

COMMENT ON LAND USE RECOVERY PLAN REVIEW

Environment Canterbury

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(Signature of applicant or person authorised to sign on behalf of the applicant)

Date: May 29, 2015

Topic Areas: Direction and Coordination, Communities and Housing

Introduction/The Site

This Comment is made on behalf of Mark Larson and others ('the Submitters') who own a group of properties south west of Prebbleton Township Chapter 6 Regional Policy Statement

Map A Greenfield areas in the area identified on the map attached as **Appendix A**. All of the Submitters have indicated a desire to develop their land to urban densities and have been working together for approximately the last 3-4 years to achieve this by promoting the area for residential development when occasions arise (including the LURP, Selwyn District Council Rural Residential Strategy and SDC 2031 Strategy processes and seeking advice from Fiona Aston of Aston Consultants regarding private plan changes options and a group meeting to discuss same in July 2013).

Need for Additional Priority Greenfield Land at Prebbleton

The Submitters seek that the Sites identified in **Appendix A** be included as a Priority Greenfield Residential area, at Prebbleton. This is in accordance with Policy 6.3.11 (4) of Chapter 6 (RPS), and is on the basis that there must be sufficient residential zoned land located in the right locations. There is a shortage of greenfield land at Prebbleton to meet residential needs within the LURP planning period (to 2028).

The recent rate of uptake of residential land in Selwyn District is approximately double the projected growth rates (including post earthquake recovery needs) which provide the basis for the C6 quantum of greenfield priority land. The fastest growing areas have been Prebbleton, West Melton and Rolleston.

Numbers of dwelling consents issued are monitored by SDC monthly as a means of establishing take up rates/demand. Figures for Prebbleton are as follows :-

2012 61

2013 161

2014 96

If current rates of approximately 150 houses per year continue then the recently zoned land (650 sections) will be fully taken up in just over four years time.

We understand that the LURP land greenfield land allocation for Prebbleton is based on an annual growth rate for Prebbleton of approximately 2.5% whereas the actual growth rate has been nearly double this – around 4%. The additional commercial services planned for the township and its proximity and ease of access to Christchurch City (particularly since the recent extension to the Southern Motorway and further extensions proposed linking to SH1) will result in continued high demand.

Five new Greenfield areas were added at Prebbleton through LURP processes and were intended to meet demand until 2028. Four of these are now largely subdivided. The Suburban Estates subdivision adjoining the Larson & Others land (Stirling Estates) is now fully developed. The Larson & Others land represents a 'gap' in the concentric and compact

urban form appropriate for Prebbleton and is the obvious next Greenfield block to be rezoned. The Site is located between the current Living Z zone boundary and land owned by Trents Road Development (See **Appendix B**) which is identified as suitable for 'future proofed' rural residential (because it is in the Prebbleton future growth path) in the Selwyn Rural Residential Strategy (2014).

It is important that the supply of residentially zoned sections meets market demands as well as being appropriate from a wider RMA perspective, which clearly favours the Selwyn District townships which are closest to Christchurch City and thus within easy commuting distance.

It is also important that a sufficient supply of land is available to provide a choice of development areas, thus avoiding the risk of land banking by one or two owners/developers. It should also be recognized that especially where multiple landowners are involved, not all landowners may wish to develop in the short term. This means that it may take longer to realize the development outcomes enabled by rezoning.

In the case of the Submitters' land, all Submitters are keen for development in the short term and are a cohesive group already actively working collaboratively towards achieving this outcome.

We envisage Prebbleton continuing to be an extremely popular location in high demand, especially with the recent motorway extensions (and further extensions proposed linking to SH1) which have reduced what were already minimal travel times to and from Christchurch City substantially. Urgency is required to provide additional land for residential development at Prebbleton, and the need to secure an appropriate concentric urban form for Prebbleton by rezoning this area.

Relevant Objective and Policy Framework

Policy 6.3.11 Monitoring and Review

In relation to development in Greater Christchurch:

(4) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development of any of the following situations occur:

(a) a shortfall in available land is identified by monitoring under Policy 6.3.11; or

(b) it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub-regional

infrastructure, and a reconsideration of the extent location and timing of land for development is necessary to achieve the objectives and policies of this chapter.

The Submitters seek the inclusion of the Sites identified in **Appendix A**, for inclusion in amendments to the LURP which includes C6 of the RPS (Appendix 1) as Priority Greenfield residential areas, including at Prebbleton on the basis that there must be sufficient residential zoned land located in the right locations.

As noted above, the recent rate of uptake of residential land in Selwyn District is approximately double the projected growth rates (including post earthquake recovery needs) which provide the basis for the C6 quantum of greenfield priority land.

The Larson land represents a 'gap' in the concentric and compact urban form appropriate for Prebbleton and is the obvious next Greenfield block to be rezoned.

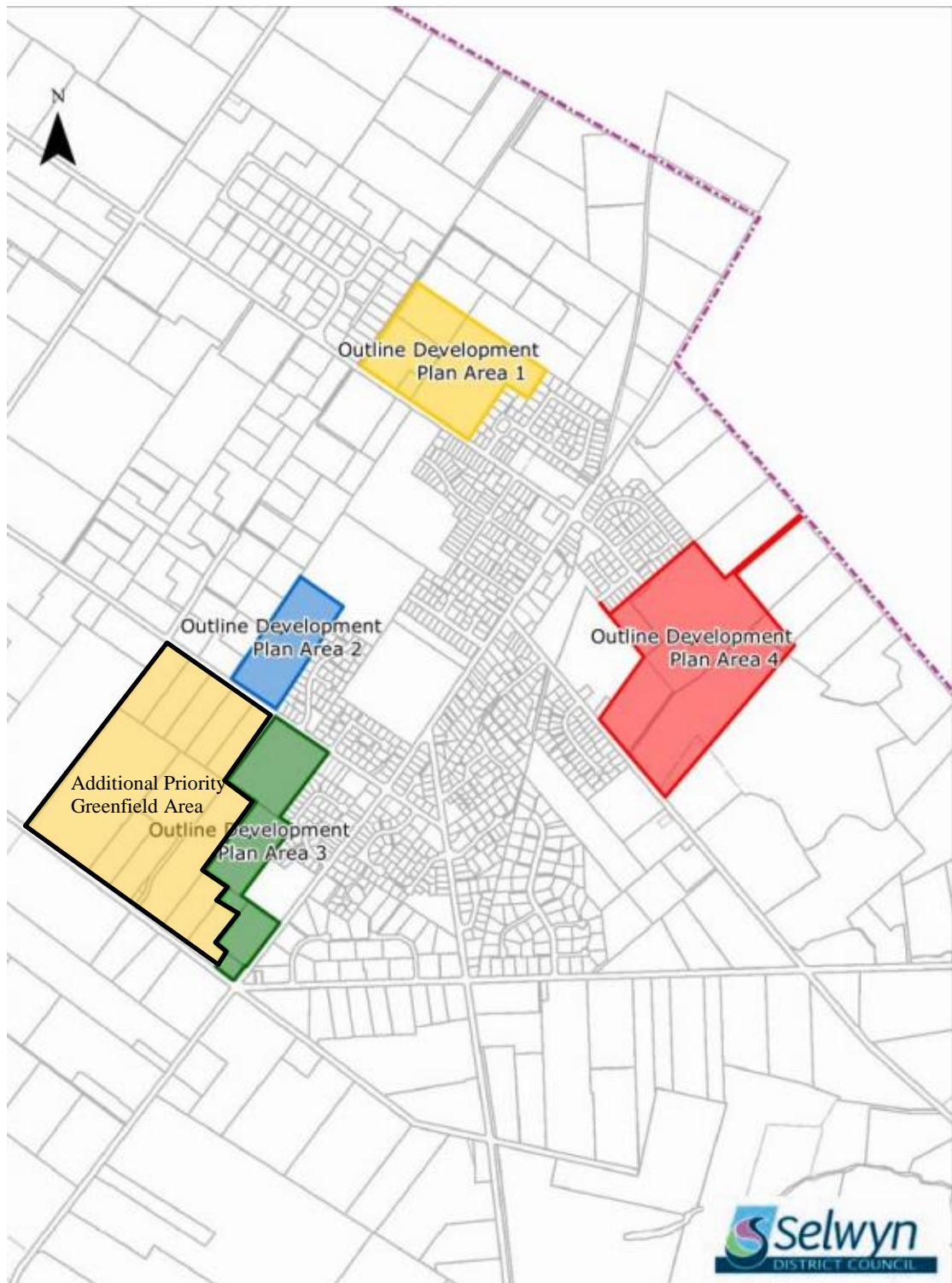
Amendments to the LURP

The purpose of the LURP is to help achieve the vision of the Recovery Strategy for Greater Christchurch by providing direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch in the next 10–15 years.¹

Clearly additional GF land is required at Prebbleton to meet revised projections for demand post the recent earthquakes, within the time period of the LURP.

- 1) Amend Map A of Chapter 6 of the Canterbury Regional Policy Statement (Appendix 1 of the LURP) by inclusion of the Sites in yellow labeled 'Additional Priority Greenfield Areas' below as a 'Greenfield Residential Priority Residential Area'.

¹ LURP Executive Summary page 6



- 2) Such additional, alternative or consequential relief as will give effect to the intent of this Comment.

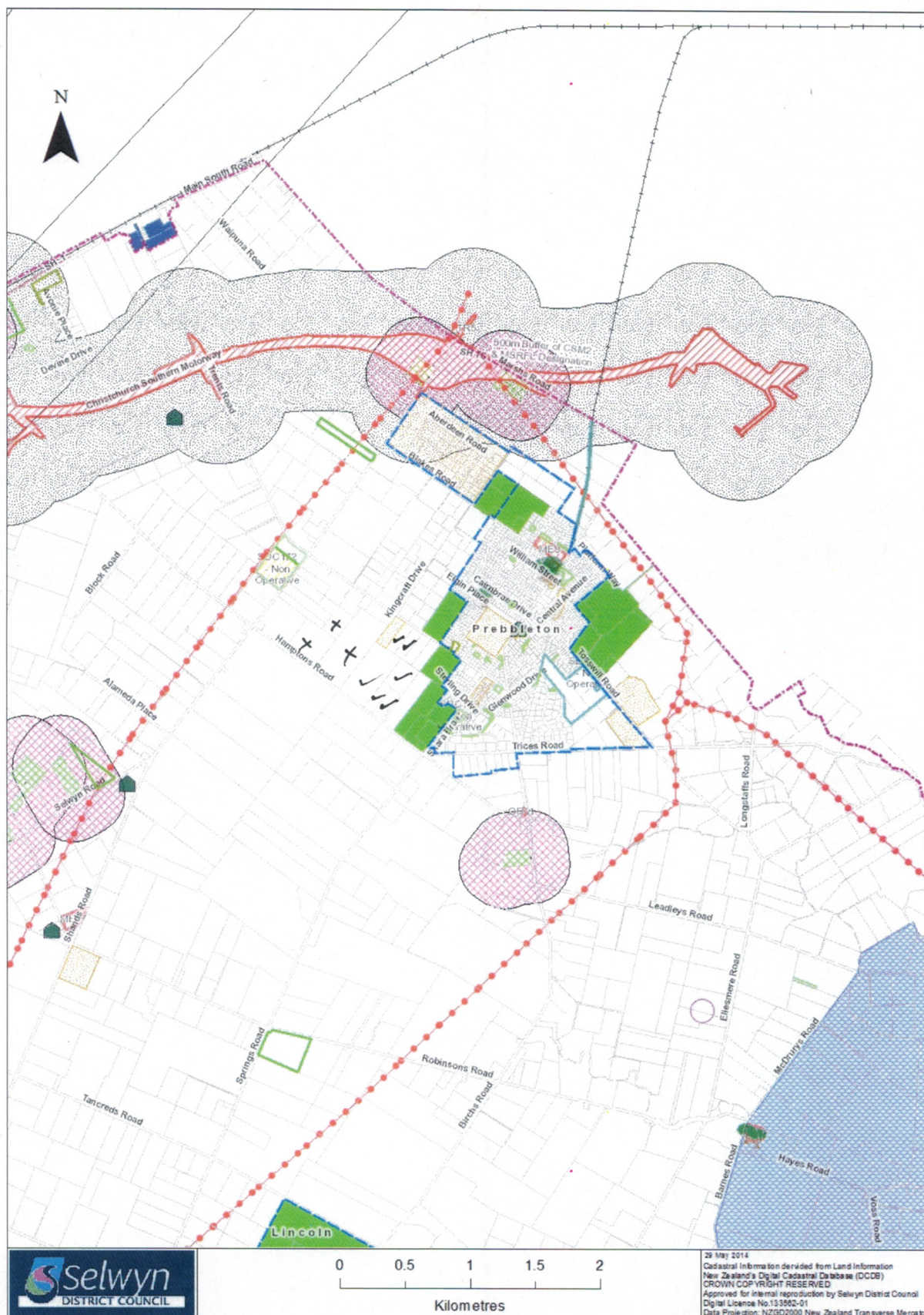
Appendices

Appendix A: Location Plan

Appendix B: Preferred Urban Form

Appendix A: Location Map

Appendix A: Location Plan



✓ LORP Greenfield Areas

X Trent Road Development (future proofed rural residential site)

Appendix B: Map 24 of Rural Residential Strategy showing Prebbleton 'Preferred Urban Form' Area

Appendix 2

