

Hughes Developments Limited
Faringdon South East and South West
Rolleston



Shaping the future since 1880

There is high demand for housing or for business land in the area, relative to other areas within the urban environment.

This objective supports the enabling of residential growth in appropriate locations. Faringdon South East and Faringdon South West are located in an area with extensive employment opportunities. As identified previously, the Rolleston town centre redevelopment and expansion, the construction of the community centre and health hub, the industrial areas to the north of Rolleston, and the expansion of the primary and secondary schooling network in Rolleston all represent employment opportunities located in close proximity. It is for these reasons that the site for both developments have been identified for residential growth in the Rolleston Structure Plan, the Proposed District Plan (by virtue of the Urban Growth Overlay) and, as set out further below, in the Proposed Plan Change 1 to the Canterbury Regional Policy Statement.

The limited extent of public transport services available within Rolleston is currently well-utilised. Faringdon South East and Faringdon South West will contribute infrastructure and contribute to the critical mass necessary for existing services to expand and future new services to be created.

As noted above, a pre-sale of Faringdon South East was embarked upon in December 2020. All 279 freehold sections have pre-sold within a short space of time and (subject to obtaining resource consent), emphasise the level of demand that exists. Further evidence of demand for housing in this location is illustrated by the 4,500 parties who have registered their interest in purchasing sections within Faringdon South West when pre-sales commence.

Based on the level of consistency with the criteria stipulated in Objective 3, it can be concluded that Faringdon South East and Faringdon South West are appropriate locations for urban growth in Rolleston

Objective 6: *Local authority decisions on urban development that affect urban environments are:*

- *integrated with infrastructure planning and funding decisions; and*
- *strategic over the medium and long term; and*
- *responsive, particularly in relation to proposals that would supply significant development capacity.*

The infrastructure assessment and ITA have demonstrated that the Project can be effectively integrated with infrastructure planning, funding and delivery. Important infrastructure such as the Selwyn Road pump station will be delivered as part of Faringdon South West and notable roading upgrades around key intersections (Springston Rolleston Road / Selwyn Road and East Maddisons Road / Goulds Road) form part of the construction programme.

Faringdon South East and Faringdon South West clearly represent 'significant development capacity', and given that they are both identified as growth areas within the Rolleston Structure Plan and sit with the Urban Growth Overlay within the Proposed District Plan, they are consistent with strategic growth intentions over the medium and long term. Based on satisfying the first two components of Objective 6, Faringdon South East and Faringdon South West are entitled to benefit from 'responsive' decision making.

Objective 8: *New Zealand's urban environments:*

- *support reductions in greenhouse gas emissions; and*
- *are resilient to the current and future effects of climate change.*

As per the earlier assessment of a well-functioning urban environment, the location and layout of the project, as well as the provision of pedestrian and cycle ways, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. Resilience to climate change is catered for by the engineering design which accounts for the 1:200 year and 1:500 year flood events.

Policy 1: Planning decisions contribute to well-functioning urban environments...

The aforementioned assessment of a well-functioning urban environment confirms the Project is consistent with Policy 1.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Selwyn District Council has undertaken a Housing and Business Development Capacity Assessment 2020 update¹. The most notable outcome from this update is a significant shift in the current available housing capacity. This has reduced to 5,663 from 9,717, a change of just over 4,000. The change in capacity, as a result of: take-up (accounts for almost ¾ of reduction in capacity), misidentification of available capacity, and underutilisation; has meant that Selwyn has a shortfall in the next ten years (medium term). That update also shows that within the next 10 years there will be a shortfall of 1,464.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

*...the benefits of urban development that are consistent with well-functioning urban environments;
any relevant contribute that will be made to meeting the requirements of the NPS-UD to provide or realise development capacity.*

The Project will deliver the benefits of urban development that are consistent with the outcomes identified within well-functioning urban environments (as described above in respect of Policy 1).

The Project comfortably satisfies the requirements 'to provide or realise development capacity'.

Policy 8: Local authority decisions affecting urban environments are responsible to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

*...unanticipated by RMA planning documents; or
...out of sequence with planned land release.*

Prior to obtaining Referred Project status, a private plan change was lodged to Council which had commenced processing of as an out of sequence land release (as envisaged by Policy 8 NPS-UD). Given the timing advantages of consents processed under this Act, the plan change has been placed on hold on the basis that it will be withdrawn if consents are granted as sought in this application.

Importantly, development of this site in the manner proposed (irrespective of the process used) accords with meeting an identified housing capacity constraint described above.

The Greater Christchurch Partnership's response to this identified shortage has been to promulgate a change to Chapter 6 of the Regional Policy Statement (**CRPS**) (**Proposed Change 1**) which identifies future development areas for urban housing in Rolleston, Rangiora and Kaiapoi. The Faringdon South East and South West development areas are identified as Future Development Areas as part of Plan Change 1 which

¹ https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/360735/PUBLIC-AGENDA-COUNCIL-MEETING-9-DECEMBER-2020.pdf

will add associated policy provisions to enable Selwyn and Waimakariri District Councils to rezone land within these areas through their district planning processes. The status of Proposed Change 1 and its implications in the context of the CRPS is described in Section 8.5 below.

While the Proposal might be considered to be “ahead” of the action being taken to respond to the capacity shortfall, it is consistent with the NPS-UD, which envisages that situations may arise in which planning decisions must be made which are ‘unanticipated’ or ‘out of sequence’. In this instance the outcome is not unanticipated but the mechanisms to achieve that outcome are lagging. The granting of consents under this Act enables development to progress to meet the capacity constraint and contribute significantly to the provision of employment and economic stimulus in the wake of the pandemic, and will be followed by a rezoning to Living Z and Business 1 via the District Plan review process and/or the private plan change request lodged by HDL which is currently on hold.

In that context, the provision of 970 homes over the next decade, will deliver significant development capacity to an area of high demand. Further it will enable more people to live in an urban environment which is close to a centre zone and where, based on population projections and the shortfall in land supply, there is high demand for housing relative to surrounding areas.

The location and layout of the project, as well as the provision of pedestrian and cycle ways, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. The project will also deliver a variety of homes at a range of typologies and prices (including affordable housing) to meet the needs of different households. Its close proximity to Rolleston and the key transport links into Christchurch, and the proposed provision of new, appropriately sized community facilities and reserves, will ensure good accessibility for residents.

For these reasons, the project is considered to be wholly consistent with the intent of the objectives and policies in the NPS-UD.

8.2 National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS on Freshwater Management (2020) provides direction on managing activities that affect the health of freshwater. The NPS is premised on the fundamental concept of Te Mana o Te Wai, which refers to the importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment. Additionally, it is about restoring and preserving the balance between the water, the wider environment, and the community. Te Mana o Te Wai encompasses six principles relating to the roles of tāngata whenua and other New Zealanders in the management of freshwater.

An assessment of the relevant objective and policies which are relevant to the Project is included in the regional consent application contained in Appendix M.

8.3 National Environmental Standard for Freshwater Regulations 2020 (NPS-F)

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NPS-F) regulates activities that pose a risk to the health of freshwater and freshwater ecosystems. The regulation has effect from September 3 2020 and as such, all resource consents must consider the provisions of the NES.

The NES includes provisions for rivers and wetlands as well as farming activities. Although the site contains water races, these are defined as artificial watercourses within the NES and are therefore exempt from the definition of river and the NES does not apply. Further there are no relevant rules which relate to the discharge of stormwater or earthworks.

8.5 Canterbury Regional Policy Statement 2013 (CRPS)

The CRPS provides direction on matters relevant to the growth of settlements within the region. Of specific relevance to this Proposal are Chapters 5, 6, 11, 15 and 17 as addressed below.

Chapter 5

The objectives and policies in Chapter 5 of the CRPS 2013 seek to promote urban and rural-residential developments that have regard to the efficient use and development of resources while ensuring that any adverse effects on the environment are avoided, remedied or mitigated. Consolidation and integration with existing infrastructure is promoted, whilst ensuring that regionally significant infrastructure and the strategic transport network are not adversely impacted by any new development.

As a logical extension to an existing urban area, development of Faringdon South West and Faringdon South East will achieve the consolidation required by the CRPS and will enable the Greater Christchurch community to provide for its social, economic and cultural wellbeing through the provision of additional housing as part of an established township.

As set out in Section 1 and in the Infrastructure Report at Appendix G, the proposal utilises and integrates with existing sewer, water and transport infrastructure, sitting comfortably within the Infrastructure boundary in the CRPS.

Chapter 6

Chapter 6 was included in the Regional Policy Statement in 2013 having been incorporated from the Land Use Recovery Plan developed in response to the Canterbury earthquakes. Specifically, it *'provides a resource management framework for the recovery of Greater Christchurch to enable and support earthquake recovery and rebuilding including restoration and enhancement through to 2028'*. A key focus of Chapter 6 was to respond to the anticipated demand for business and residential activities which needed to be replaced or relocated as a result of the earthquakes. To a large extent this recovery has occurred in relation to the provision and uptake of identified (and now zoned) land for business and residential activities impacted by the earthquakes. Accordingly, it is considered that the objectives and policies in Chapter 6 need to be applied and evaluated recognizing that Greater Christchurch has moved on from only responding to the direct impacts of the earthquakes.

In response to a recognised demand for housing beyond that anticipated in the LURP and Chapter 6 of the CRPS, the Greater Christchurch Partnership has chosen to revisit these documents. This review has also occurred in response to the requirements contained in the National Policy Statement of Urban Development Capacity which has the purpose of recognizing the national significance of:

- Urban environments and the need to enable these to develop and change and
- Providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments

Given the strategic planning arrangements that already exist between the councils in the Greater Christchurch Partnership, it was agreed that a review of Greater Christchurch's settlement pattern should be done collaboratively, and in doing so, meet the statutory requirements of the NPS-UDC. Accordingly, the Partnership has determined that the Greater Christchurch area should be the geographic area of focus for the Update of the existing Urban Development Strategy (UDS) for the purposes of the NPS-UDC requirements.

As set out previously, the first stage of this updated process is Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement (CRPS) which identifies future development areas for urban housing in Rolleston, Rangiora and Kaiapoi in response to capacity shortfalls identified in these areas. It adds associated policy provisions to enable Selwyn and Waimakariri District Councils to rezone land within these areas through their district planning processes, as required to meet shortfalls in housing capacity.

The Faringdon South East and Faringdon South West development areas are identified as Future Development Areas as part of Plan Change 1. Public notification was announced on Saturday 16th January 2021 with submissions closing on Monday 15 February 2021. The Council has submitted its written recommendations report on Proposed Change 1 to the Minister for the Environment for consideration.

The relevant aspects of Chapter 6 (as it currently stands) are assessed further below:

Objective 6.2.1 Recovery framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

1. *identifies priority areas for urban development within Greater Christchurch;*
2. *identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;*
3. *avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;*
4. *protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;*
5. *protects and enhances indigenous biodiversity and public space;*
6. *maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;*
7. *maintains the character and amenity of rural areas and settlements;*
8. *protects people from unacceptable risk from natural hazards and the effects of sea-level rise;*
9. *integrates strategic and other infrastructure and services with land use development;*
10. *achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;*
11. *optimises use of existing infrastructure; and*
12. *provides for development opportunities on Māori Reserves in Greater Christchurch.*

Policy 6.3.1 Development within the Greater Christchurch area

1. *In relation to recovery and rebuilding for Greater Christchurch:*
2. *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;*
3. *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;*
4. *enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;*
5. *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;*
6. *provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;*
7. *provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and*
8. *avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.*

Objective 6.2.1 sets out the form and content of development and the methods of achieving this through the land use and infrastructure framework set out in the CRPS. These methods include identification of priority areas for urban development – being Map A.

Whilst Faringdon South East and South West are not yet identified as priority areas in Map A, they are located inside the infrastructure boundary and have been identified as Future Development Areas that form part of Proposed Change 1. Approval of Proposed Change 1 by the Minister will open the door to rezoning Future Development Areas under the proposed Selwyn District Plan.

Moreover, the NPS-UD provides the opportunity for decisions to be made on plan changes for urban development proposals which are unanticipated in or out of sequence with the relevant resource management plans. As set out previously, a rezoning by way of plan change or plan review will follow the grant of these consents.

Objective 6.3.2 Development Form and Design sets out the principles of good urban design that are relevant to the establishment of residential development. These principles include:

- Turangawaewae – the sense of place and belonging
- Integration - the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment.
- Connectivity - the provision of efficient and safe high quality, barrier free, multimodal connections within a development
- Safety - recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles
- Choice and Diversity - ensuring developments provide choice and diversity in their layout, built form, land use housing type and density
- Sustainable Design - ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain
- Creativity and Innovation - supporting opportunities for exemplar approaches to infrastructure and urban form

As addressed in Section 1 the design rationale and landscape treatment proposed for Faringdon South East and Faringdon South West clearly align with the principles identified above.

Both Faringdon South East and Faringdon South West are consistent with *Objective 6.2.4 Integration of Transport Infrastructure and Land Use*. The Integrated Transport Assessment confirms that the effectiveness of the transport network is not compromised and the Infrastructure design supporting the development aligns with the requirement to fully integrate land use development with Selwyn's infrastructure network.

Overall, Faringdon South East and Faringdon South West are not consistent with the current provisions of Chapter 6 which confine residential growth to identified Greenfield Priority Areas. That inconsistency will be remedied when Proposed Change 1 is approved and the Project Area is formally identified as a Future Development Area. In the meantime, the NPS-UD however is considered to provide the overarching policy direction which enables the constraints of Chapter 6 to be overcome for proposals which provide significant development capacity and contribute to a well-functioning urban environment.

In respect of all other provisions under the CRPS, The Project is considered to be consistent with the outcomes sought.