ²
Leeston	Living 1	650m ²	1,314.38m ²
	Living 2	5,000m ²	8,921.13m ²

Table 5-2: ODP and Living Z Zone Yields

ODP Area/Living Z Zoned Area	Requirement (Refer Table 3-2)	Hectares	Count of Allotments (assumed one household per allotment)	Density Achieved (Household/Ha)
Rolleston ODP Area 1	The ODP area shall achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares. The inclusion of medium density housing areas within the ODP covering some 5.5 hectares means that the entire area will accommodate approximately 633 households.	40.86	631	15.44
Rolleston ODP Area 3	The ODP area shall achieve a minimum net density of 10 households per hectare (with a minimum of 484 households). Lots along the rural periphery and Levi Road have an area greater than 1,000m ² and in total, the average lot size shown on the ODP is 750m ² .	30.33	393	12.96
Rolleston ODP Area 6	The ODP provides for a variety of allotment sizes from density residential areas of 15 to 20 households/ha through to larger 'standard' residential properties.	47.52	875	18.41
Rolleston ODP Area 7	The ODP area shall achieve a net density of 19.19 households per hectare on a total area of 3.596 ha	3.596	9	23.07
Rolleston ODP Area 8	The ODP area shall achieve a minimum of 10 household lots per hectare. The density plan has been calculated taking into account the multiple ownership that currently exists throughout the total ODP area.	19.13	265	13.85
Rolleston ODP Area 9	The ODP Area shall achieve a minimum net density of 10hh/ha. Given the mix of densities and the likelihood of a staged approach to development, the 10hh/ha minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 10hh/ha for the overall ODP can be achieved will be required.	25	4	2.45
Rolleston ODP Area 10	The ODP area shall achieve a minimum of 10 household lots per hectare.	3.29	19	5.78
Rolleston ODP Area 12	The ODP area shall achieve a minimum of 10 household lots per hectare.	5.21	39	7.49

ODP Area/Living Z Zoned Area	Requirement (Refer Table 3-2)	Hectares	Count of Allotments (assumed one household per allotment)	Density Achieved (Household/Ha)
Rolleston ODP Area 13	The ODP area shall achieve a minimum of 10 household lots per hectare.	0.48	2	4.16
Lincoln ODP Area 3	The ODP area shall achieve a minimum of 10 household lots per hectare.	24.00	377	15.70
Lincoln ODP Area 4	The ODP area shall achieve a minimum of 10 household lots per hectare.	12.85	138	10.74
Prebbleton ODP Area 1	The ODP area shall achieve a minimum of 10 household lots per hectare.	7.77	102	13.13
Prebbleton ODP Area 2	The ODP area shall achieve a minimum of 10 household lots per hectare.	5.09	69	13.56
Prebbleton ODP Area 3	The ODP area shall achieve a minimum of 10 household lots per hectare.	7.67	99	12.91
Living Z Rolleston	Minimum of 10 household lots per hectare.	143.84	2237	15.55
Living Z Lincoln	Minimum of 10 household lots per hectare.	38.24	518	13.54
Living Z Prebbleton	Minimum of 10 household lots per hectare.	20.56	271	13.18

5.1.1 Key Findings

Key findings from analysing the averaging and minimum density rules include:

- the majority of the Living Z zoned and ODP areas comply with the minimum density standard of either 10 dwellings per hectare or as prescribed in each ODP; and
- the averaging rules are providing for a variety of allotment sizes, yet in the majority of zones, the actual average is higher than that identified in the District Plan.

5.2 Diversity of Housing Typologies and Choice

A desktop review of building consents issued for new residential dwellings between 2013 and 2017 was undertaken to identify and categorise the range of housing typologies being delivered under the District Plan. Information from this review is set out in Table 5-3.

Table 5-3: Range of Housing Typologies in the Selwyn District




Photo	Number of Building Consents from 2013 - 2017	Comment
Single Storey Detached Dwelling		
	7,084	This is the predominant typology throughout the District and is common across all residential Living Zones, including Living 1 and 2, and the majority of ODP areas.

Photo	Number of Building Consents from 2013 - 2017	Comment
Two Storey Detached Dwelling ²		
	129	<p>This typology is uncommon in the Selwyn District.</p> <p>Building consents have been issued for two storey dwellings in the Living West Melton Zone, Living Z (Faringdon) and Living 1 Zone</p>
Semi-Detached/Duplex		
	119	<p>This typology is uncommon in the Selwyn District.</p> <p>This development is provided for in ODP areas and the majority of the consents were issued in Leeston (Living LXA Zone) and Rolleston (Living Z Zone).</p>

5.2.1 Key Findings

Key findings from analysing the diversity of housing types include:

- the predominant housing typology is the single storey detached dwelling (96 per cent of building consents between 2013 and 2017);
- whilst building consents were issued for other typologies such as duplexes, these make a small percentage of the building consents issued and are limited to the Leeston Living LXA Zone and Rolleston Living Z Zone areas; and
- dwellings with a smaller footprint (less than 70m², such as family flats and transportable dwellings) are also noted in the building consent data but are not included as a typology in Table 5-3.

5.3 Trends

The purpose of this section is to summarise the main trends which have been identified in Sections 4 and 5 of this Report.

5.3.1 Timing of Development

Figure 5-1 shows the number of subdivision consents for the creation of new residential allotments granted. The numbers range from 100 to 200 per year with peaks in 2007 and 2015. Since 2015 there has been a

² Two storey dwellings have been identified only where this information is captured in the description field of the building consent.

decline in the number of consents granted. Figure 5-2 shows the number of allotments created from 2007 – 2017. The figure identifies that there has been a large increase in allotments created since 2011, increasing from 344 allotments in 2011 to 1,024 in 2017, peaking in 2012 with 2,210 allotments.

This significant increase in subdivision consents granted from 2011 onwards is considered to be a direct response to the 2010 and 2011 earthquakes.

The peaks in the number of consents granted and the number of allotments created do not correlate exactly, as a number of allotments can be created through one subdivision consent.

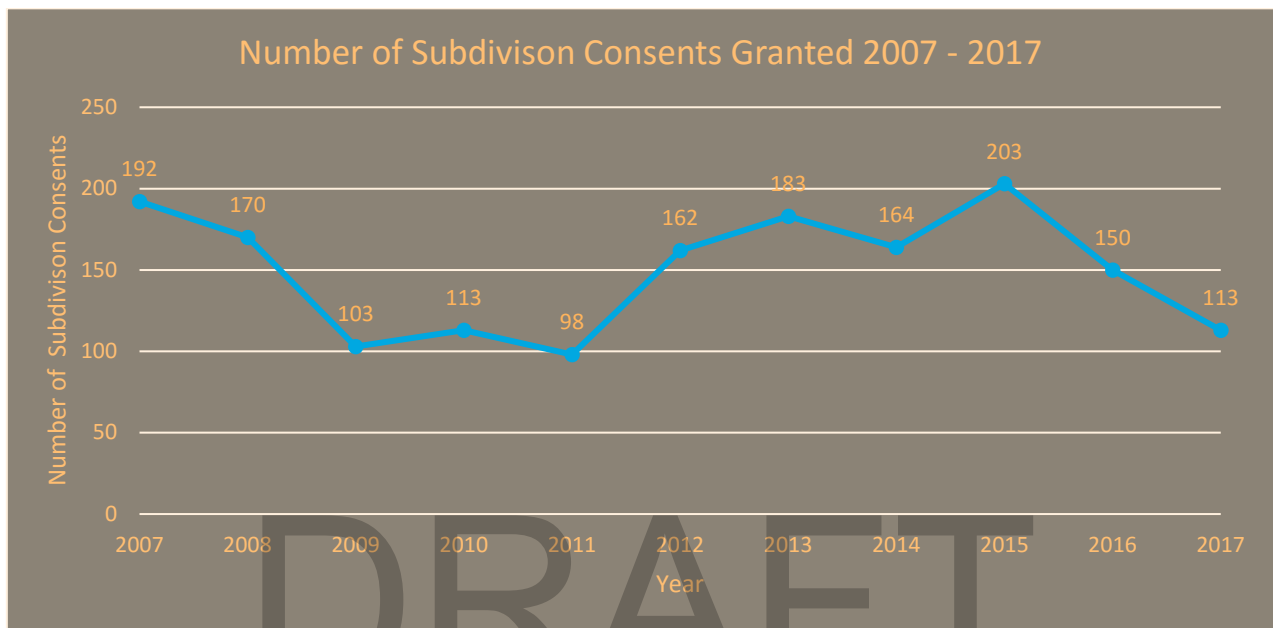


Figure 5-1: Number of Granted Subdivision Consents by Year

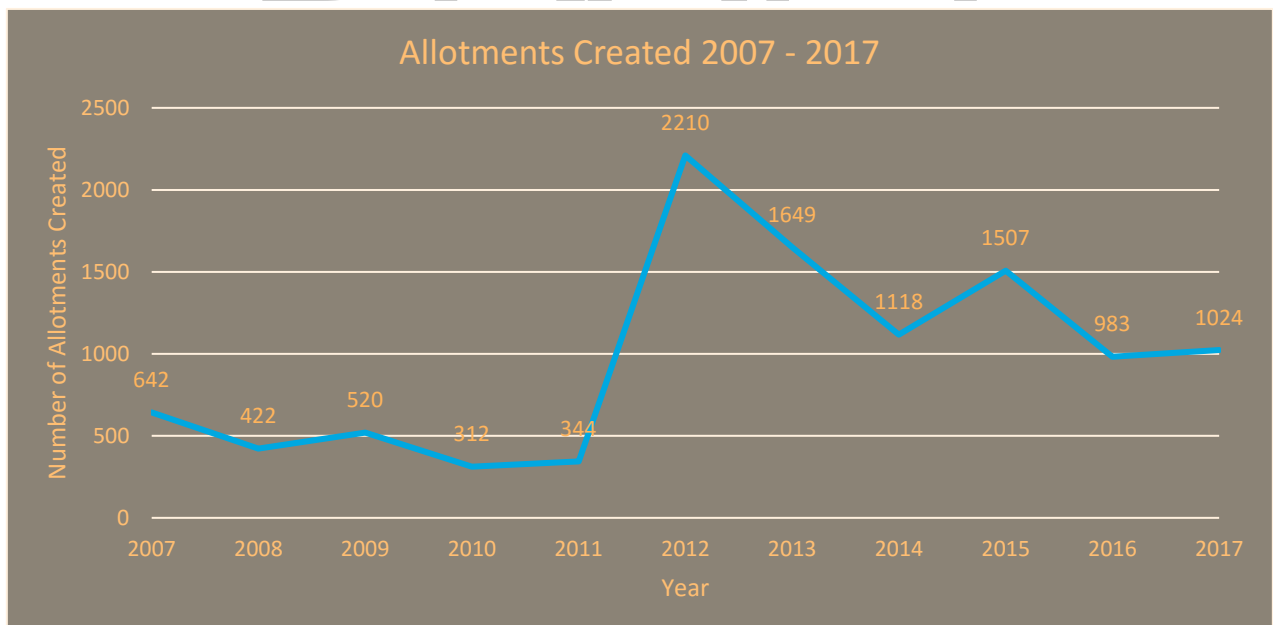


Figure 5-2: Number of Allotments Created by Year

5.3.2 Form of Dwellings

The predominant form of dwelling is the single storey detached dwelling. This typology comprised 96 per cent of building consents granted for residential dwellings between 2013 and 2017.

There have been a small number of two storey dwelling, duplex and stand alone small unit type dwellings consented over the past ten years.

5.3.3 Location of Development

The majority of development is occurring on the periphery (towards the urban limits of larger townships e.g. Rolleston and Lincoln) of Greater Christchurch Area townships. The District Plan provides for development in these locations through the Living Z zone, and the use of ODP provisions as per the direction of higher order planning documents prepared in response to the 2010 and 2011 earthquakes.

There is little evidence of infill development adjacent the town centre/businesses. Infill in Rolleston has been of a limited nature and largely occurred on 1000m² allotments in the established areas of the township.

5.3.4 Allotment Size

It has been difficult to determine an average or median allotment size from the subdivision consent data due to the way consents are recorded. When the analysis was focused to allotment sizes created between 0 – 2000m² in the Living Zones, it was found that the largest number of subdivision consents were for allotments of 600m².

Information supplied from Councils GIS has been used to further analyse average allotment size by zone and identify whether OPD areas are achieving minimum density requirements. Section 5.1 of this Report found that both the averaging and minimum density requirements were largely being effective in providing a variety of allotments and meeting the minimum density standards set by higher order planning documents or as prescribed by the ODPs.

5.3.5 Size of Dwellings

The analysis of building consent information identified that the average floor area of dwellings is 173m². When dwellings below 70m² and above 500m² are removed from the analysis, the average dwelling size is 215m². The majority of dwellings are 3 – 4 bedrooms and 150 – 250 m² in area.

It is noted that minimum dwelling sizes are often prescribed by covenants put in place by developers. This has a greater effect on the outcome over the maximum dwelling size set by the District Plan through development standards such as site coverage.

5.4 Effectiveness of District Plan Provisions

This purpose of this section is to evaluate the District Plan provision relating to density and typology, particularly the ODP provisions and averaging rules applied at the time of subdivision, and to determine whether these provisions are achieving variety in allotment sizes.

5.4.1 Methodology

The following sections of this report have been used to undertake this evaluation:

- common themes from higher order planning documents (Section 2.4 of this Report);
- the density and ODP provision stocktake (Section 3 of this Report); and
- the breakdown of allotments sizes and densities by Living Zone (where available) and ODP area (Section 5.1 of the Report).

The below evaluation is broken down by each of the common themes identified from the higher order planning documents.

5.4.2 Evaluation

5.4.2.1 Meeting demand

A key theme from the higher order planning documents is the need for the District Plan to provide housing choice and diversity to meet the changing needs and circumstance of the District's population over time.

Whilst the District Plan does provide a number of methods to provide housing choice and diversity (e.g. the Living Z Zone, ODPs with Medium Density Areas and Comprehensive Medium Density Development rules) it is evident from the building consent data that at this point in time the development industry is predominately providing single storey detached dwellings on 600m² allotments. It is unclear whether at this time what the demand is for alternative housing typologies. This Report has collated views of housing

providers and developers in Section 9. This anecdotal evidence indicates a combination of reasons for the development industry not pursuing other housing typologies including the lack of demand, complexity of the District Plan provisions and cost.

5.4.2.2 Choice and diversity

The higher order planning documents have set out the need for the District Plan to provide for:

- *sufficient housing choice;*
- *diversity of housing choice;*
- *range of residential densities;*
- *choice in location, character and form; and*
- *diversity of layout, housing types and lot sizes*

In terms of the range of the residential densities, the District Plan has been reasonably effective in achieving a range of densities. The majority of the Living Z and ODP areas are complying with the minimum density standard. The averaging method is achieving a range of densities.

Character and diversity layout (considered to be site coverage, location of building e.g. garages and landscaping) have been addressed in the RE007 scope of works.

5.4.2.3 Spatial extent

The higher order planning documents have set out the need for the District Plan to manage the spatial extent of residential development to achieve:

- *compact urban form;*
- *consolidation and intensification;*
- *the densities specified in the RPS;*
- *efficient use of land and infrastructure;*
- *development that is appropriately serviced; and*
- *intensification around the Key Activity Centres and neighbourhood centres and in greenfield priority areas*

The mapping in Section 4.4.2 identifies that the majority of development is occurring on the periphery of townships and is within the urban limits. This is achieving a compact urban form. Analysis in Section 5.1 of this Report show that the RPS densities are largely being achieved.

There is little evidence from the mapping or consent data that intensification is occurring around Key Activity Centres; instead the majority of development has been focused within greenfield priority areas as a response to the 2010 and 2011 earthquakes.

Infrastructure and servicing was not reviewed in this Report.

6. Townships Assessments

This section provides an overview of six townships in terms of existing population and dwellings, residential capacity and projected changes in terms of population and age structure. This analysis will assist with identifying what needs to be enabled in terms of housing typologies and densities for future populations.

Of the six townships, four were selected from the Greater Christchurch Area (GCA) where it has been identified that the majority of growth will occur over the next 20 years. Two townships, Darfield and Leeston have been included in the analysis to provide a wider view of growth occurring across the District.

6.1 Data Sources and Limitations

The following data sources have been utilised. Limitations and definitions used within the data sources have also been set out.

6.1.1 Demographics Report

A detailed review of the demographic makeup of the Selwyn District has been undertaken by Dr Natalie Jackson. The Selwyn – Review of Demographics Report³ (Demographics Report) was based on the Selwyn Growth Model and data from Statistics New Zealand. Of relevance to this Report, the Demographics Report states that:

"The population of the Selwyn District has grown significantly over the past few decades, disproportionately due to high net internal migration gains, whilst simultaneously experiencing low/negative international migration.

The district has also seen strong growth from high levels of natural increase, driven partly by that internal migration. These trends have resulted in the population of Selwyn being relatively youthful. However the district's population is also ageing at a faster rate than both the Canterbury Region and total New Zealand, due to greater numerical growth at older ages. This latter situation does not appear to be caused by significant migration gain at older ages (for Selwyn), but rather, ageing-in-place, that is, greater percentage growth in numbers at older ages than for both Canterbury and total New Zealand, seemingly because they remain in the district, or leavers are replaced via arrivals, as they age."

The Demographics Report has identified that the average household size for the Selwyn District will decrease as the population ages. This has implication for the Selwyn Growth Model, which could potentially underestimate the number of dwelling required if smaller household sizes are not factored into the model assumptions.

The Demographics Report has been referenced in this section to confirm the population of townships in 2016.

6.1.2 Long Term Plan

The Selwyn District Council Long Term Plan projections have been used to confirm the Statistics New Zealand information for population in 2016 and to provide a breakdown of dwellings in 2016. This data source has been used as it is based on township boundaries, rather than the Census Area Units which extend further than the township boundaries in some cases.

Projections have been used to identify the potential population for each of the townships in 2043 in this section.

6.1.3 Statistics New Zealand Projections

Statistics New Zealand population projections⁴ out to 2043 have been used to determine the potential age structure in 2043. This provides an indication of the potential make up of each of the six townships in terms of age structure.

³ Selwyn – Review of Demographics (Part B) – Townships, Natalie Jackson, 2017

⁴ Area unit population projections, by age and sex, 2013(base)-2043 Update, Statistics New Zealand, 2018

6.1.4 Selwyn Growth Model

Outputs from the Selwyn Growth Model, supplied by Council Planners, which compare residential capacity against dwelling forecasts, have been used to identify when the current residential capacity will be exhausted.

The following definitions are used for the different typologies in the Selwyn Growth Model:

- infill: potential available on any allotment that has capacity for 5 or less dwellings;
- greenfield: any allotment that has capacity for 6 or more dwellings; and
- rural residential: any zone that has an average allotment size requirement greater than 2000m².

Council Planners have also supplied the potential composition of new households from the Selwyn Growth Model.

There are limitations with this data source being:

- when capacity for dwellings runs out in an area, then no more households can locate in that area. This means total households presented here is lower than total demand in either Statistics New Zealand projections or Market Economics projections; and
- the household type is estimated by applying the distribution of growth observed between Statistic New Zealand Census for 2006 and 2013.

6.1.5 Residential Capacity GIS Mapping

GIS analysis of residential capacity supplied by Council Planners has been used to identify areas where further development could occur based on the District Plan provisions.

These are identified on the maps as follow:

- grey hatching: potential opportunities for infill. These areas also include vacant lots within existing developments. In terms of the reporting figures the Selwyn Growth Model has allocated 'vacant' lots as 'greenfield' developments as the nature of developing these will be more straight forward than 'standard' infill. As such the infill numbers reported in the Selwyn Growth Model represent a 'standard' infill opportunity (i.e. putting a new dwelling(s) on a back section of an existing dwelling);
- green hatching: potential greenfield residential development. These are any lot that has the ability to provide for more or than dwellings; and
- yellow hatching: potential rural lifestyle development. These are sites that have a plan enabled zone lot size requirement of over 2000m².

It is noted that this mapping is still to be ground-truthed by Selwyn District Council as some areas used for other land uses such as gravel pits have been identified as opportunities for development.

6.2 Rolleston

6.2.1 Existing Population, Dwellings and Typologies as of 2016

The Demographics Report states that the population (in 2016) for Rolleston was 13,080 based on Statistics New Zealand Area Units and 13,287 based on information from the 2018 Long Term Plan.

The 2018 Long Term Plan states that there were 4,745 dwellings in Rolleston in 2016. Based on building consent information for the period 2013 – 2017, 3,100 consents for new dwellings were issued. Of the consents issued 3,045 were for detached dwellings, and 55 for duplex or stand alone small unit housing.

6.2.2 Capacity for Residential Activities

Figure 6-1 **Error! Reference source not found.** illustrates this capacity, with grey hatched areas identifying opportunities for infill development, green hatched areas showing potential greenfield residential development and yellow (brown) hatched areas showing potential greenfield rural lifestyle development.

6.2.3 Projected Population, Dwellings, Capacity and Household Composition

The projected population for Rolleston in 2043 based on Selwyn Growth Model is 33,208.

The projected age sex structure for Rolleston in 2043, as seen in Figure 6-2, shows an evening out of the proportion of population across all age bands. There is an increase in the proportion of population aged over 65, when compared to 2013.

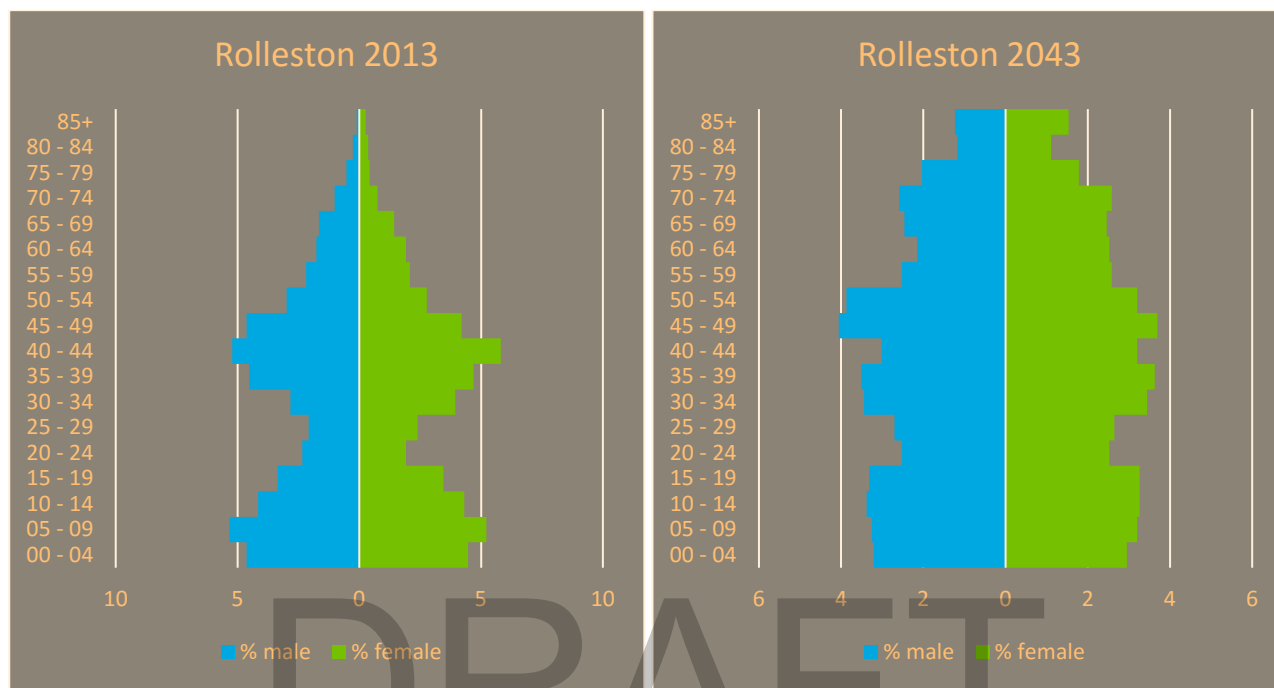


Figure 6-2: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

The Selwyn Growth Model has identified residential capacity in terms of infill development out to 2038, greenfield development out to 2033, and rural residential capacity out to 2043 based on District Plan provisions. This is broken down into periods of five years in Table 6-1. The composition of new households is set out in Table 6-2

Table 6-1: Selwyn Growth Model Outputs for Rolleston

		2018	2023	2028	2033	2038	2043
Infill	Dwelling Capacity	300	300	300	300	300	300
	Dwelling Forecast	37	105	180	276	300	300
	Dwelling Capacity Remaining	263	195	120	24	-	-
Greenfield	Dwelling Capacity	5,072	5,072	5,072	5,072	5,072	5,072
	Dwelling Forecast	1,072	2,877	4,360	5,072	5,072	5,072
	Dwelling Capacity Remaining	4,000	2,195	715	-	-	-
Rural Residential	Dwelling Capacity	356	356	356	356	356	356
	Dwelling Forecast	27	73	119	170	275	356

	2018	2023	2028	2033	2038	2043
Dwelling Capacity Remaining	329	283	237	186	81	-

Table 6-2: Composition of New Households

Year	Couple Without Children	Couple With Child(ren)	One Parent With Child(ren)	Other Multi-Person Household	One-person Household	Total
2018	534 (51%)	374 (36%)	5 (0%)	5 (0%)	122 (12%)	1,050 (100%)
2043	2,607 (53%)	1,623 (33%)	57 (0%)	5 (0%)	624 (13%)	4,916 (100%)

6.3 Lincoln

6.3.1 Existing Population, Dwellings and Typologies as of 2016

The Demographics Report states that the population (in 2016) for Lincoln was 5,230 based on Statistics New Zealand Area Units and 5,998 based on information from the 2018 Long Term Plan.

The 2018 Long Term Plan states that there were 2,142 dwellings in Lincoln in 2016. Based on building consent information for the period 2013 – 2017, 1,218 consents for new dwellings were issued. Of the consents issued 1,208 were for detached dwellings and 10 for duplex or stand alone small unit housing.

6.3.2 Capacity for Residential Activities

Figure 6-3 illustrates this capacity, with grey hatched areas identifying opportunities for infill development, green hatched areas showing potential greenfield residential development and yellow (brown) hatched areas showing potential greenfield rural lifestyle development. There are a number of infill areas yet to be realised greenfield opportunities within the Living Z zoned areas of Lincoln.

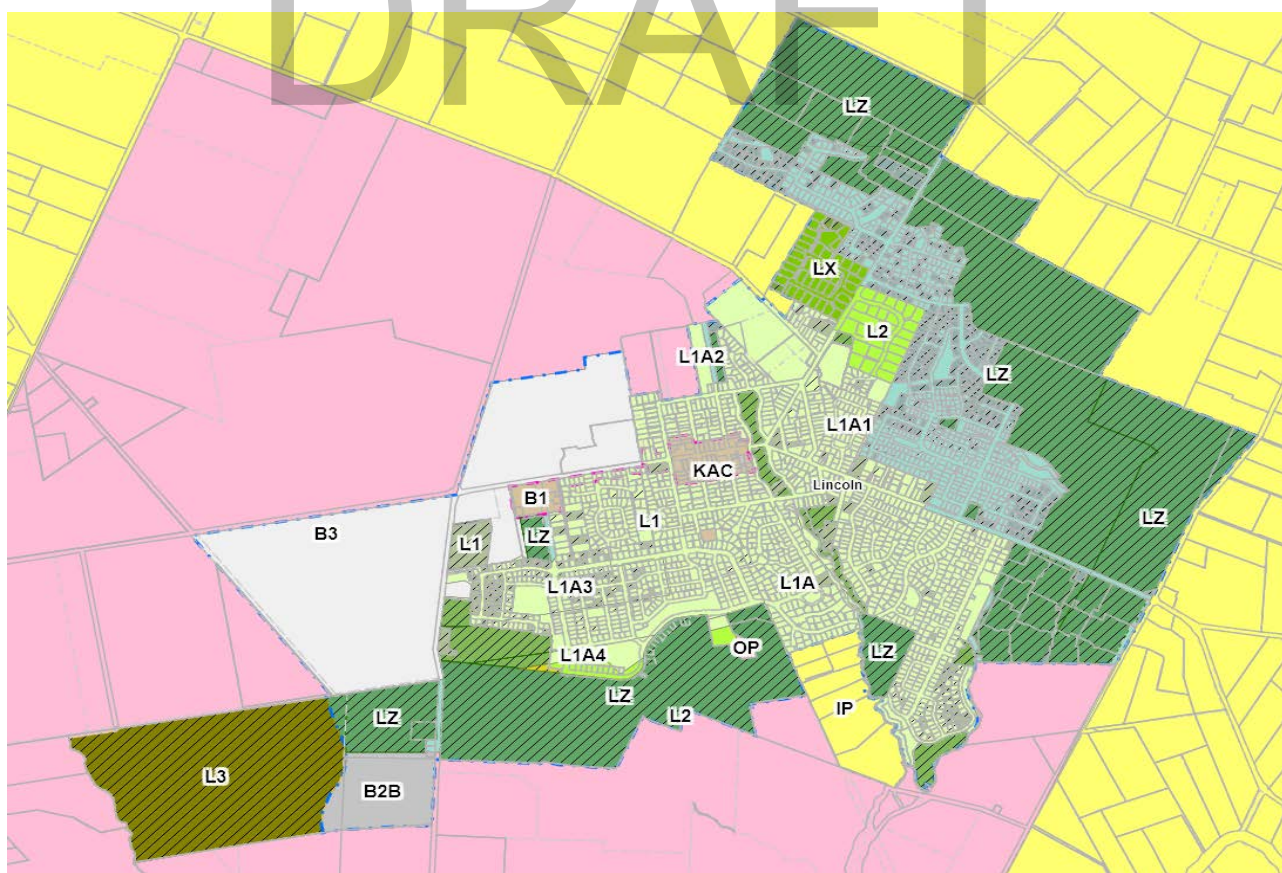


Figure 6-3: Lincoln Residential Capacity (Selwyn District Council)

6.3.3 Projected Population, Dwellings, Capacity and Household Composition

The projected population for Lincoln in 2043 based on 2018 Long Term Plan projections is 16,540.

The projected age sex structure for Lincoln in 2043, as seen in Figure 6-4, shows an evening out of the proportion of population across all age bands with the exception of ages 15-19. This age band accounts for the students attending Lincoln University. As noted across the townships, there is an increase in the proportion of population aged over 65, when compared to 2013.

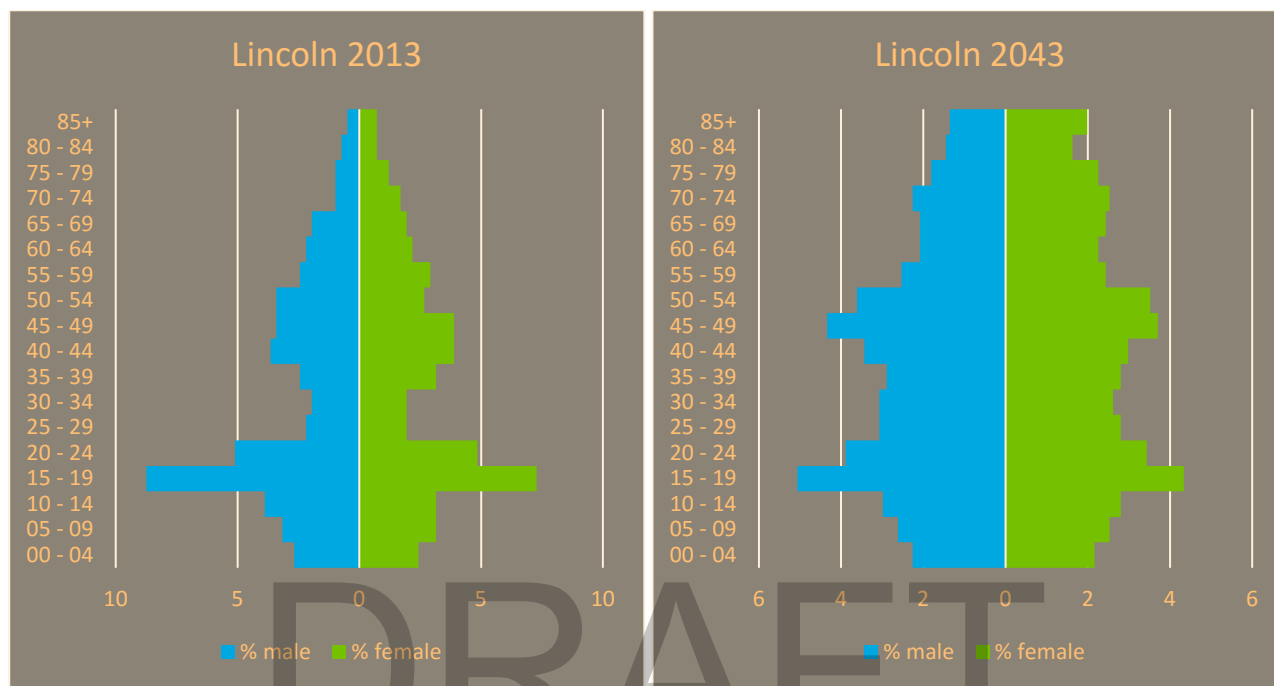


Figure 6-4: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

The Selwyn Growth Model has identified residential capacity in terms of infill development out to 2023, greenfield development out to 2033, and rural residential capacity out to 2043 based on District Plan provisions. This is broken down into periods of five years in Table 6-3. The composition of new households is set out in Table 6-4

Table 6-3: Selwyn Growth Model Outputs for Lincoln

		2018	2023	2028	2033	2038	2043
Infill	Dwelling Capacity	38	38	38	38	38	38
	Dwelling Forecast	21	38	38	38	38	38
	Dwelling Capacity Remaining	17	-	-	-	-	-
Greenfield	Dwelling Capacity	2,883	2,883	2,883	2,883	2,883	2,883
	Dwelling Forecast	474	1,338	2,177	2,883	2,883	2,883
	Dwelling Capacity Remaining	2,409	1,545	706	-	-	-
Rural Residential	Dwelling Capacity	99	99	99	99	99	99
	Dwelling Forecast	7	18	29	42	74	99

	2018	2023	2028	2033	2038	2043
Dwelling Capacity Remaining	92	81	70	57	25	-

Table 6-4: Composition of New Households

Year	Couple Without Children	Couple With Child(ren)	One Parent With Child(ren)	Other Multi-Person Household	One-person Household	Total
2018	145 (33%)	210 (6%)	28 (6%)	0 (0%)	51 (12%)	434 (100%)
2043	846 (33%)	1,223 (7%)	166 (7%)	0 (0%)	297 (12%)	2,532 (100%)

6.4 Prebbleton

6.4.1 Existing Population, Dwellings and Typologies as of 2016

The Demographics Report states that the population (in 2016) for Prebbleton was 3,010 based on Statistics New Zealand Area Units and 4,318 based on information from the 2018 Long Term Plan. The discrepancy between the two datasets is due to the way township boundaries are defined in the Long Term Plan and how Statistics New Zealand delineate the boundaries for Census Area Units.

The 2018 Long Term Plan states that there were 1,542 dwellings in Prebbleton in 2016. Based on building consent information for the period 2013 – 2017, 780 consents for new dwellings were issued. Of the consents issued 777 were for detached dwellings and 3 for duplex or stand alone small unit housing.

6.4.2 Capacity for Residential Activities

Figure 6-5 illustrates capacity for residential activities. There are a number of allotments in Prebbleton identified in grey shading which could potentially provide for infill development. Areas identified in central Prebbleton and to the south east in green hatching could potentially provide for greenfield residential development and the yellow hatched area to the north, west and south could potentially provide for greenfield rural lifestyle development based on the current zoning in the District Plan.

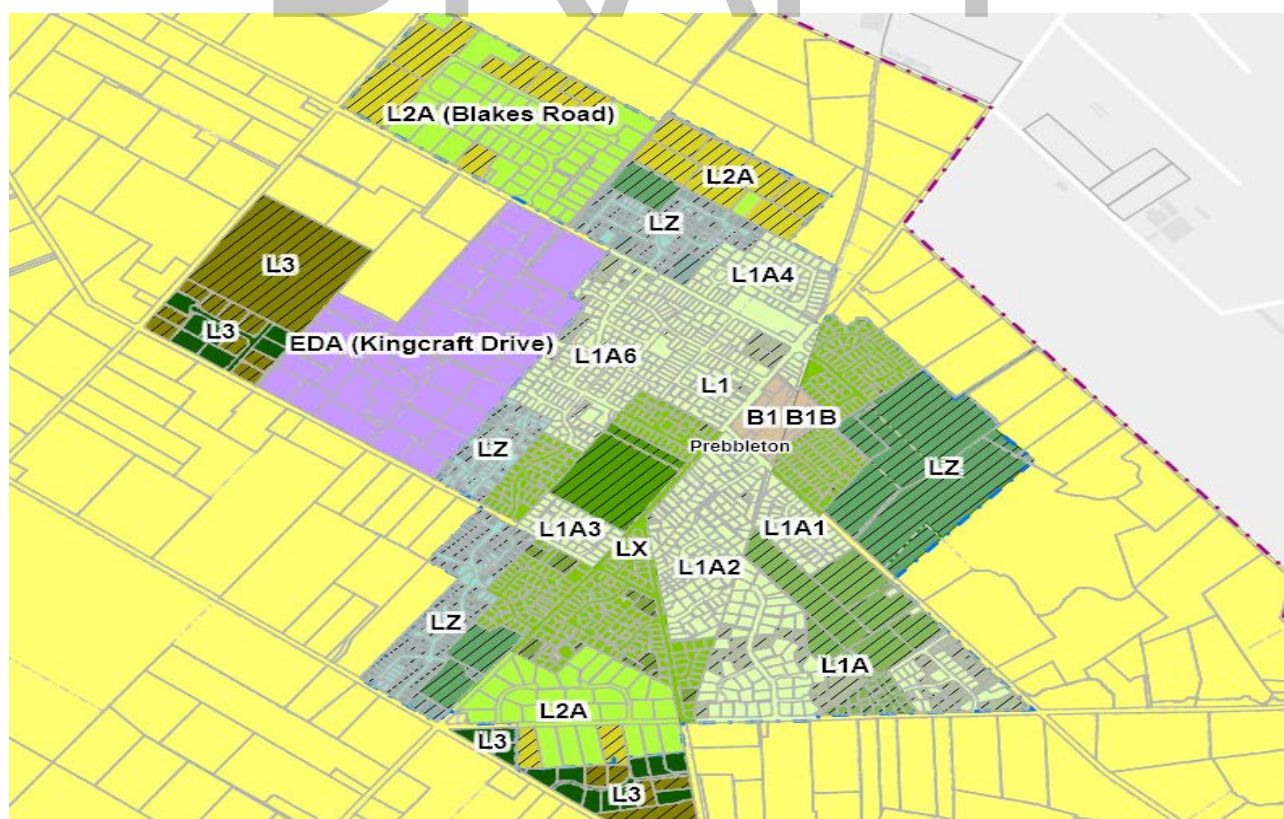


Figure 6-5: Prebbleton Residential Capacity⁵ (Selwyn District Council)

6.4.3 Projected Population, Dwellings, Capacity and Household Composition

The projected population for Prebbleton in 2043 based on 2018 Long Term Plan projections is 6,145.

The projected age sex structure for Prebbleton in 2043, as seen in Figure 6-6, shows an increase in the proportion of population between the ages 15 – 39 and over 65 years.

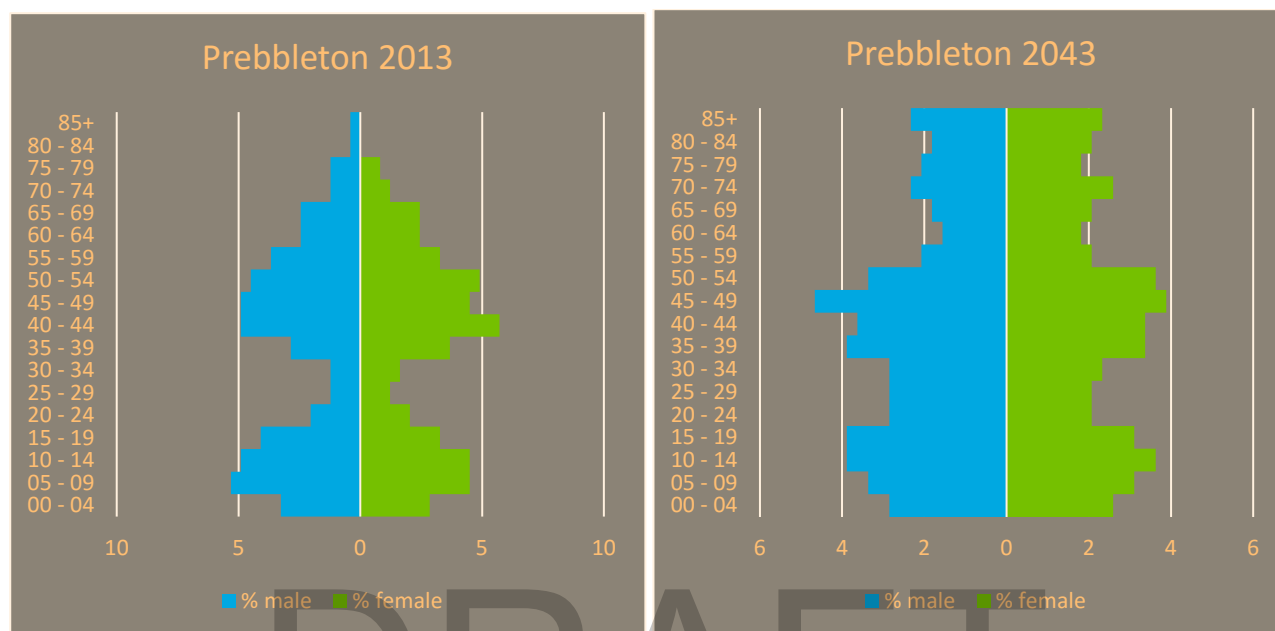


Figure 6-6: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

The Selwyn Growth Model has identified residential capacity in terms of infill development out to 2033, greenfield development out to 2028, and rural residential capacity out to 2038 based on District Plan provisions. This is broken down into periods of five years in Table 6-5. The composition of new households is set out in Table 6-6

Table 6-5: Selwyn Growth Model Outputs for Prebbleton

		2018	2023	2028	2033	2038	2043
Infill	Dwelling Capacity	31	31	31	31	31	31
	Dwelling Forecast	4	12	21	31	31	31
	Dwelling Capacity Remaining	27	19	10	-	-	-
Greenfield	Dwelling Capacity	666	666	666	666	666	666
	Dwelling Forecast	196	500	666	666	666	666
	Dwelling Capacity Remaining	470	166	-	-	-	-
Rural Residential	Dwelling Capacity	64	64	64	64	64	64
	Dwelling Forecast	8	23	37	55	64	64

⁵ It is noted that this mapping is still to be ground-truthed by Selwyn District Council.

		2018	2023	2028	2033	2038	2043
	Dwelling Capacity Remaining	56	41	27	9	-	-

Table 6-6: Composition of New Households

Year	Couple Without Children	Couple With Child(ren)	One Parent With Child(ren)	Other Multi-Person Household	One-person Household	Total
2018	20 (34%)	33 (57%)	1 (2%)	1 (2%)	2 (3%)	58 (100%)
2043	46 (35%)	76 (58%)	3 (2%)	3 (2%)	5 (3%)	132 (100%)

6.5 West Melton

6.5.1 Existing Population, Dwellings and Typologies as of 2016

The Demographics Report states that the population (in 2016) for West Melton was 8,960 based on Stats New Zealand Area Units and 1,884 based on information from the 2018 Long Term Plan projections. The discrepancy between the two datasets is due to the way township boundaries are defined in the Long Term Plan and how Statistics New Zealand delineate the boundaries for Census Area Units.

The 2018 Long Term Plan states that there were 673 dwellings in West Melton in 2016. Based on building consent information for the period 2013 – 2017, 541 consents for new dwellings were issued. Of the consents issued 538 were for detached dwellings and 3 for duplex or stand alone small unit housing.

6.5.2 Capacity for Residential Activities

Figure 6-7 illustrates this capacity, with grey shaded areas identifying opportunities for infill development, green hatched areas showing potential greenfield residential development and yellow hatched areas showing potential greenfield rural lifestyle development.

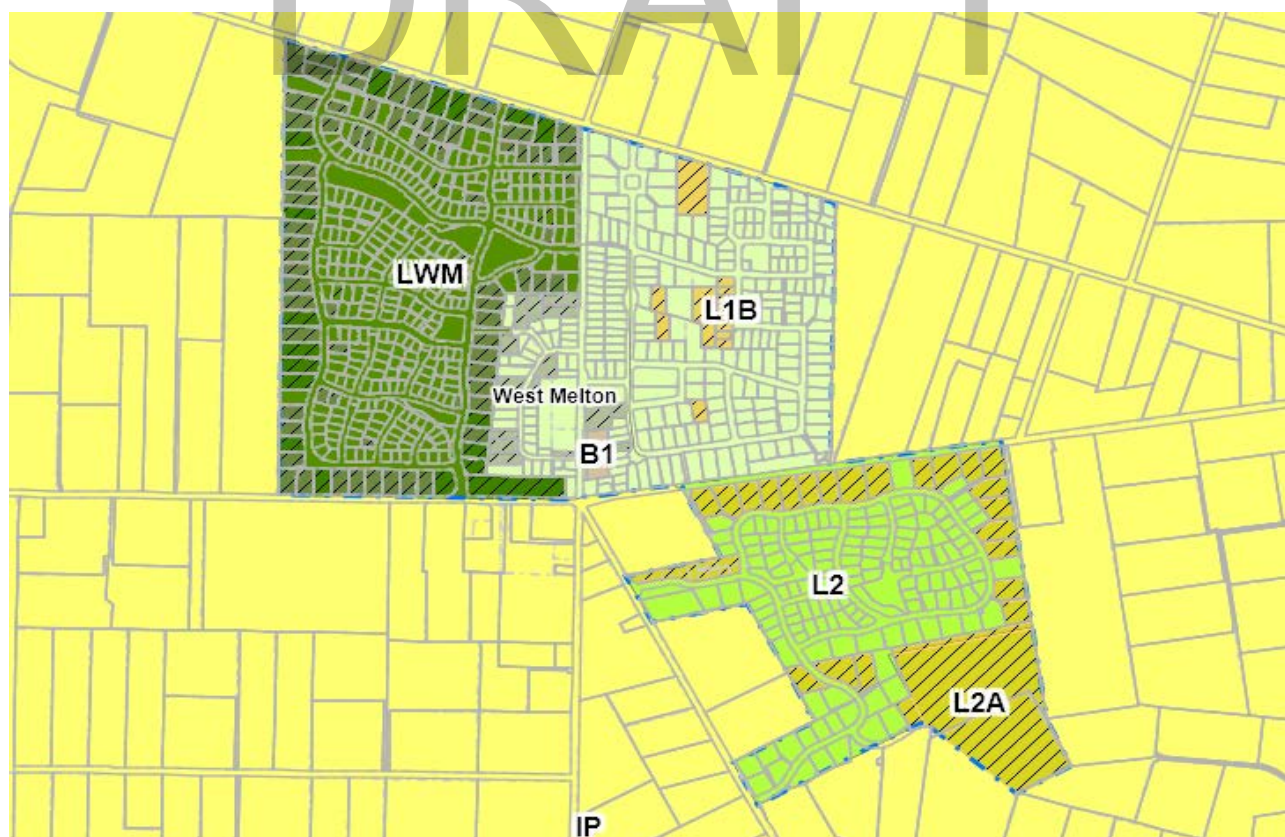


Figure 6-7: West Melton Residential Capacity (Selwyn District Council)

6.5.3 Projected Population, Dwellings, Capacity and Household Composition

The projected population for West Melton in 2043 based on 2018 Long Term Plan projections is 2,335.

The projected age sex structure for West Melton in 2043, as seen in Figure 6-8, shows an increase in the proportion of the West Melton population between the ages 15 – 44. There is a significant increase in the proportion of population aged over 70 years.

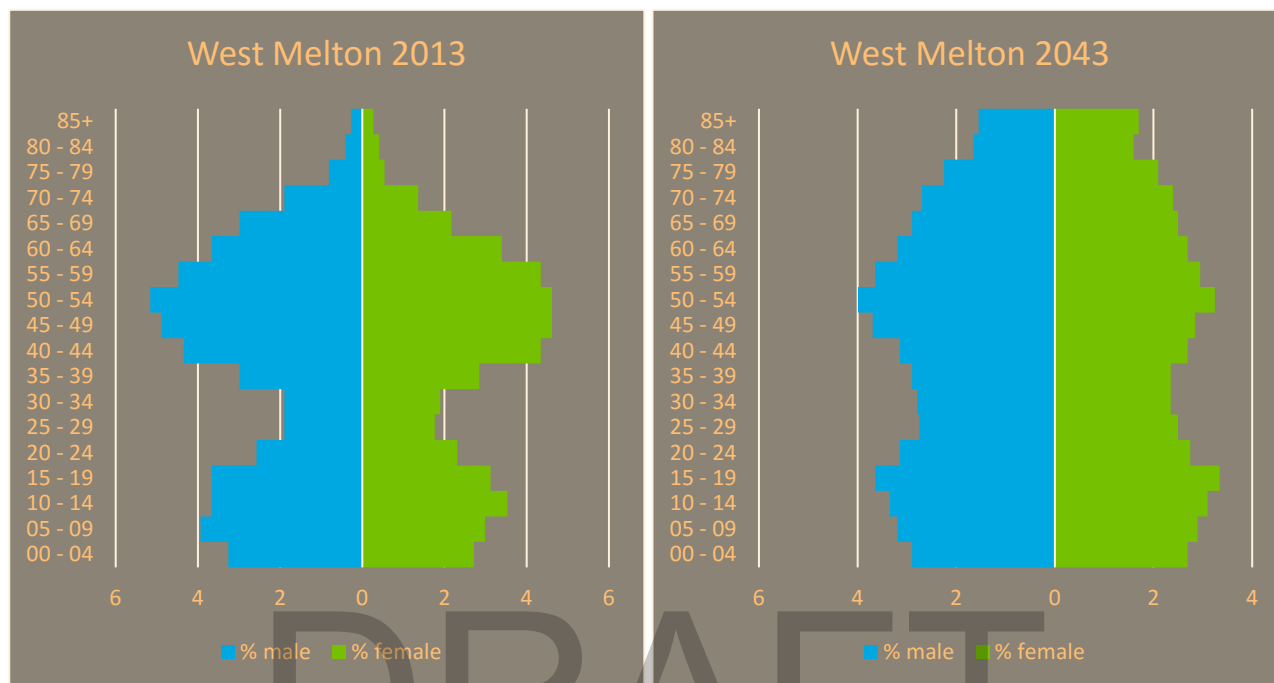


Figure 6-8: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

The Selwyn Growth Model has identified that there is residential capacity in terms of infill development out to 2038, greenfield development out to 2033, and rural residential capacity out to 2028 based on District Plan. This is broken down into periods of five years in Table 6-7. The composition of new households is set out in Table 6-8

Table 6-7: Sewlyn Growth Model Outputs for West Melton

		2018	2023	2028	2033	2038	2043
Infill	Dwelling Capacity	63	63	63	63	63	62
	Dwelling Forecast	6	17	29	56	63	63
	Dwelling Capacity Remaining	59	46	34	7	-	-
Greenfield	Dwelling Capacity	42	42	42	42	42	42
	Dwelling Forecast	5	15	25	42	42	42
	Dwelling Capacity Remaining	37	27	17	-	-	-
Rural Residential	Dwelling Capacity	48	48	48	48	48	48
	Dwelling Forecast	15	41	48	48	48	48

	2018	2023	2028	2033	2038	2043
Dwelling Capacity Remaining	33	7	-	-	-	-

Table 6-8: Composition of New Households

Year	Couple Without Children	Couple With Child(ren)	One Parent With Child(ren)	Other Multi-Person Household	One-person Household	Total
2018	106 (50%)	80 (38%)	4 (2%)	4 (2%)	16 (8%)	210 (100%)
2043	720 (50%)	542 (38%)	30 (2%)	27 (2%)	108 (8%)	1427 (100%)

6.6 Darfield

6.6.1 Existing Population, Dwellings and Typologies as of 2016

The Demographics Report states that the population (in 2016) for Darfield was 2,140 based on Statistics New Zealand Area Units and 2,957 based on information from the 2018 Long Term Plan.

The 2018 Long Term Plan states that there were 1,056 dwellings in Darfield in 2016. Based on building consent information for the period 2013 – 2017, 138 consents for new detached dwellings were issued.

6.6.2 Capacity for Residential Activities

Figure 6-9 illustrates this capacity, with grey hatched areas identifying opportunities for infill development, green hatched areas showing potential greenfield residential development and yellow (brown) hatched areas showing potential greenfield rural lifestyle development.

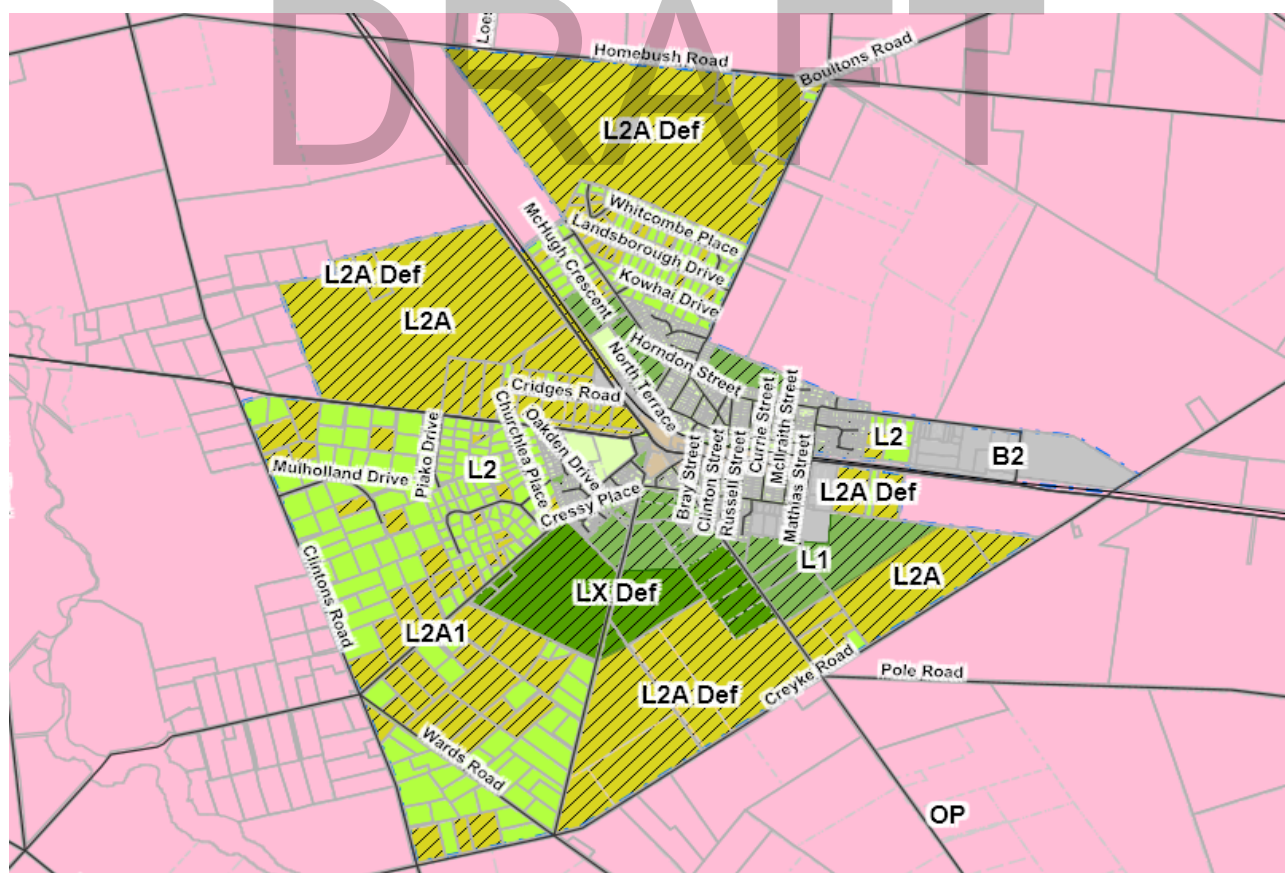


Figure 6-9: Darfield Residential Capacity (Selwyn District Council)

6.6.3 Projected Population, Dwellings, Capacity and Household Composition

The projected population for Darfield in 2043 based on 2018 Long Term Plan projections is 4,660

The projected age sex structure for Darfield in 2043, as seen in Figure 6-10, shows an increase in the proportion of population aged over 70 years.

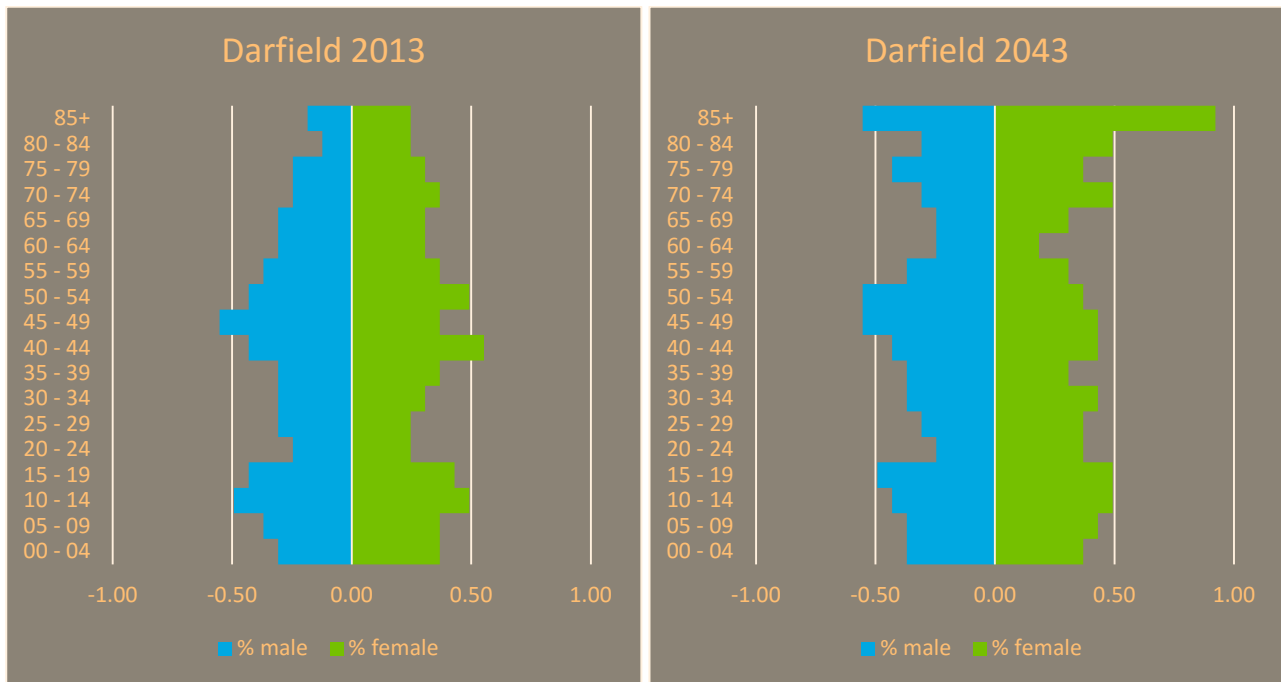


Figure 6-10: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

The Selwyn Growth Model has identified that there is residential capacity in terms of infill development out to 2028, greenfield development out to 2033, and rural residential capacity out to 2038 based on District Plan. This is broken down into periods of five years in Table 6-9. The composition of new households is set out in Table 6-10

Table 6-9: Selwyn Growth Model Outputs for Darfield

		2018	2023	2028	2033	2038	2043
Infill	Dwelling Capacity	33	33	33	33	33	33
	Dwelling Forecast	9	26	33	33	33	33
	Dwelling Capacity Remaining	24	7	-	-	-	-
Greenfield	Dwelling Capacity	776	776	776	776	776	776
	Dwelling Forecast	73	207	337	776	776	776
	Dwelling Capacity Remaining	703	569	469	-	-	-
Rural Residential	Dwelling Capacity	218	218	218	218	218	218
	Dwelling Forecast	33	89	144	201	218	218
	Dwelling Capacity Remaining	185	129	74	17	-	-

Table 6-10: Composition of New Households

Year	Couple Without Children	Couple With Child(ren)	One Parent With Child(ren)	Other Multi-Person Household	One-person Household	Total
2018	18 (49%)	7 (19%)	0 (0%)	1 (3%)	11 (30%)	37 (100%)
2043	143 (48%)	57 (19%)	0 (0%)	9 (3%)	87 (29%)	296 (100%)

6.7 Leeston

6.7.1 Existing Population, Dwellings and Typologies as of 2016

The Demographics Report states that the population (in 2016) for Leeston was 1,810 based on Statistics New Zealand Area Units and 2,250 based on information from the 2018 Long Term Plan.

The 2018 Long Term Plan states that there were 804 dwellings in Leeston in 2016. Based on building consent information for the period 2013 – 2017, 192 consents for new detached dwellings were issued.

6.7.2 Capacity for Residential Activities

Figure 6-3 illustrates this capacity, with grey hatched areas identifying opportunities for infill development, green hatched areas showing potential greenfield residential development and yellow (brown) hatched areas showing potential greenfield rural lifestyle development.

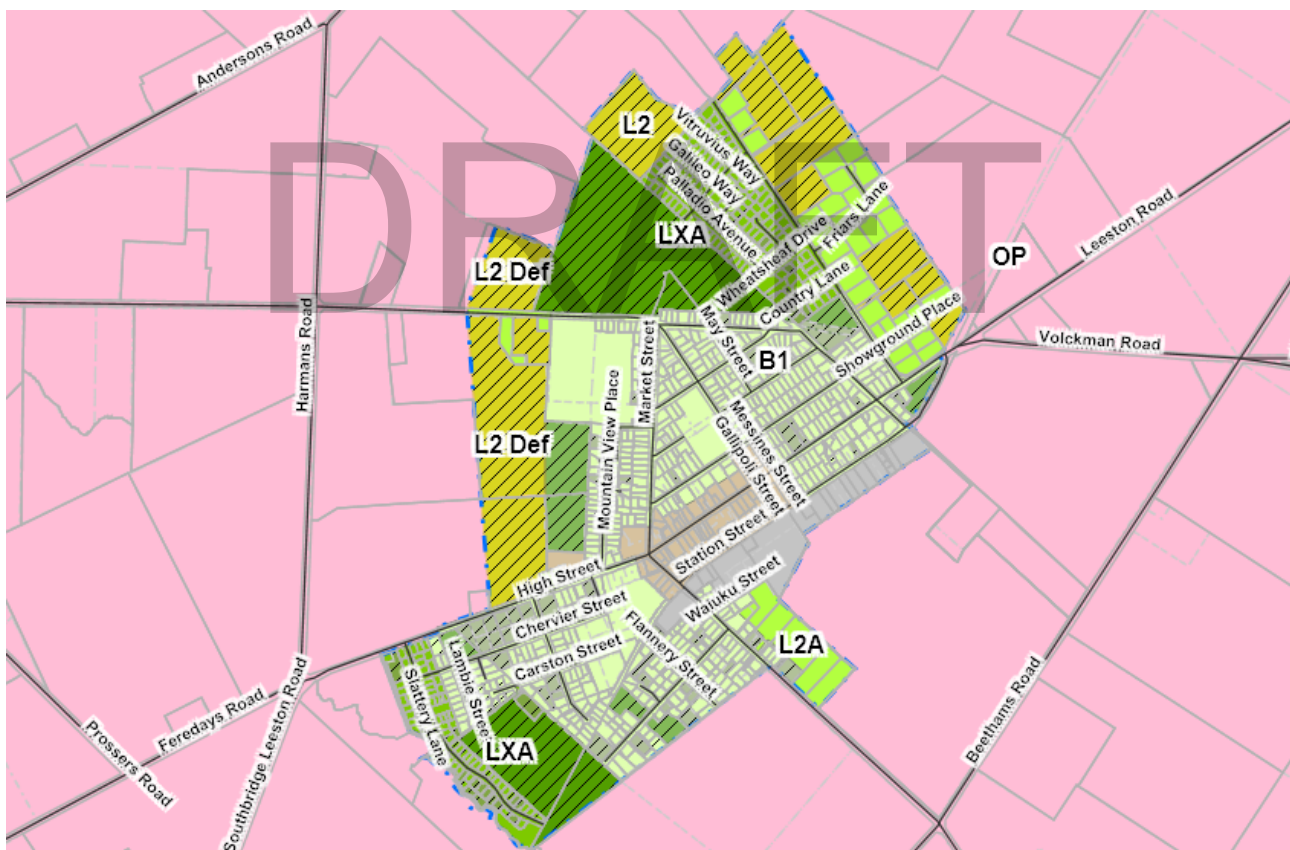


Figure 6-11: Leeston Residential Capacity (Selwyn District Council)

6.7.3 Projected Population, Dwellings, Capacity and Household Composition

The projected population for Leeston in 2043 based on 2018 Long Term Plan projections is 4,314

The projected age sex structure for Leeston in 2043, as seen in Figure 6-12, shows an increase in the proportion of population aged over 70 years and a flattening out across most of the age cohorts.



Figure 6-12: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

The Selwyn Growth Model has identified that there is residential capacity in terms of infill development out to 2028, greenfield development out to 2033, and rural residential capacity out to 2033 based on District Plan. This is broken down into periods of five years in Table 6-11. The composition of new households is set out in Table 6-12

Table 6-11: Sewlyn Growth Model Outputs for Leeston

		2018	2023	2028	2033	2038	2043
Infill	Dwelling Capacity	36	36	36	36	36	36
	Dwelling Forecast	9	24	36	36	36	36
	Dwelling Capacity Remaining	27	12	-	-	-	-
Greenfield	Dwelling Capacity	388	388	388	388	388	388
	Dwelling Forecast	70	197	321	388	388	388
	Dwelling Capacity Remaining	318	191	67	-	-	-
Rural Residential	Dwelling Capacity	33	33	33	33	33	33
	Dwelling Forecast	8	19	27	33	33	33
	Dwelling Capacity Remaining	25	14	6	-	-	-

Table 6-12: Composition of New Households

Year	Couple Without Children	Couple With Child(ren)	One Parent With Child(ren)	Other Person Household	Multi-Person Household	One-person Household	Total
2018	25 (58%)	13 (29%)	5 (11%)	0 (0%)		2 (4%)	45 (100%)
2043	119 (54%)	62 (28%)	26 (12%)	0 (0%)		11 (5%)	219 (100%)

6.8 Key Findings

Key findings from analysing existing population, future residential capacity and population and dwelling projections include:

- Rolleston is expected to experience a significant increase in population over the next 25 years, with a change in the age structure. It is projected that there will be an increase in the proportion of the population aged over 65;
- it is projected that Rolleston will have a relatively youthful population in 2043 and there will be little change in the composition (by percentage) of new households;
- Lincoln differs from other townships in the Selwyn District, with its disproportionately large university age population;
- Lincoln is expected to experience a significant increase in population over the next 25 years, with a change in the age structure of the township projected similar with other townships across the District. It is projected that there will be an increase in the proportion of the population aged over 65, whilst the university aged cohorts is expected to be maintained;
- it is projected that Prebbleton will see a modest increase in population over the next 25 years and there is expected to be an increase in the proportion of the population aged over 65 in 2043;
- projections show that West Melton is expected to experience a modest increase in population over the next 25 years;
- it is projected there will be an increase in the proportion of the population aged over 65 and a general flattening out of all other age cohorts in West Melton;
- the Darfield projections show that there will be a significant increase in population aged over 65 in 2043
- projections for Leeston show potentially double the population by 2043, as compared to the population in 2016;
- it projected that there may be a flattening of the population across the age cohorts in Leeston, with an increase in population aged over 85 in 2043;
- no significant housing shortfalls were identified for any township over the next 10 years;
- most townships have dwelling capacity out till 2028/2033. This changes beyond this period, where additional dwellings will be required across the six townships analysed post 2033;
- there is little projected change in the percentage of household composition across the six townships analysed between 2018 and 2043.

7. Range of Housing Typologies for Future Population Needs

This section provides an analysis of the various housing typologies and densities that the proposed District Plan will need to provide for to meet the future population requirements of the District.

7.1 Introduction

The review of building consents granted between 2013 and 2017 in section 4 of this Report demonstrates very clearly that the dominant housing typology consented across the Selwyn District for that period is the single storey detached dwelling. This typology makes up 96 per cent of building consents issued for dwellings over the last 4 years.

This trend of producing only one housing typology is not consistent with the outcomes sought by the RPS and Selwyn 2031 of sufficient housing choice and diversity of housing choice.

Key findings from the Township assessments in Section 6 of this Report identified that:

- additional residential capacity is required to accommodate the future growth of the District;
- the District has a relatively youthful population as well as a population that is aging at a faster rate than both the Canterbury Region and New Zealand as a whole due to greater numerical growth at older ages;
- people in the District appear to have a preference to “age-in-place” and are remaining in the District as they age; and
- it is expected that the average household size in the District will decrease as the population ages.

If the housing stock produced continues to be almost all single storey detached dwelling, then it is anticipated that there could be a mismatch between the type of housing supplied and the types of housing needed by the community. The proposed District Plan needs to contain provisions that will enable a range of housing typologies to be easily developed to meet changing demands.

Research⁶ shows that elderly persons prefer to remain in their communities where they have lived the majority of their lives (age-in-place), but at the same time struggle to maintain a large dwelling on their own. Research conducted in New Zealand by Judith Davey found that some elderly persons would prefer a smaller home or apartment over their current dwelling. Most respondents to Judith Davey’s research stated that they would like to be located close to their families whilst also having access to important social infrastructure such as hospitals.

Research by the Productivity Commission⁷ states that multi-unit dwellings⁸ are favoured by young people in education or early career stage, singles and couples and non-family households and frequent movers, whilst also providing a suitable rental stock enabling a range of tenures.

7.2 Suggested Housing Typologies

Based on the demographic information and projections set out in Section 6 of this Report and the requirements of the RPS and Selwyn 2031, it is recommended that a range of housing typologies are enabled across the District. It is considered that enabling a mix of dwellings not only provides choice, but it also assists those at differing life stages, either entering the property market through more affordable housing or downsizing and remaining in the community when there is no longer a need for a larger dwelling. The Productivity Commission Report stated with regard to multi-unit dwellings that:

Reflecting their smaller size and inner-city locations, increased penetration of multi-unit dwellings in urban centres has, in large part, been driven by distinctive groups of people that favour inner city living – young people in education or early career stage, singles and couples and non-family households and frequent movers (Dunbar and McDermott, 2011).

The following housing typologies in Table 7-1 are recommended for the Selwyn District.

⁶ Judith Davey New Zealand Institute for Research on Ageing Te Putahi Rangahau i te Pakeke Haere Victoria University of Wellington (<https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/journals-and-magazines/social-policy-journal/spj27/ageing-in-place-the-views-of-older-homeowners-27-pages128-141.html>)

⁷ Housing affordability inquiry - Productivity Commission (2012)

⁸ The Productivity Commission defines ‘multi-unit dwellings’ as: covering everything from ‘double units’, flats, home units, row housing, townhouses, and apartments.

Table 7-1: Range of Housing Typologies for Future Population Needs

Typology	Description of Typology ⁹	Comments	Potential Areas for Enablement	Potential Capacity
Detached Dwelling	<p>Key features:</p> <ul style="list-style-type: none"> stand alone not attached to other dwellings but close to neighbouring buildings; up to two storeys; can be part of a larger masterplanned development. 	<p>This typology is already enabled through the existing zone framework and as evidenced by Building Consents granted between 2013 – 2017, this typology makes up 98 per cent of development.</p>	<p>All Living Zones</p>	<p>Potentially 10 dwellings per hectare.</p> <p>Allotment sizes may be reduced in some areas which have reticulated services (e.g. wastewater). This will potentially provide for intensification and infill development on allotments which meet the subdivision standards.</p>
Semi Detached/ Duplex	<p>Key features:</p> <ul style="list-style-type: none"> two side-by-side dwellings contained within one building; one dwelling is usually the mirror image of its partner; two storeys in height. 	<p>This typology is already enabled in some ODP areas.</p> <p>This typology enables a more intensive form of development through reduced allotment size, smaller dwellings, increased site coverage whilst maintaining the character and amenity of low density neighbourhoods.</p>	<p>Living Z areas identified as Medium Density Housing and adjacent to business zones in Rolleston and Lincoln.</p> <p>These areas have been identified as a possible future Medium Density Residential Zone in the RE007 Character and Amenity Report.</p>	<p>Potentially 10 – 20 dwellings per hectare.</p>
Terrace/Row House	<p>Key features:</p> <ul style="list-style-type: none"> row of identical or very similar attached dwellings that are joined on one or both sides of other houses; the 'end terrace' house can be different to the rest of the terrace; 	<p>This typology is already enabled in some ODP areas in the form of rows of attached medium density units.</p> <p>There is potential to further provide for this typology through expanding the areas in which this typology can be developed.</p> <p>This typology enables a more intensive form of development</p>	<p>Living Z areas identified as Medium Density Housing and adjacent to business zones in Rolleston and Lincoln.</p> <p>These areas have been identified as a possible future Medium Density Residential Zone in the</p>	<p>Potentially 20 – 30 dwellings per hectare</p>

⁹ Medium-density housing in New Zealand, Ministry for the Environment, 2016

Typology	Description of Typology ⁹	Comments	Potential Areas for Enablement	Potential Capacity
	<ul style="list-style-type: none"> sometimes can be joined by garages between houses and can either be built into the terrace and accessed from the front or can be accessed by a rear laneway; two or three storeys in height. 	through reduced allotment size, smaller dwellings and increased site coverage. It is best suited adjacent to Town Centres, business zones areas and along key transport routes.	RE007 Character and Amenity Report.	
Low Rise Apartment Building	<p>Key features:</p> <ul style="list-style-type: none"> apartments are usually single storey self-contained units within a larger building, but sometimes apartments have more than one storey usually there is common access to a core stairwell private open space is a courtyard or garden on ground floor or on balconies on upper floors often rubbish storage is communal and post boxes are in one central place. 	There may be opportunities to provide for low level apartment buildings (three storeys maximum) in areas identified for intensification (Medium Density Zone) and where character and amenity values can be maintained. This would provide a choice for both young persons and elderly, who may not want to maintain a detached dwelling.	Potential option for retirement living or for younger persons entering the property market. Option to be considered further as well as where it could be applied.	Area specific application.
Minor Dwelling	<p>Key features¹⁰:</p> <ul style="list-style-type: none"> is secondary to the principal dwelling on the site; occupation is not limited to family members 	<p>This typology is already enabled in all Living Zones.</p> <p>It is recommended that this typology be encouraged, as it provides a good mechanism for elderly to age-in-place, retain their independence whilst being located close to family.</p>	Recommended in all areas zoned as possible future General Residential in the RE007 Character and Amenity Report.	In theory, enabling a minor dwelling in these areas will double the potential residential capacity. This of course does not take into account bulk and location standards for the zone which will limit development in order to maintain the character and

¹⁰ Auckland Unitary Plan 2016 (Operative in part)

Typology	Description of Typology ⁹	Comments	Potential Areas for Enablement	Potential Capacity
		Further minor dwellings could potentially be used a rental, providing for a mix of tenures.	It is recommended that minor dwellings are subject to all standards in the zone, including site coverage.	amenity of the zone. It also does not to take into account services.

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8. Benchmarking of Other District Plans

8.1 Methodology

Benchmarking has been undertaken to identify methods used around New Zealand in terms of incentives that achieve a diversity in building typology.

The following five second generation district plans have been benchmarked, as the plans have recently been updated and utilise a range of methods to incentivise differing building typologies;

- Auckland Unitary Plan 2016 (Operative in part);
- Hamilton City District Plan 2017;
- Christchurch District Plan 2017;
- Proposed Dunedin District Plan 2015; and
- Proposed Queenstown Lakes District Plan 2015

The approaches of each of the five plans to dwellings, in particular looking for a mix of typologies has been assessed by comparing and summarising the following relevant content:

- zone description, objectives and policies
- activity status;
- standards;
- rules; and
- assessment matters and criteria.

The full details of the zones reviewed as part of the benchmarking assessment is contained in Appendix C. Each Council was then contacted to discuss the uptake of provisions which encourage a mix of typologies.

8.2 Summary

Table 8-1 provides an overall summary of incentives used by each of the five Council and Table 8-2 sets out a description of each of the incentives or methods.

Table 8-1: Summary of Incentives Adopted

	Permissive approach to multiple dwellings on the same site	Permissive approach to minor dwellings	Alternative /or exceptions to standards	Higher height limit	No density standard in residential zones	Comprehensive Development Plans	Non-notification rule
Auckland Unitary Plan 2016 (Operative in part)	X	X	X		X		X
Hamilton City District Plan 2017	X	X		X	X	X	X
Christchurch District Plan 2017	X		X		X	X	X
Proposed Dunedin	X		X		X		*

	Permissive approach to multiple dwellings on the same site	Permissive approach to minor dwellings	Alternative /or exceptions to standards	Higher height limit	No density standard in residential zones	Comprehensive Development Plans	Non-notification rule
District Plan 2015							
Proposed Queenstown Lakes District Plan 2015	X	X	X	X	X	X	X

* Doesn't apply to dwellings/standards associated with new dwellings.

Table 8-2: Description of Incentives

Incentive	Description
Permissive approach to multiple dwellings on the same site	Either a permitted activity, or the same activity status of the primary dwelling. Incentivises the development of more than one dwelling on the site, this could range from multiple detached dwellings through to units and apartments. This results in an increase in site coverage and subsequent higher density in preferred locations.
Permissive approach to minor dwellings	Either a permitted activity, or the same activity status of the primary dwelling. Incentivises the development of more than one dwelling, smaller and ancillary to the primary dwelling on the site.
Alternative/or exceptions to standards	Offers alternative standard(s), or exception to standard(s) in order to achieve more dense development and/or differing typologies. Examples include the alternative height to boundary standard, and exceptions to the yard standards for terrace/row housing in the Auckland Unitary Plan (operative in part).
Higher height limit	A higher height limit is permitted for certain typologies/developments.
No density standard	No minimum density is set out, therefore a number of dwellings can be developed subject to other standards such as height, height to boundary and yard standards. Negative effects from this could be that land is underutilised.
Comprehensive Development Plan	In Queenstown for example a comprehensive development plan means a comprehensively planned and designed collection of two or more residential units where: (a) the building and subdivision consents are submitted concurrently (b) the net area for a residential unit is less than 450m ² (c) the net area of the site containing all residential units is 2000m ² or larger. This approach is similar to the current Comprehensive Medium Density rules in SDP.
Non-notification rule	A rule which states that the resource consent application will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist. Usually linked to particular standards or does not apply when standards are infringed.

8.3 Comments from Council Planners

Council planners from the various Councils were contacted by Stantec to gain an understanding on how successful the above provisions have been and provide comment on their experiences. Table 8-3 summarises this feedback.

In some cases, the plans assessed above were not fully operative. Instead the Council planners provided comment on the operative provisions and outlined general observations/changes made in the proposed plans.

Table 8-3: Comments from Council Planners

Incentive/Topic	Comment from the Council officer	Observations and Comments
Permissive approach to	One Council Planner stated that the application of a zoning (most widely	In terms of relevance to the Selwyn District, a more permissive approach

Incentive/Topic	Comment from the Council officer	Observations and Comments
multiple dwellings on the same site	<p>applied to the urban area) which provides for multiple dwellings on a site has led to a large number of applications. The Planner stated that this zoning has resulted in unit type development through to terrace type housing.</p> <p>Another Council Planner commented on the success of duplex type development in their city since the introduction of these rules in their second generation plan. They did comment that there are pro's and con's to this approach, and consideration needs to be given to lot sizes, and how this relates to minor dwellings. The Planner commented that 'fee simple' subdivision has made duplexes a very attractive option, and 25 per cent of their consents are for this type of development. The Planner commented though that the subdivision process needs to be carefully considered, and titles should only be issued once the development is complete, in order to avoid subdivision down to a lower allotment, followed by the construction of a detached dwelling.</p>	to multiple dwellings on the same site could be considered adjacent to Town Centres and/or business zoned areas to allow for infill development.
Permissive approach to minor dwellings	One Council Planner commented that applications for minor dwellings have previously been notified. This has discouraged minor dwellings in the district, however they commented that a more relaxed approach to the minor dwellings is taken now, and that the proposed plan is more permissive.	<p>This is potentially an option which could be implemented more widely across the Selwyn District and not limited to family members.</p> <p>Minor dwellings should be required to meet all bulk and location standards.</p>
Alternative/or exceptions to standards	One Council Planner commented on the requirement for onsite car parking associated with dwellings. They stated that the relaxation of this approach has led to more unit/infill developments for students. Instead bicycle racks/spaces are provided in place of car parks.	This is another options that can be investigated with other workstream such as transport and subdivision.
Higher height limit	No comments were made specifically on higher height limits.	n/a
Comprehensive Development Plans	<p>One Council Planner commented that the district is seeing good design outcomes and denser developments through Comprehensive Development Plans which requires resource consent for a Restricted Discretionary Activity. The use of these provisions provide for smaller lot sizes, enabling a mix of typologies and this acts as an incentive over standard zone provisions.</p> <p>Further the same Planner commented that due to the complexity of their operative plan provisions, they often found that developers would prepare</p>	It is noted that the method is already implemented in the District Plan through the Comprehensive Medium Density provisions.

Incentive/Topic	Comment from the Council officer	Observations and Comments
	private plan changes for larger developments (50 plus dwellings). This resulted in bespoke zones for each development in which provisions were customised. The Planner commented that they were seeing a mix of typologies through the private plan changes, including four storey town house/terrace developments.	
No notification rule/exceptions	One Council Planner commented that linking notification to particular standards have increased certainty for developers where standards may be infringed and whether the application will be notified.	It is noted that amendments to the RMA in 2017 now precludes notification for a controlled activity, subdivision of land, a residential activity (a restricted discretionary or discretionary activity), a boundary activity (a restricted discretionary, discretionary, or non-complying activity) and prescribed activity. (Refer to s95A of the RMA). Rules in a district plan can still be drafted to further preclude notification from certain rules.
Clear objectives and policies	One Council Planner emphasised the importance of clear objectives and policies which seek to achieve a mix of housing typologies. They stated that this was a key difference between their newly operative plan and legacy plans.	It is considered that objectives and policies could be implemented in the proposed district plan to enable and encourage a range of housing typologies.

8.4 Key Findings

Key findings from the benchmarking and speaking with council Planners include:

- there are a number of incentives which can increase the diversity of housing typologies. Hamilton City Council has found that the introduction of duplexes, in which provide an incentive through reducing the allotment size down to 200m² for a fee simple subdivision has led to a huge increase in this typology. Around 25 per cent of resource consents are for duplex developments;
- Planners and developers have commented on certainty, and many find rules which state that the application will not be notified an attractive proposition. Auckland Council has had a good uptake in the Mixed Housing Urban and Suburban Zones, and is even seeing applications for terrace type developments in these zones as these forms of development are now non-notified? ;
- Queenstown Lakes District Council commented on the use of Comprehensive Development Plans, which have achieved a range of typologies. The Planner commented that strong matters and assessment criteria have led to good design outcomes for terrace type developments; and
- Planners commented that good, clear objectives and policies which seek to achieve a range of typologies are fundamental. Further rules and standards should enable a range of typologies and shouldn't be focused on detached dwellings. Dunedin City Council commented on the relationship of other rules in the plan, such as minimum parking requirements which may hinder the ability to achieve a range of typologies, due to land requirements to provide car parking.

9. Views of the Working Party for Alternative Housing Options

To develop an understanding of how “plan users” find implementing the District Plan’s provisions the Council established the Working Party for Alternative Housing Options. The membership of the working party comprises housing providers and developers.

9.1 Alternative Housing

The six working party members were asked the following questions in 2017 on the District Plan provisions relating to:

- which rules are working poorly and why?
- what are some alternatives?
- how important do you think Outline Development Plans (ODPs) are for the building process?
- for Comprehensive Medium Housing in particular, what are your thoughts on the current process of separating subdivision from building? and
- is this working for you and if not why?

The responses from Working Party members and potential actions identified by Council are summarised in Table 9-1.

Table 9-1: Views of the Working Party for Alternative Housing Options

Section/Provisions	Views of the Working Party Members	Potential Actions Identified by Council
General District Plan process and provisions	<ul style="list-style-type: none"> • the District Plan is outdated, inflexible and does not demonstrate best practice; • the District Plan should look at actual over perceived effects; • the District Plan rules too prescriptive and set out to avoid a worst case scenario; • preference for the approach in the Christchurch District Plan. • rules lead to often expensive/lengthy notification processes; • current provisions provide for and hence direct development towards four bedroom homes; • developers would like the ability to demonstrate alternative better outcomes without lengthy process and costs; • private plan changes are too costly, and that this costs is passed on to the purchaser; • the rules operate independently from market requirements and developers recommendations; • concerns were raised over the practicality of the District Plan rules and stated that linkages are missing; • the District Plan should reflect a better understanding of the process and implications on developer/builder; • the District Plan should not stipulate housing typologies that are not relevant to the District; • There is lack of synergy between subdivision, transport and building sections in plan; 	<ul style="list-style-type: none"> • Ensure that new provisions are supportive of a flexible framework; • Simplify and streamline process where possible; • Review rules with the aim to interlink between different parts of the plan; • Continue to support alternative options, if they demonstrate a better overall outcome for the community; • Develop catalogue of ‘best practise’ examples to showcase the District’s housing; • Consider outcomes of the Resource Management Amendment Act, particularly around notification discretion

Section/Provisions	Views of the Working Party Members	Potential Actions Identified by Council
	<ul style="list-style-type: none"> • minimum densities within Outline Development Plan areas should be achieved via overall rather than specified areas; and • appropriate location for medium density should be reviewed, such as meeting criteria on location in proximity to key transport and community facilities 	
ODP provisions	<ul style="list-style-type: none"> • ODPs should be used as guidance only; • some components hard/impractical to implement (road located between adjoining boundaries); • interpretation/assessment doesn't achieve decent outcomes; • ODPs should contain fixed and flexible features, as for example some information not available at time when Outline Development Plan area is developed; • ODPs are useful to show what's happening on site; • summary of all subsequent changes to Outline Development Plans is needed; • ODPs are too prescriptive; commits developers to certain densities and housing types in defined locations; • takes away developers ability to develop in accordance with market demand at the time; • the prescriptive approach of Outline Development Plan signals that planners and not developers think what is best for future occupiers although planners have no ongoing responsibility /accountability associated with site; and • if the Outline Development Plans are less prescriptive then better outcomes could be achieved and less time spent debating outdated Outline Development Plans. 	<ul style="list-style-type: none"> • Undertake a performance review of a number of ODPs with the view of developing a catalogue of flexible and fixed ODP components. • Investigate options to provide for different housing typologies without a prescriptive location (e.g. MD areas on an ODP) • Introduce standardised terminology and layout for ODPs. • Develop criteria for best placement of Medium Density housing within ODPs
Comprehensive Medium Density process and provisions	<ul style="list-style-type: none"> • preference for model where land development is combined with building works if one developer for both; • this model not sustainable within Selwyn context; • comprehensive medium density should be targeted at a lower entry level through deregulation of current rules; • implementation of current comprehensive medium density policies have resulted in the end of this housing option; • due to section size and rules combined it is hard to achieve complying variance between builds; • replace comprehensive medium density requirements with condition of consent on title and cash bond until fulfilled; • rear lanes do not work. 	<ul style="list-style-type: none"> • Review policies and rule package for comprehensive Medium Density with a view to establish reduced suite of objective assessment matters • Develop definitions supported by typology examples.

9.2 Report Findings

Members of the working party were invited to discuss the findings of this Report, in particular the form, location, lot size and size of dwellings. These comments are recorded in Table 9-2. The comments in Table 9-2 are from two working party members and don't reflect the views of all members.

Table 9-2: Comments from the Working Party

Trend	Findings Discussed	Comments from Developers
Timing	There has been a large increase in allotments created since 2011, increasing from 344 allotments in 2010 to 2,210 allotments in 2012.	Developers commented that there is demand for housing in the Selwyn District, and that is continuing with further developments being planned. Significant concerns were raised regarding the time and costs for obtaining resource consents, and that this cost is directly passed on (these costs were not specially expressed by the developer, however they did state that delays often led to increased costs). This raised the purchase price above \$500,000, at which point it becomes difficult to sell properties due to bank lending criteria.
Form	The predominant form of dwelling is the single storey detached dwelling. There have been few double storey, duplex and stand along small unit type dwellings consented over the past ten years. Single storey detached dwellings make up 96 per cent of building consents granted for residential dwellings between 2013 and 2017.	One housing provider outlined their concerns regarding the lack of diversity in the housing stock. They did not provide comment on why developers are not building these typologies. They have concerns around elderly people remaining in the community and they foresee a shortage of retirement villages in the District. They also stated that this could be alleviated through allowing granny flats (It is noted that these are already provided for as a permitted activity in the District Plan).
Location	The majority of development is occurring on the periphery (towards the urban limits of larger townships). The District Plan provides for development in these locations through Living Z zoning, and the use of ODP provisions. There is little evidence of infill development adjacent to the town centre/businesses.	Developers confirmed that the development is occurring on the periphery, and also made the point that infill development is difficult as it requires property owners to have the capital in order to carry out subdivision/infill type development.
Allotment Size	Analysis of allotment sizes created between 0 – 2000m ² in the Living Zones, it was found that the largest number of subdivision consents were for allotments of 600m ² .	Developers commented that they are happy with an allotment size of 600m ² and that this works well with their price point of \$500,000. Developers confirmed that this was their average allotment size, with some medium density development decreasing to allotments of 400m ² .
Size of Dwellings	From the analysis of building consent information the average floor area is 173m ² and 215m ² when dwellings below 70m ² and above 500m ² are removed from the analysis.	Developers commented that dwellings below 200m ² are popular and that there is demand for this size. This is due to the size and lot size meeting the price point of \$500,000 which is commonly what the bank are willing to lend in the Selwyn District.

Note: Of the developers contacted, all of them are very keen to be involved in the plan development process and are willing to share their significant on the ground experience.

10. Options for Enabling a Diversity of Housing Typologies

Following the benchmarking of five second generation District Plans in Section 8 of this Report and the Working Party feedback (summarised in Section 9 of this Report), the following approaches with regard to enabling a range of housing typologies have been identified. These approaches look at methods which can be implemented through District Plan provisions. Advantages and disadvantages of each approach are set out, including the option of proceeding with the status quo provisions.

A number of the methods set out in Table 10-1 are already contained in the District Plan within greenfield areas (Living Z and ODP framework) and through the Comprehensive Medium Density provisions. It is recommended that this approach be retained with modifications and that a mix of other methods be implemented in the proposed District Plan. However the wider application of these methods in other locations should be investigated. One such example is the application of a Medium Density Residential zone adjacent to the Town Centres and business zoned areas, which enables and encourages intensification and infill development and/or duplex and terrace housing. Further providing for minor dwellings in the General Residential zone (recommended zone in the RE007) will also expand the range of housing typologies and provide opportunities for elderly persons to age-in-place and rental opportunities.

Table 10-1 describes the methods that the proposed District Plan could adopt to assist in enabling a range of housing typologies to be developed in the District. The table provides a preliminary assessment of the advantages and disadvantages of these methods. The Preferred Option phase of this workstream will need to provide a more in-depth assessment of the methods particularly in terms of meeting Council's section 32 obligations.

Table 10-1: District Plan Implementation Options for Enabling a Diversity of Housing Typologies

Method	Description	Advantages	Disadvantages
Status quo provisions	Currently a number of methods described below are being used, these include target densities in ODP areas, specific areas for intensification in ODP areas and provisions for Comprehensive Medium Density Developments.	<ul style="list-style-type: none"> Provides a mix of the methods discussed below (target densities/comprehensive development). However it is considered that some of these methods should be applied in other locations. 	<ul style="list-style-type: none"> Intensity and range of housing typologies are not focused around the existing town centres and business activities. Opportunities for infill development are not being taken up. Range of housing typologies are not being provided.
Target densities	There are a number of options for implementing target densities including directive objectives and policies, minimum density rules, using the consent process to discourage low density development e.g. the Auckland Unitary Plan, Residential - Terrace Housing and Apartment Buildings Zone where all dwellings are a Restricted Discretionary activity.	<ul style="list-style-type: none"> Gives effect to the RPS (Section 2 of this Report). Including targets and/or minimum densities in the provisions for all subdivisions will mean that these apply in all scenarios and therefore require that certain density will be achieved. This will likely encourage a range of housing typologies in order to achieve the minimum density. 	<ul style="list-style-type: none"> Only effective on greenfield sites and/or large brownfield sites and are not an effective method to encourage infill or intensification further development on single allotments.
Identification of specific areas for	Specific areas for intensification / development could include applying a more intensive zone to areas which	Application of Zoning	Application of Zoning

Method	Description	Advantages	Disadvantages
intensification / development;	could accommodate this growth, or using the current approach of identifying areas within ODPs.	<ul style="list-style-type: none"> Applying a zone which enables intensification through a range of housing typologies provides additional opportunities for redevelopment. This allows individual property owners to redevelop their sites along with developers who may have more comprehensive land holdings. <p>ODPs/Precincts</p> <ul style="list-style-type: none"> This method is usually applied to greenfield sites which tend to be in single ownerships. Therefore there is greater likelihood that the development may occur. Using this method means that more detailed planning can be undertaken at a local level. 	<ul style="list-style-type: none"> As discussed, the application of a zone which enables intensification provides an opportunity for more redevelopment. The zone will not ensure that development occurs as this is at the discretion of the property owner. <p>ODPs/Precincts</p> <ul style="list-style-type: none"> These areas are not usually located close to existing Town Centres, business zoned areas or key transport routes where it is considered that intensification should be encouraged.
Comprehensive developments	Comprehensive development provisions usually apply to developments which are providing a certain number of dwellings and/or are over/under a certain allotment size.	<ul style="list-style-type: none"> Comprehensive development provisions usually include additional requirements to ensure character and amenity values are maintained, whilst relaxing some density, allotment size and/or bulk and location rules to provide for more intensity. These developments are usually architecturally designed to ensure a certain level of urban design is achieved. Through relaxing density and bulk and location rules, developers usually provide a mix of dwellings including duplex or row housing. 	<ul style="list-style-type: none"> Incentives in terms of additional density, allotment size, and or/bulk and location rules need to be set a level where it is feasible for developers to utilise the provisions. Anecdotally some developers consider these type of provisions add complexities and additional costs to the consenting process.
Incentivising increased densities	As discussed in section 8 of this Report, there are a number methods to incentivising a diversity of housing typologies. These include permissive rules regarding multiple dwellings and	<ul style="list-style-type: none"> Incentives and permissive approaches to the number of dwellings may increase the feasibility of a development occurring. 	<ul style="list-style-type: none"> Incentive mechanisms provide opportunities for intensification and diversity of typologies but they do not guarantee that this development will occur. This could be due to a number of

Method	Description	Advantages	Disadvantages
	minor dwellings, bonuses or dispensations on other standards and non-notification rules	<ul style="list-style-type: none"> Non-notification rules with regard to infringement of certain rules provide certainty to applicants with regard to the consenting process and timeframes 	<ul style="list-style-type: none"> factors such as fragmentation of property ownership for larger developments. Permissive approaches may lead to compromises in quality.

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11. Conclusion

This Report has identified a number of clear findings and trends and provides a number of recommendations. These are summarised as follows:

- 1) That the ODP's and Living Z Zone framework are achieving the minimum densities required by the District Plan and the RPS, and are also providing a range of allotments sizes through the averaging rules.
- 2) A review of building consents between 2013 and 2017 confirmed that the predominant housing typology (96 per cent) across the District is the single storey detached dwelling.
- 3) Of the six townships analysed, in terms of projected population changes and age structure, it was identified that there may be a significant increase in the proportion of the population aged over 65 years.
- 4) Of the six townships analysed no significant dwelling capacity shortfalls were identified within the next 10 years. Most townships have dwelling capacity out till 2028/2033. This changes after this period with the majority of townships identifying a shortfall in dwelling capacity post 2033.
- 5) Based on the analysis of the townships, the significant growth expected and the identified ageing population, five housing typologies have been recommended for adoption in the proposed District Plan. It is considered that these typologies will give effect to the RPS and Selwyn 2031 by enabling housing choice and diversity to meet the changing needs and circumstance of the District's population over time. The recommended typologies are:
 - Detached Dwellings;
 - Semi-Detached/Duplex Dwellings;
 - Terrace/Row Houses;
 - Low Rise Apartments (three storey maximum, limited provision of this typology); and
 - Minor Dwellings.
- 6) While the District Plan includes a number of methods to enable medium density housing, some of these methods are not being utilised by developers. Anecdotally developers have commented on the complexity of some of the provisions which may lead to increased costs of development.
- 7) The majority of higher density housing that has occurred has been located in green field priority areas. There is little evidence of higher density development occurring in proximity to town centres which is an outcome sought by the RPS.
- 8) Methods for implementing a range of housing typologies were identified and the advantages and disadvantages for each method set out. These methods require further investigation through the Preferred Option Report. Particularly methods include incentives and applying medium density provisions in other locations in order to encourage the uptake and development of differing housing typologies to meet the changing needs the District's population.

Appendices

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Appendix A Higher Order Planning Documents

The District Plan forms part of a hierarchy of statutory and non-statutory plans and strategies that have shaped the development of Selwyn over the past 10 years. At a high level, the District Plan must, and does, give effect to the planning instruments, strategies, plans and legislation that sit above it in the hierarchy.

A.1 Greater Christchurch Urban Development Strategy

The Greater Christchurch Urban Development Strategy (UDS) 2007 promoted residential intensification in Christchurch City and 'greenfield' residential growth in Waimakariri and Selwyn Districts to support central city and suburban centres. Selwyn District Council prepared Township Structure Plans for Rolleston, Lincoln and Prebbleton to implement the UDS Vision and to align infrastructure and capital works to support this growth through the Long Term Plan.

A.2 Proposed Change 1 to Canterbury Regional Policy Statement 1998

Proposed Change 1 (PC1) to the 1998 Regional Policy Statement addressed land use and urban growth management in Greater Christchurch and sought to provide statutory backing for the Greater Christchurch Urban Development Strategy. PC1 included maps defining areas for development and applied to Christchurch City and parts of Waimakariri and Selwyn Districts. PC1 progressed through notification, submissions and further submissions and hearings through 2007 – 2009 and a decision was notified in December 2009. This decision was then the subject of appeals.

Following the earthquakes of 2010 and 2011, Proposed Change 1 was revoked by the Minister for Canterbury Earthquake Recovery, who instead authorised that the 1998 RPS be amended to include Chapter 12A Development of Greater Christchurch. Chapter 12A was based on PC1, but had been updated and provided direction for future growth within greater Christchurch by setting out land use distribution, in particular identifying areas available for urban development including specifying residential densities and provision for businesses. Although Chapter 12A promoted intensification of land use within existing urban areas it also identified appropriate areas for greenfield developments to accommodate projected growth and population relocation.

This action was also the subject of appeal to the High Court, who ultimately set aside the decision of the Minister.

A.3 Selwyn District Council Plan Change 7

Plan Change 7 (PC7) to the District Plan rezoned large tracts of rural land that had been identified as 'greenfield priority areas' in PC1 to the RPS and the Lincoln and Rolleston Structure Plans to provide for the future growth of both townships. It also inserted the mixed density Living Z Zone framework with accompanying objectives, policies, subdivision and urban design standards and outline development plans (ODP's) into the Operative SDP. Part of the policy direction was the requirement to meet residential densities averaged over the whole of an ODP Area, which for Selwyn was a minimum of 10 household units per hectare within the identified 'residential greenfield priority areas'. This same policy direction required that the District Plan make provision for comprehensive developments, with PC7 formalising Low, Small Lot Medium and Comprehensive Medium density typologies into the Plan.

PC7 was approved for notification in February 2010 and was made operative as of 19 September 2012.

A.4 Canterbury Regional Policy Statement 2013

The review of the 1998 Canterbury Regional Policy Statement (RPS) commenced in 2006. The proposed second generation Canterbury Regional Policy Statement was notified in 2011 and following hearings and an appeal period, was made operative in January 2013.

A.5 Land Use Recovery Plan (LURP)

Following the earthquakes, The Minister for Canterbury Earthquake Recovery directed Environment Canterbury to develop a Recovery Plan for Greater Christchurch to guide the earthquake response over the next 15 years. The LURP is a significant document that sets out a resource management regime to assist

in the recovery and rebuild of Greater Christchurch following the earthquakes. The LURP was gazetted in December 2013, with the Recovery Plan having legal effect from that date.

A significant direction of the LURP was the inclusion of a new Chapter 6 to the RPS, which built upon the planning initiatives undertaken through Proposed Change 1 to implement the 2007 UDS.

Chapter 6 formalised the inclusion of Map A (Figure A.5-1), which supported the policy direction initially identified in the 2007 UDS and defined the current settlement pattern through 'greenfield priority areas' and Township Boundaries (Metropolitan Urban Limit) within the Greater Christchurch Area (GCA). These 'greenfield priority areas' are anticipated to accommodate growth through to the year 2028, which is the defined earthquake recovery period (green areas in figure below).

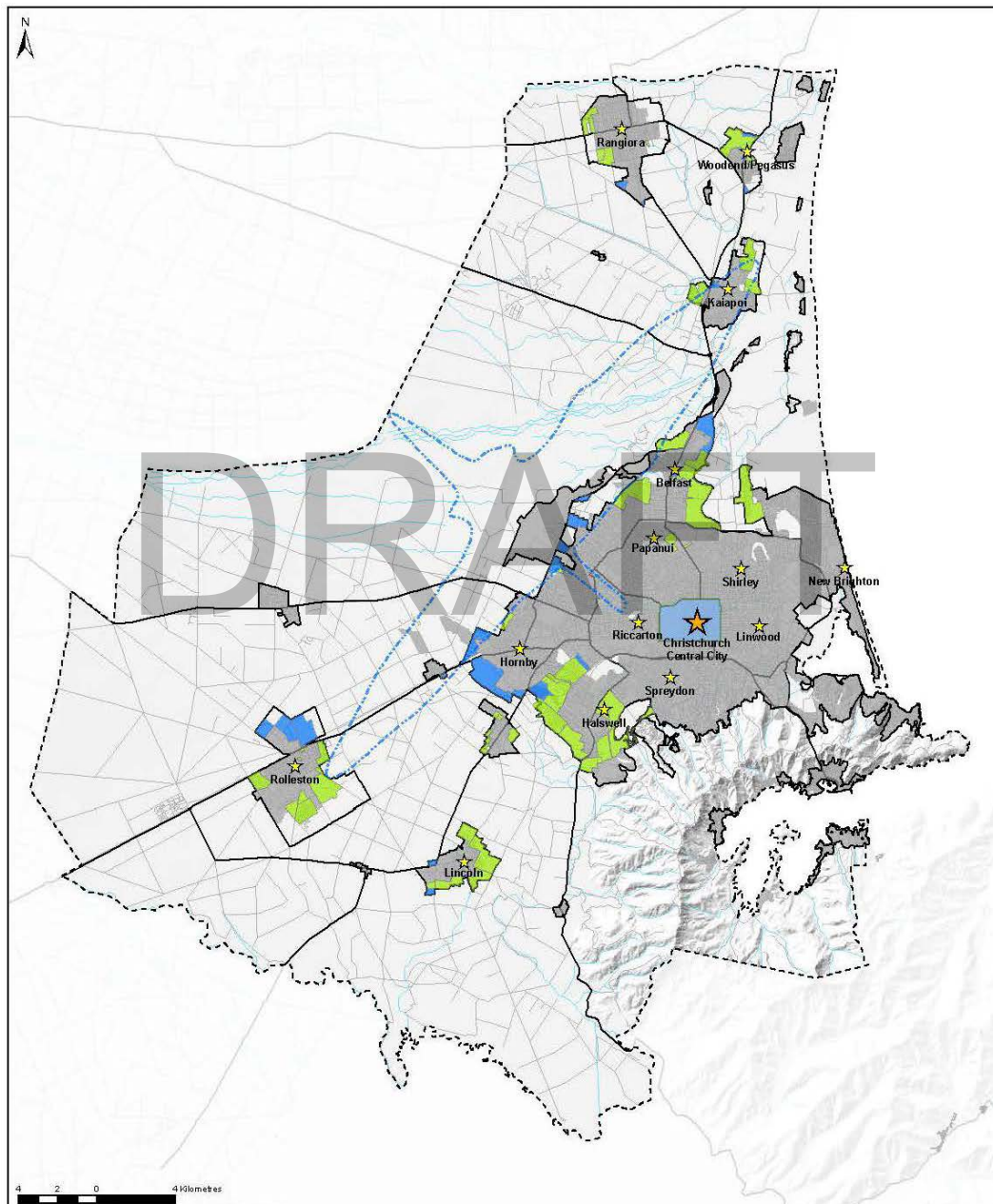


Figure A.5-1: Land Use Recovery Plan (LURP)

The LURP applied a number of Actions to Selwyn District. Of particular relevance was Action 18 that directed Selwyn District Council to amend its District Plan to rezone the balance of the identified 'greenfield priority areas' that had not already been zoned through PC7, with accompanying objectives, policies, rules and ODP's.

A.6 Ellesmere and Malvern Area Plans

For the remainder of the district there has not been a significant amount of strategic growth management that has led to policy driven growth outcomes, other than Chapter 5 of the RPS. This Chapter only sets direction on good urban form and consolidation and does not go to the level of directing where growth shall occur like Chapter 6 does. It is important to note that this area of the district does not have the same growth pressures as the GCA so strategic management has not been as pressing.

In 2016, Council adopted the Ellesmere and Malvern Area Plans which have filled this strategic growth management void to a degree. These plans outline preferred growth areas but re-zoning and development of these areas is not a statutory requirement, more of a guide. This is primarily due to the fact that these Area Plans also indicate that the towns in these areas have sufficient capacity to accommodate growth out past 2031, so there is little growth pressure.

As such, much of the location of growth and development in the townships of the wider district has been more 'natural' and relied mainly on the sufficient level of existing zoned land provided through the last District Plan review or through private plan change applications.

A.7 Overall Observations

This policy context has significantly shaped the growth and development of the Selwyn townships, both within the GCA and across the wider district. It is the requirements of these strategies and plans that have resulted in significant 'greenfield' areas being zoned to Living Z and developed on the periphery of the towns within the GCA, with a range of minimum densities within these areas.

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Appendix B Allotment Size by Zone and Outline Development Area Provisions

Table B-1: Lot Size by Zone and Town

Zone	Town	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Other Rules
Living (Area A) (Deferred) (Dunsandel)	Dunsandel			Refer to Subdivision - General Rules. Final density still to be determined
Living (Area B) (Deferred) (Dunsandel)	Dunsandel			Refer to Subdivision - General Rules. Final density still to be determined
Living 1 (Arthur's Pass)	Arthur's Pass		800	The size needed for on-site effluent disposal
Living 1 (Coalgate)	Coalgate		800	The size needed for on-site effluent disposal
Living 1 (Darfield)	Darfield		650	
Living 1 (Doyleston)	Doyleston		650	
Living 1 (Glentunnel)	Glentunnel		800	The size needed for on-site effluent disposal
Living 1 (Hororata)	Hororata		800	The size needed for on-site effluent disposal
Living 1 (Kirwee)	Kirwee		800	
Living 1 (Lake Coleridge Village)	Kirwee		800	
Living 1 (Leeston)	Leeston		650	
Living 1 (Leeston) (Deferred)	Leeston		40,000	4 ha until deferral lifted, then 650m ²
Living 1 (Lincoln)	Lincoln		650	
Living 1 (Prebbleton)	Prebbleton		800	
Living 1 (Rolleston)	Rolleston		750	
Living 1 (Sheffield)	Sheffield		800	The size needed for on-site effluent disposal
Living 1 (Southbridge)	Southbridge		650	
Living 1 (Springfield)	Springfield		800	The size needed for on-site effluent disposal
Living 1 (Springston)	Springston		800	
Living 1 (Waddington)	Waddington		800	The size needed for on-site effluent disposal
Living 1 (West Melton)	West Melton		1,000	
Living 1 (Whitecliffs)	Whitecliffs		800	The size needed for on-site effluent disposal
Living 1A (Rolleston)	Rolleston	300		
Living 1A (Castle Hill)	Castle Hill	350	500	
Living 1A (Lincoln)	Lincoln		850	Minimum of 31 lots for any subdivision plan

Zone	Town	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Other Rules
Living 1A (Prebbleton)	Prebbleton			<p>Area A: 1,250m;</p> <p>Area b: 1,000m</p> <p>Area C: 800m</p> <p>In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed.</p> <p>2,000m shall apply to the balance of the zone.</p>
Living 1A (Sheffield)	Sheffield		800	The size needed for on-site effluent disposal
Living 1A (Springston)	Springston		800	
Living 1A (Tai Tapu)	Tai Tapu		800	
Living 1A1 (Lincoln)	Lincoln		650	Minimum of 31 lots for any subdivision plan
Living 1A1 (Prebbleton)	Prebbleton		800	
Living 1A2 (Lincoln)	Lincoln		650	Minimum of 31 lots for any subdivision plan
Living 1A2 (Prebbleton)	Prebbleton		800	No more than 10% at less than 700m ²
Living 1A3 (Lincoln)	Lincoln		500	
Living 1A3 (Prebbleton)	Prebbleton		800	No more than 10% at less than 700m ²
Living 1A4 (Lincoln)	Lincoln		1,500	
Living 1A4 (Prebbleton)	Prebbleton		800	No more than 10% at less than 700m ²
Living 1A5 (Prebbleton)	Prebbleton		800	<p>800m and no more than 10 % at less than 700m.</p> <p>For comprehensive residential development, the minimum average area shall be 350m</p>

Zone	Town	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Other Rules
Living 1A6 (Prebbleton)	Prebbleton			<p>Area A: 1000m minimum net allotment area;</p> <p>Area B: 600m minimum net allotment area and 900m maximum net allotment area;</p> <p>Area C: 550m minimum average allotment area and 450m minimum net allotment area; and</p> <p>In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.</p>
Living 1B (Rolleston)	Rolleston	750	1,200	
Living 1B (West Melton)	West Melton		2,800	
Living 1C (Rolleston)	Rolleston	1,000	2,000	
Living 2 (Rolleston)	Rolleston		5,000	
Living 2 (Blakes Road) (Prebbleton)	Prebbleton		5,000	<p>5,000m</p> <p>Subdivision shall proceed in substantial accordance with the development plan in Appendix 19</p>
Living 2 (Coalgate)	Coalgate		10,000	
Living 2 (Darfield)	Darfield		5,000	
Living 2 (Darfield) (Deferred)	Darfield		5,000	Refer to Subdivision - General Rules
Living 2 (Doyleston)	Dunsandel		10,000	
Living 2 (Kirwee)	Kirwee		10,000	
Living 2 (Leeston)	Leeston		5,000	
Living 2 (Leeston) (Deferred)	Leeston		40,000	4 ha until deferment lifted, then 5,000m ²
Living 2 (Lincoln)	Lincoln		3,000	
Living 2 (Prebbleton)	Prebbleton		5,000	
Living 2 (West Melton)	West Melton		5,000	
Living 2A	Rolleston		10,000	
Living 2A (Darfield) (Deferred)	Darfield		10,000	Refer to Subdivision - General Rules

Zone	Town	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Other Rules
Living 2A (Kirwee)	Kirwee		10,000	2ha for lots along the Northern and Eastern boundaries of the zone that abuts a Rural Zone
Living 2A (Leeston)	Leeston		5,000	
Living 2A (Prebbleton)	Prebbleton		5,000	Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
Living 2A (Tai Tapu)	Tai Tapu		5,000	
Living 2A (The Paddocks) (Prebbleton)	Prebbleton	15,000		
Living 2A (West Melton)	West Melton			Maximum number of allotments is 10, and a minimum allotment size of 1 ha.
Living 2A1 (Darfield)	Darfield		20,000	
Living WM Low Density (West Melton)	West Melton	3,000		Minimum lot area of 3000m and maximum lot area of 5000m (Appendix 20A). So that a total of 292 allotments must be achieved across the whole Living WM Zone
Living WM Medium Density (West Melton)	West Melton	500		Minimum lot area of 500m and maximum lot area of 3000m (Appendix 20A). So that a total of 292 allotments must be achieved across the whole Living WM Zone
Living X (Darfield) (Deferred)	Darfield		650	Refer to Subdivision - General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m) if criteria met
Living X (Lincoln)	Lincoln		2,000	
Living X (Prebbleton)			800	What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (800m ²)
Living XA (Leeston)	Leeston		650	What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m ²)

Zone	Town	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Other Rules
Living Z (Rolleston)	Rolleston		Varies	<p>Low Density: Average allotment size of 650m² with a minimum individual allotment size of 550m²</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</p> <ul style="list-style-type: none"> – Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 38; and – Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. <p>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 38 of the township volume of the District Plan.</p>
Living Z (Lincoln)	Lincoln		Varies	<p>Low Density: Average allotment size of 600m² and a minimum individual allotment size of 500m²</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m, with a minimum individual allotment size of 400m²</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</p> <ul style="list-style-type: none"> – Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 37; and – Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.

Zone	Town	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Other Rules
				Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 37 of the township volume of the District Plan
Living Z (Prebbleton)	Prebbleton		Varies	<p>Area A: 1,250m²; Area b: 1,000m² Area C: 800m²</p> <p>In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed. 2,000m² shall apply to the balance of the zone.</p> <p>Area A: 1000m² minimum net allotment area; Area B: 600m² minimum net allotment area and 900m² maximum net allotment area; Area C: 550m² minimum average allotment area and 450m² minimum net allotment area; and In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.</p>

Table B-2: Outline Development Plan Area Requirements

Township	ODP Area	Minimum Density	Further Requirements
Rolleston	Area 1	11hh/ha	The ODP provides for a variety of allotment sizes, with medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas.
	Area 3	10hh/ha	
	Area 4	10hh/ha	
	Area 6	12hh/ha	
	Area 7	19.19hh/ha	
	Area 8	10hh/ha	
	Area 9	10hh/ha	
	Area 10	10hh/ha	
	Area 11	10hh/ha	
	Area 12	10hh/ha	
	Area 13	10hh/ha	
	Rolleston Lowes Road	Living 1B Zone (Average 1,200m ²)	
Lincoln	Area 1	10hh/ha	Higher density residential uses will be located within 'Medium Density' areas adjacent to key open space linkages having access to Primary and Secondary Roads to provide increased housing choice for future residents.
	Area 2	10hh/ha	
	Area 3	10hh/ha	
	Area 4	10hh/ha	
	Area 5	10hh/ha	
	Area 6	15hh/ha	
	Area 7	20hh/ha	
	Area 8	Varies (Refer to ODP)	
Prebbleton	Area 1	10hh/ha	The ODP Area shall achieve a minimum net density of 10 households per hectare.
	Area 2	10hh/ha	
	Area 3	10hh/ha	
	Area 4	10hh/ha	
	Living 1A Zone	8hh/ha	Dwellings must front Trices Road and Tosswill Road to enhance passive surveillance and safety, while preserving the semi-rural streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Trices Road and Tosswill Road. An exception is

Township	ODP Area	Minimum Density	Further Requirements
			<p>made for the parcels that are affected by the limited access requirements onto Trices Road and Tosswill Road, which will need to be access from the internal road network.</p> <p>The ODP supports three different densities, which respond to the context of the site and support a range of sections sizes, housing typologies and land use activities. Lower density sections should be established along the Tosswill Road and Trices Road boundaries to support an appropriate scale of development at the sensitive rural/urban interface. A 10m building setback for dwellings and utilities is necessary along Trices Road to provide separation and to distinguish the residential neighbourhood from the rural land holdings to the south.</p> <p>Appropriate interface treatments, and methods to protect these treatments in the long term, need to be established along the Trices Road and Tosswill Road boundaries, which form a gateway to the township and transition from rural to urban. These treatments are to ensure the development integrates with the wider area and addresses any amenity conflicts that may arise at this sensitive residential/rural boundary. Treatments could include appropriate bunding fencing, retention of a portion of the existing macrocarpa hedgerows or landscaping to avoid long lengths of solid fencing or screening.</p> <p>Residential housing adjacent to Prebbleton Domain must front the reserve. These lots will be accessed off a Local Minor Road. This will promote passive surveillance, support front yards facing towards the Domain and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the reserve. Suitable methods, such as fencing controls, landscape treatments and set backs, should be formalised to ensure all future residential development that overlooks Prebbleton Domain optimises the high amenity and open space outlook provided by the reserve.</p>
Darfield	Living 2 Darfield	No more than 20 allotments shall be provided for across the whole of the Outline Development Plan area.	Within this overall limit, and to ensure development of individual landholdings can be achieved, the ODP includes a maximum number of 8 Allotments for Area A and a maximum of 12 Allotments for Area B. Individual subdivision applications within an identified Area should clearly demonstrate that the maximum development potential of another Area is not compromised.
	Living 2A	Varies from 3,700m ² to 2ha.	
Southbridge (High Street)	Living 1	Living 1 Zone (650m ²)	

Appendix C Benchmarked District Plans – Zone Descriptions

The zone descriptions set out in Table C-34 provide an overview of methods and provisions which incentivise a range of housing typologies. Emphasis has been added to relevant methods.

Table C-3: District Plan Zone Descriptions

District Plan	Zones
Auckland Unitary Plan (operative in part)	<p>Residential - Single House Zone</p> <p>The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.</p> <p>To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.</p> <p>Residential - Mixed Housing Suburban Zone</p> <p>The Residential – Mixed Housing Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of the existing development in the zone is characterised by one or two storey, mainly standalone buildings, set back from site boundaries with landscaped gardens.</p> <p>The zone enables intensification, while retaining a suburban built character.</p> <p>Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice. The height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.</p> <p>Up to two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site.</p> <p>Resource consent is required for three or more dwellings and for other specified buildings in order to:</p> <ul style="list-style-type: none"> • achieve the planned suburban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. <p>The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.</p> <p>Residential - Mixed Housing Urban Zone</p> <p>The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for. Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise</p>

District Plan	Zones
	<p>apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres. Up to two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.</p> <p>Resource consent is required for three or more dwellings and for other specified buildings in order to:</p> <ul style="list-style-type: none"> • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. <p>The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.</p> <p>Residential - Terrace Housing and Apartment Buildings Zone</p> <p>The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.</p> <p>The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.</p> <p>The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.</p> <p>Standards are applied to all buildings and resource consent is required for all dwellings and for other specified buildings and activities in order to:</p> <ul style="list-style-type: none"> • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. <p>The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.</p> <p>This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.</p>

District Plan	Zones
Hamilton City District Plan	<p data-bbox="488 252 779 276">General Residential Zone</p> <ul data-bbox="488 300 1989 531" style="list-style-type: none"> • The General Residential Zone provides for most of the traditional housing areas. The zone includes established residential suburbs and some greenfield areas. • The General Residential Zone will be an area of stability, with the current form and density of housing continuing. This zone is intended to be primarily for residential buildings and activities. • The building form is likely to be low (one or two-storey) single dwellings with a high ratio of on-site open space to building. There is an expectation of a high level of private, on-site amenity. Duplex dwellings are a higher density form of development but are acceptable so long as they maintain a sense of open space and private, on-site amenity. • Larger sites will be able to accommodate an ancillary, self-contained residential unit. <p data-bbox="488 555 846 579">Residential Intensification Zone</p> <ul data-bbox="488 603 2002 1129" style="list-style-type: none"> • The Residential Intensification Zone is applied to existing residential areas that have been identified as suitable to accommodate higher density development. The intent is to encourage site redevelopment, primarily for multi-level and attached housing. These are expected to be on larger or amalgamated sites to allow sufficient room for good urban design. • The form of housing is likely to be apartments and town houses. • The Residential Intensification Zone has a Visitor Facilities Area (which can be found on the Planning Map 36B) which recognises the existing visitor accommodation around Ulster Street. This area includes the sites fronting Ulster Street, from Mill Street to Beetham Park and provides for a high-density mix of visitor and permanent residential accommodation in the form of multi-unit and apartment developments. Ancillary activities often accompany visitor accommodation, such as conference facilities and restaurants. • The Residential Intensification Zone in Hamilton East (which can be found on the Planning Maps 45B and 46B) has special rules that recognise and protect elements of the streetscape, including site coverage, building height and wall length. In this area, the focus is on the protection of amenity values – the strong ‘green’ backdrop – rather than the character of the existing buildings. This area is defined by that part of the Residential Intensification Zone: <ul data-bbox="488 1010 1361 1129" style="list-style-type: none"> • South of Te Aroha Street, and • West of Peachgrove Road, and • North of Albert Street, and • East of Memorial Drive to Bridge Street then east of the Waikato River. <p data-bbox="488 1153 869 1177">Medium-Density Residential Zone</p> <ul data-bbox="488 1201 2002 1337" style="list-style-type: none"> • The Medium-Density Residential Zone applies to identified greenfield areas within the Rototuna, Rotokauri and Ruakura Structure Plan areas. This zone recognises that medium-density housing is more easily achieved when it is comprehensively planned from the start, rather than being retrofitted into an existing urban environment. • A Comprehensive Development Plan or Land Development Consent for Ruakura must be approved before development in this zone. These plans need to be in general accordance with the relevant Structure Plan and Urban Design Guide.

District Plan	Zones
	<p>Large Lot Residential Zone</p> <ul style="list-style-type: none"> The Large Lot Residential Zone recognises that there are certain locations where a lower density is required to manage the effects of residential development in a sustainable manner. The Large Lot Residential Zone is similar in most respects to the General Residential Zone, with the obvious difference being the size of allotments within the Large Lot Residential Zone. The locations and rationale for this zone in these locations are outlined below. <p>Ruakura Structure Plan area (SH26)</p> <ul style="list-style-type: none"> This location is not serviced and is already characterised by a range of large lot residential and non-residential uses. <p>Ruakura Structure Plan area (Percival/Ryburn Roads)</p> <ul style="list-style-type: none"> The area bounded by Percival, and Ryburn Roads, the designation for the Waikato Expressway, the East Coast Main Trunk railway (ECMT) and the approved inland port (Logistics Zone, Sub-Area A – see Figure 2-14 Ruakura Structure Plan – Land use (Appendix 2)) is characterised by a range of large lot.
Christchurch District Plan	<p>Residential Suburban Zone</p> <p>Provides for the traditional type of housing in Christchurch in the form of predominantly single or two storeyed detached or semi-detached houses, with garage, ancillary buildings and provision for gardens and landscaping.</p> <p>The changing demographic needs and increasing demand for housing in Christchurch are provided for through a range of housing opportunities, including better utilisation of the existing housing stock. A wider range of housing options will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons).</p> <p>Residential Suburban Density Transition Zone</p> <p>Covers some inner suburban residential areas between the Residential Suburban Zone and the Residential Medium Density Zone, and areas adjoining some commercial centres.</p> <p>The zone provides principally for low to medium density residential development. In most areas there is potential for infill and redevelopment at higher densities than for the Residential Suburban Zone.</p> <p>Residential Medium Density Zone</p> <p>Located close to the Central City and around other larger commercial centres across the city. The zone provides a range of housing options for people seeking convenient access to services, facilities, employment, retailing, entertainment, parks and public transport.</p> <p>The zone provides for medium scale and density of predominantly two or three storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed, high quality, medium density residential development also encouraged.</p>

District Plan	Zones
	<p>Residential intensification is anticipated through well-designed redevelopments of existing sites, and more particularly through comprehensive development of multiple adjacent sites. Zone standards and urban design assessments provide for new residential development that is attractive, and delivers safe, secure, private, useable and well landscaped buildings and settings.</p> <p>Residential Central City Zone</p> <p>Located within the Central City, the Residential Central City Zone has been developed to contribute to Christchurch's liveable city values. Providing for a range of housing types, including attractive, high density living opportunities, the zone utilises the potential for living, working and playing in close proximity to the commercial centre of the city. The character, scale and intensity of non-residential activities is controlled in order to mitigate effects on the character and amenity of the inner city residential areas.</p> <p>Residential New Neighbourhood Zone</p> <p>The Residential New Neighbourhood Zone generally includes new areas of greenfield land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. People will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.</p> <p>Residential Banks Peninsula Zone</p> <p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p> <p>The zone includes the settlements of Lyttelton and Akaroa which each have a distinctive urban character. Lyttelton has a more urban atmosphere and a distinct urban-rural boundary. The residential areas are characterised by small lot sizes and narrow streets. Akaroa is a smaller settlement characterised by its historic colonial form and architecture, relatively narrow streets, distinctive residential buildings and well-treed properties. Akaroa is a focal point for visitors to the region and the district. The character of these two settlements is highly valued and the District Plan provisions seek to retain that character. Opportunities for residential expansion around Lyttelton and Akaroa are constrained by the availability of reticulated services and land suitability.</p> <p>The smaller settlements around Lyttelton harbour provide a variety of residential opportunities. Residential areas at Cass Bay, Corsair Bay, Church Bay and Diamond Harbour offer a lower density residential environment with relatively large lots. Each settlement differs as a reflection of its history, the local topography, the relationship with the coast and the type of residential living offered.</p> <p>Non-residential activities that are not compatible with the character of the Residential Banks Peninsula Zone are controlled in order to mitigate adverse effects on the character and amenity of the area</p> <p>Residential Hills Zone</p> <p>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland in the west to Scarborough in the east. It provides principally for low density residential development that recognises the landscape values of the Port Hills,</p>

District Plan	Zones
	<p>including opportunities for planting and landscaping, and control of reflectivity of roof finishes in order to blend buildings into the landscape. Provision is made for a range of housing options that will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons). Provision is also made for a range of appropriate non-residential activities.</p> <p>Residential Large Lot Zone</p> <p>Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hillslopes and rural residential areas of Samarang Bay and Allandale on Banks Peninsula.</p> <p>Residential Small Settlement</p> <p>Covers the many small settlements on Banks Peninsula, as well as the settlements of Kainga and Spencerville to the north of Christchurch. Lot sizes within the settlements are typically larger than urban areas reflecting their existing character and providing a lower density semi-rural living environment, with the exception of Kainga, where smaller lots are provided for. New development is consolidated in and around existing settlements. Control of roof reflectivity seeks to blend buildings into the rural landscape.</p> <p>Non-residential activities that are not compatible with the character of the settlements are controlled in order to mitigate adverse effects on amenity and the environment of the settlements.</p> <p>Residential Guest Accommodation Zone</p> <p>Comprises a number of sites situated in residential locations that were previously either zoned or scheduled for guest accommodation purposes in earlier district plans and continue to be used for guest accommodation. The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible with the character and amenity of adjoining residential zones.</p>
Proposed Dunedin District Plan	<p>General Residential 1</p> <p>The General Residential 1 Zone covers the city's hill suburbs and valleys of the main urban area of Dunedin and Mosgiel and is characterised by low density suburban residential living.</p> <p>General Residential 2</p> <p>The General Residential 2 Zone covers defined areas within the city's suburbs of the main urban area of Dunedin and Mosgiel. It is characterised by existing or proposed medium density suburban residential living and provides for a range of housing choices throughout the suburban area. Within this zone, the rules differ between those existing and proposed new medium density areas on recognition of the existing or surrounding built form.</p> <p>Inner City Residential</p> <p>The Inner City Residential Zone covers the residential area near the campus and between the town belt and the central business district. It is characterised by existing or proposed medium density residential living and provides for a range of</p>

District Plan	Zones
	<p>housing choices close to the central area of Dunedin. With good access to public transport and facilities this environment supports opportunities for higher densities of development than other areas of the City which also allows for different forms of development. Within this environment particular areas that contain dwellings with high heritage characteristics are identified as residential heritage precincts and will have additional rules to protect heritage values.</p> <p>Low Density Residential</p> <p>The Low Density Residential Zone is a smaller subset of the main urban Dunedin suburban environment, and has slightly larger sites than the General Residential 1 Zone. It is characterised by a more spacious and open suburban environment.</p> <p>Large Lot Residential 1</p> <p>The Large Lot Residential 1 Zone includes a small number of residential areas which needed to be developed at a lower density to maintain bush or open areas, or because of land instability issues.</p> <p>Large Lot Residential 2</p> <p>The Large Lot Residential 2 Zone includes a small number of residential areas that needed to be developed at a lower density, with large sites, either to maintain bush or open areas, because of land instability issues, or to maintain the amenity values of the surrounding area.</p> <p>Township and Settlement</p> <p>The Township and Settlement Zone is a mix of larger residential settlements supported by a commercial area, and smaller residential areas that are not attached to a commercial centre and are generally located between townships, particularly along the coast. These areas are characterised by low density environments, and provide for further sites where fully serviced by DCC infrastructure, and development on larger sites that are not fully serviced by DCC infrastructure.</p>
Proposed Queenstown Lakes District Plan	<p>Low Density Residential Zone</p> <p>The Low Density Residential Zone is the largest residential zone in the District. The District Plan includes low density zoning that is within identified urban growth boundaries, and includes land that has already been substantively developed, as well as areas that will continue to be developed over time.</p> <p>Fundamentally the zone provides for traditional suburban densities and housing forms. Houses will typically be detached and set on sections between 450 and 1000 square metres in area. However, the zone will also support some increased density, whether through smaller scale and low rise infill development, or larger comprehensively designed proposals, to provide more diverse and affordable housing options.</p> <p>Community activities and facilities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.</p> <p>Commercial activities are generally discouraged, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised.</p>

Medium Density Residential Zone

The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by appropriate utility infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on smaller sections. The zone will realise changes to density and character over time to provide for the social, economic, cultural and environmental wellbeing of the District. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While **providing for a higher density of development than is possible in the Low Density Residential Zone**, the zone utilises development controls to ensure reasonable amenity protection is maintained. Importantly, building height will be generally limited to two storeys.

Development will be required to adhere to high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, particular consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2016. A high standard of environmental performance is encouraged to improve the comfort, health and overall sustainability of built forms. To ensure the practical and timely realisation of housing supply, incentives for sustainable building design will expire five years after the date the zone is made operative.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone.

High Density Residential Zone

The High Density Residential Zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown, buildings greater than two storeys in height are anticipated, subject to high design quality and environmental performance. In Wanaka, buildings of two storeys in height are anticipated, accounting for its less urban character, however relatively high densities are achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport.

Development in the zone will facilitate good non-vehicular connections and access to high quality public open space.

District Plan	Zones
	<p>Development controls will provide some degree of protection for existing amenity values. However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban. Small scale commercial activity will be enabled, either to support larger residential developments, or to provide low impact local services. Community facilities are anticipated, given the need for community activities within residential areas. However, large scale community facilities will need to be carefully scrutinised to ensure they are compatible with the residential environment they are locating within.</p> <p>Large Lot Residential Zone</p> <p>The Large Lot Residential Zone provides low density living opportunities within defined Urban Growth Boundaries. The zone also serves as a buffer between higher density residential areas and rural areas that are located outside of Urban Growth Boundaries. The zone generally provides for a density of one residence every 4000m². Identified areas have a residential density of one residence every 2000m² to provide for a more efficient development pattern to utilise the Council's water and wastewater services while maintaining opportunities for a variety of housing options, landscaping and open space. Being located within the Urban Growth Boundaries, a higher density of allotments could be appropriate in some areas where it would not exceed infrastructure capacity, degrade the established pattern of development or amenity values within established neighbourhoods. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision. While development is anticipated in the zone, some areas are subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision.</p>

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