

Kevler Subdivision and Land Use Application

Attachment 1: Assessment of Canterbury Regional Policy Statement	
Objective/Policy	Assessment
<p>CHAPTER 5- LAND-USE AND INFRASTRUCTURE</p> <p>5.2 OBJECTIVES</p> <p>5.2.1 Location, design and function of development (Entire Region)</p> <p><i>Development is located and designed so that it functions in a way that:</i></p> <ol style="list-style-type: none"> <i>1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and</i> <i>2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:</i> <ol style="list-style-type: none"> <i>a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;</i> <i>b. provides sufficient housing choice to meet the region's housing needs;</i> <i>c. encourages sustainable economic development by enabling business activities in appropriate locations;</i> <i>d. minimises energy use and/or improves energy efficiency;</i> <i>e. enables rural activities that support the rural environment including primary production;</i> 	<p>The site has been confirmed by Change 1 of the CRPS as a Future Development Area (FDA) which signals future residential development on the Site.</p> <p>The Site physically adjoins the south eastern edge of Rolleston, and adjoining several plan change application sites. It will achieve consolidated, well designed and sustainable growth in and around the existing Rolleston urban area. It is a logical extension of a well-established township that has undergone significant planned and managed recent growth. It is well designed and connected with the existing urban areas creating sustainable suburban communities.</p> <p>The proposal will enable the Greater Christchurch community to provide for their social, economic and cultural wellbeing through provision of additional housing as part of an established town. The development will serve a current demand and need, i.e. a short to medium term need that, once established, will form part of the housing stock and supply for the benefit of future generations.</p> <p>With respect to clause 2:</p> <ol style="list-style-type: none"> 1. There are no areas within the subdivision Site that have particular or significant natural values, nor is there any significant regional infrastructure. 2. The subdivision has as its primary purpose the provision of housing choice for people and communities. 3. The Site is conveniently located to the centre of Rolleston and local facilities and amenities. 4. The Site is currently used for limited primary production purposes. 5. There is no prospect of conflicts between incompatible uses as the Site mostly adjoins urban land used residentially. <p>The subdivision will be consistent with Objective 5.2.1</p>
<p>RECOVERY AND REBUILDING OF GREATER CHRISTCHURCH</p> <p>6.2 OBJECTIVES</p> <p>6.2.1 Recovery framework</p> <p><i>Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:</i></p> <ol style="list-style-type: none"> <i>1. identifies priority areas for urban development within Greater Christchurch;</i> <i>2. ...</i> 	<p>This Objective is largely given effect to by Map A of Chapter 6 RPS and Policy 6.3.1.12 as amended by Change 1 to the CRPS.</p> <p>The proposed subdivision is for a site consistent with this policy in regard to Map A, and supports the NPS-UD of enabling at least sufficient development capacity (Objective 6(c) and Policy 8).</p> <p>Attachment 5 addresses an urgent issue over land availability. It forecasts a lack of zoned and serviced land in Rolleston by year end 2023.</p>

<p>3. <i>avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;</i></p> <p>4.</p>	
<p>6.2.2 Urban form and settlement pattern <i>The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:</i></p> <ol style="list-style-type: none"> 1. <i>aiming to achieve the following targets...</i> 2. <i>N/A higher density...</i> 3. <i>N/A reinforcing the role of the CBD...</i> 4. <i>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;</i> 5. <i>encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Rolleston and consolidation of the existing settlement of West Melton;</i> 6. <i>N/A Rural Residential</i> 7. <i>N/A Maori Reserves</i> 	<p>The urban form and settlement pattern in Greater Christchurch is directed by Map A Chapter 6 as discussed above.</p> <p>The Site forms a logical extension to Rolleston and will provide a compact and consolidated urban form for the town, linking to the existing and planned urban area. The Site is not an isolated pocket sitting in a rural setting.</p> <p>The subdivision will better enable the intent of subclause 5 of the Policy in encouraging sustainable and self-sufficient growth of Rolleston.</p> <p>Attachment 5 addresses an urgent issue over land availability in Rolleston. It forecasts a lack of zoned and serviced land by year end 2023.</p> <p>The Site will meet a minimum density of at least 15 households per ha (a density of 17 hh/ha can be calculated by the number of proposed lots over the site area) proposed) which is higher than the existing dwelling density at Rolleston (10 hh/ha for LZ areas). The development will comprise all medium density housing and will contribute to the range of housing types at Rolleston.</p> <p>The Council has confirmed that there is infrastructure capacity to service the proposal at urban residential standards.</p>
<p>6.3 POLICIES 6.3.1 Development within the Greater Christchurch area <i>In relation to recovery and rebuilding for Greater Christchurch:</i></p> <ol style="list-style-type: none"> 1. <i>give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;</i> 2. <i>give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;</i> 3. <i>N/A</i> 	<p>Map A was prepared to provide a focus for priority development as part of the earthquake recovery phase. It has been amended by Change 1 and the Site is within a FDA.</p> <p>The Site has significant advantages from a town form and function perspective; it is not in a random, remote greenfields location that would challenge the integrity and consistency of the present RPS policy of favouring outward growth around existing urban areas where that growth contributes to compact and consolidated urban forms, and where appropriate connectivity to existing areas can be developed.</p>

<p>4. <i>ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;</i></p> <p>5. <i>N/A educational facilities in rural areas</i></p> <p>6. <i>N/A metropolitan recreation facility and</i></p> <p>7.</p>	
<p>6.3.12 Future Development Areas Enable urban development in the Future Development Areas identified on Map A, in the following circumstances:</p> <p>1. It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and</p> <p>2. The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by:</p> <ul style="list-style-type: none"> a. Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and b. Enabling the efficient provision and use of network infrastructure; and <p>3. The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and</p> <p>4. The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and</p>	<p>The site of the subdivision is included in a FDA (Map A Chapter 6).</p> <p>Recent plan Change hearings¹ have established there is on-going issues with adequate present and future land supply for housing. The present tension in supply/ demand is reflected in rapidly rising prices for sections.</p> <p>The medium term shortfall in capacity for Rolleston has been confirmed by the Council in the Capacity Update Report it adopted at its 9 December 2020 meeting.</p> <p>Attachment 5 addresses an urgent issue over land availability in Rolleston. It forecasts a lack of zoned and serviced land by year end 2023.</p> <p>The Greater Christchurch partnership has not updated its monitoring information since Our Space.</p> <p>The subdivision would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2:</p> <ul style="list-style-type: none"> • Higher density housing is provided through provision of smaller lots • The Site can be serviced by existing utility networks • An ODP for the Site has been prepared • The proposed subdivision provides for the key road linkages from Springston Rolleston Road and other road connections to adjoining land. A neighbourhood reserve and provision for walking/ cycling linkages are provided for in the Scheme Plan. • Policy 6.3.11(5) has been addressed by Change 1 which identified the site as a FDA

¹ See <https://www.selwyn.govt.nz/property-and-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-76-re-zone-approximately-13-ha-of-inner-plains-land-to-living-z-east-maddisons-road-rolleston>, in particular Evidence of Ivan Thomson and Statement by Alex Dunlop

<p>5. The circumstances set out in Policy 6.3.11(5) are met; and</p> <p>6. The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.</p>	<ul style="list-style-type: none"> • There Site is not subject to natural hazard risks other are no natural hazards on the site
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