

Planning for Changing Demographics and Social Wellbeing

Introduction

- ▶ UDS
- ▶ Structure plans
- ▶ PC7
- ▶ Earthquakes
- ▶ Land Use Recovery Plan Actions 18 and 27
- ▶ Area Plans
- ▶ Housing Accords
- ▶ District Plan Review
- ▶ NPS on Urban Development Capacity
- ▶ Conclusion

East Selwyn's Issue..... Growth

Rolleston

▶ 2016	13500
▶ 2020	21000
▶ 2040	30000

Ashburton

19000

Growth Modelling

- ▶ The growth model is calculated out over 28 years and so we have projections out to 2041. Start point is 2013 which is based off the 2013 census.
- ▶ With an assumed growth rate of 2.4% per annum the end population at 2041 is 86,554.
- ▶ It is also assumed that there are 2.8 people per household.

Growth Modelling

- ▶ The trend is that 80% of growth is to the townships and 20% to the rural area. Of that township growth 80% is to the UDS townships and 20% is to the non-UDS towns.
- ▶ In effect this means that 64% of growth is allocated to the UDS towns, 16% to t
- ▶ For Rolleston, Lincoln and Prebbleton it is assumed that of their total allocation most will occur over first 5 years while growth rate is higher but will drop after that.
- ▶ As such the growth of these towns has been front loaded (around 40%-50% of the growth) to occur over first 5 years with the remaining being spread over the remaining 23 years.

Challenges

- ▶ the availability of, and ability of Council to provide efficient, effective and affordable infrastructure;
- ▶ difficulties in integrating new development with existing townships in the District;
- ▶ the sense of identity and character of the District;
- ▶ the cohesiveness and connectivity in the towns;
- ▶ a perceived lack of employment and business opportunities for the growing population within the District;
- ▶ the increasing perception that the townships were becoming purely dormitory suburbs for Christchurch; and
- ▶ urban sprawl leading to the loss of rural character and sense of openness relative to the urban environment;

Use the LGA to Plan
Strategically....

UDS and Selwyn's Structure Plans

UDS Purpose

- ▶ To ensure an integrated planning and development approach to support continued quality of life in metropolitan Christchurch
where “metropolitan” means including and beyond Christchurch City Council boundaries





Greater Christchurch
Urban Development
Strategy after over three
years of development



Health Impact
Assessment of the
2007 Strategy



Canterbury Water
Management Strategy



Metro Strategy



Travel Demand
Strategy



Update of the Urban
Development Strategy
Action Plan



Christchurch City
Health and Wellbeing
Profile

2007

2008

2009

2010 🏠

🏠 2011

Major earthquake –
September 2010

Major earthquake –
February 2011

Establishment
of the Canterbury
Earthquake Recovery
Authority



Structure Plans

The purpose of structure plans is to provide a framework for coordinating development and other changes in order to achieve the integration of and coordination of land use and infrastructure provision and a higher level of urban design.

Structure Plans in place for

- ▶ [Rolleston Structure Plan](#) Approved 23 September 2009
- ▶ [Prebbleton Structure Plan](#) Approved 24 February 2010
- ▶ [Lincoln Structure Plan](#) Approved May 2008

PC1 to the Regional Policy Statement

- ▶ That urban development shall only occur within the specified Urban Limits (Policy 1).
- ▶ Requirement for all new growth areas to have Outline Development Plans (ODPs) (Policy 8).
- ▶ Requirement to accommodate a specified number of households within each township, at a minimum density of 10 households / hectare (Policy 6).
- ▶ Requirement that growth be staged over the next 35 years (Policy 6).
- ▶ Support the integrated development of Key Activity Centres, including the town centers of Lincoln and Rolleston (Policy 5).

Moving LGA Plans to RMA Plans

Plan Change 7

Main Points of PC7

- ▶ PC7 seeks to rezone land identified in PC1, and the Lincoln and Rolleston Structure Plan to provide future growth of both townships in accordance with the UDS. It also provides:
- ▶ New District wide and Township provisions to provide greater direction for the management of urban growth in the UDS portion of the District
- ▶ Rezoning 585 ha of land in Lincoln and Rolleston to new Living Z or Living Z Deferred Zone
- ▶ Rezoning 11 ha of land in Lincoln to Business 2 Deferred

Main Points of PC7

- ▶ New requirement to develop an Outline Development Plan before development can occur
 - also need to identify Medium Density Areas and
 - Neighbourhood Centres and Local Centres
 - each of these specific areas trigger specific policies and rules within PC7

PC7 / Structure Plans

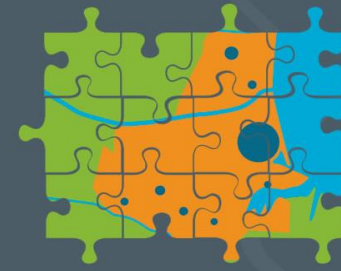
- ▶ PC7 seeks to implement both the Lincoln and Rolleston Structure Plans
- ▶ Both Structure Plans
 - outlines an integrated urban design framework for the future development of Lincoln and Rolleston
 - provides for a range of housing densities, sufficient land for the community and business activities and open space

Expect the Unexpected.....

The Canterbury Earthquakes

Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone

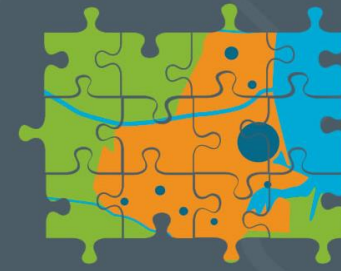


What is the Land Use Recovery Plan?

- ▶ Prepared under the Canterbury Earthquake Recovery Act 2011
- ▶ Relates to greater Christchurch area - focusing on metropolitan area
- ▶ Puts in place a land use planning framework (and associated measures) to enable the types of development that are needed to support recovery
- ▶ Identifies desired land use outcomes and the critical actions required short and medium term to achieve these outcomes

■ Land Use Recovery Plan

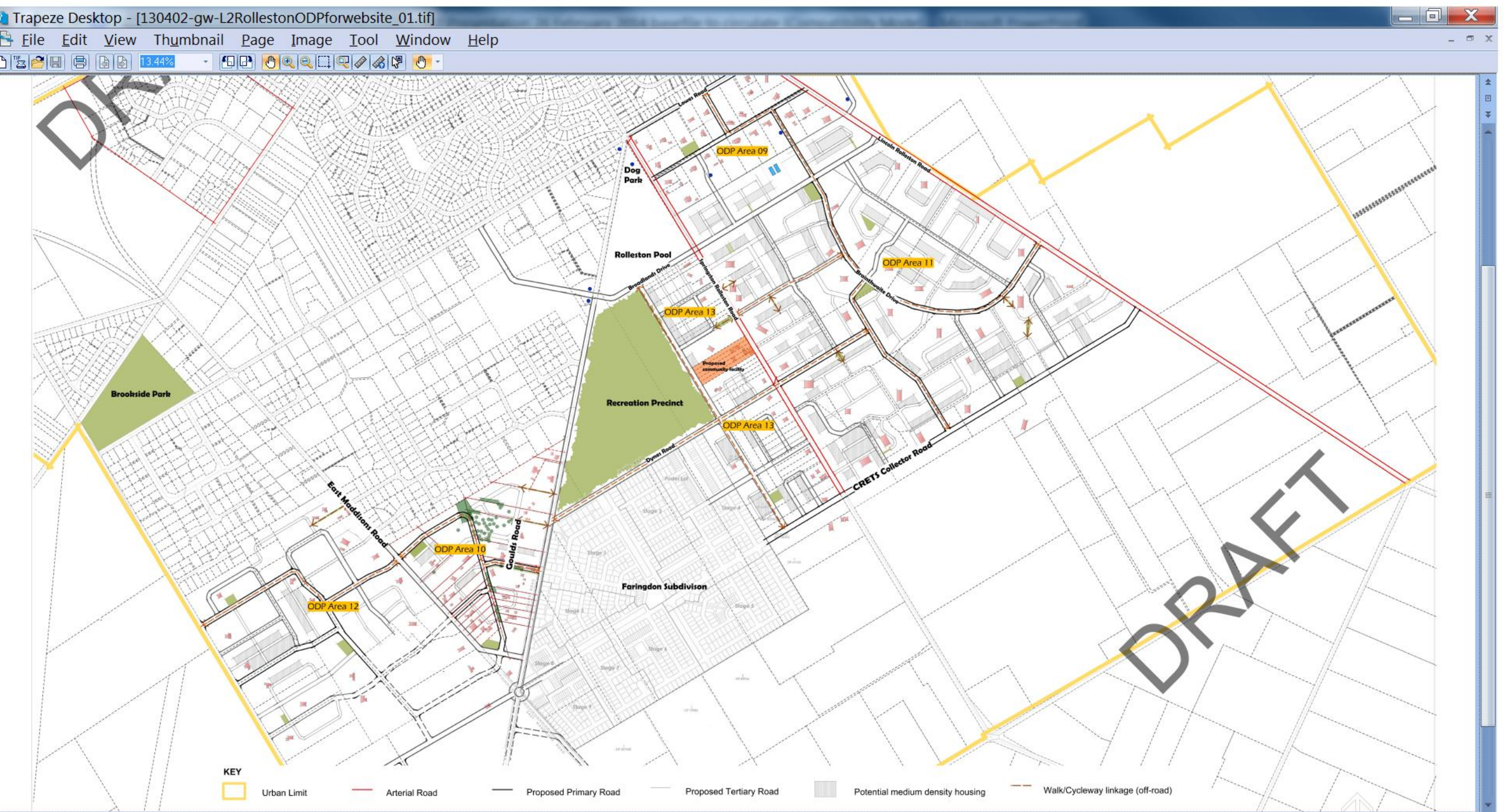
Te Mahere Whakahaumanu Tāone



Land Use Recovery Plan Actions – SDC 2

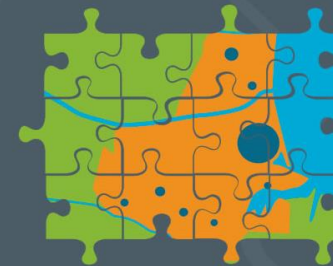
Action 18 (6 month time frame)

- ▶ Development of 6 ODP's Rolleston providing for 3,000 more sections.



■ Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone

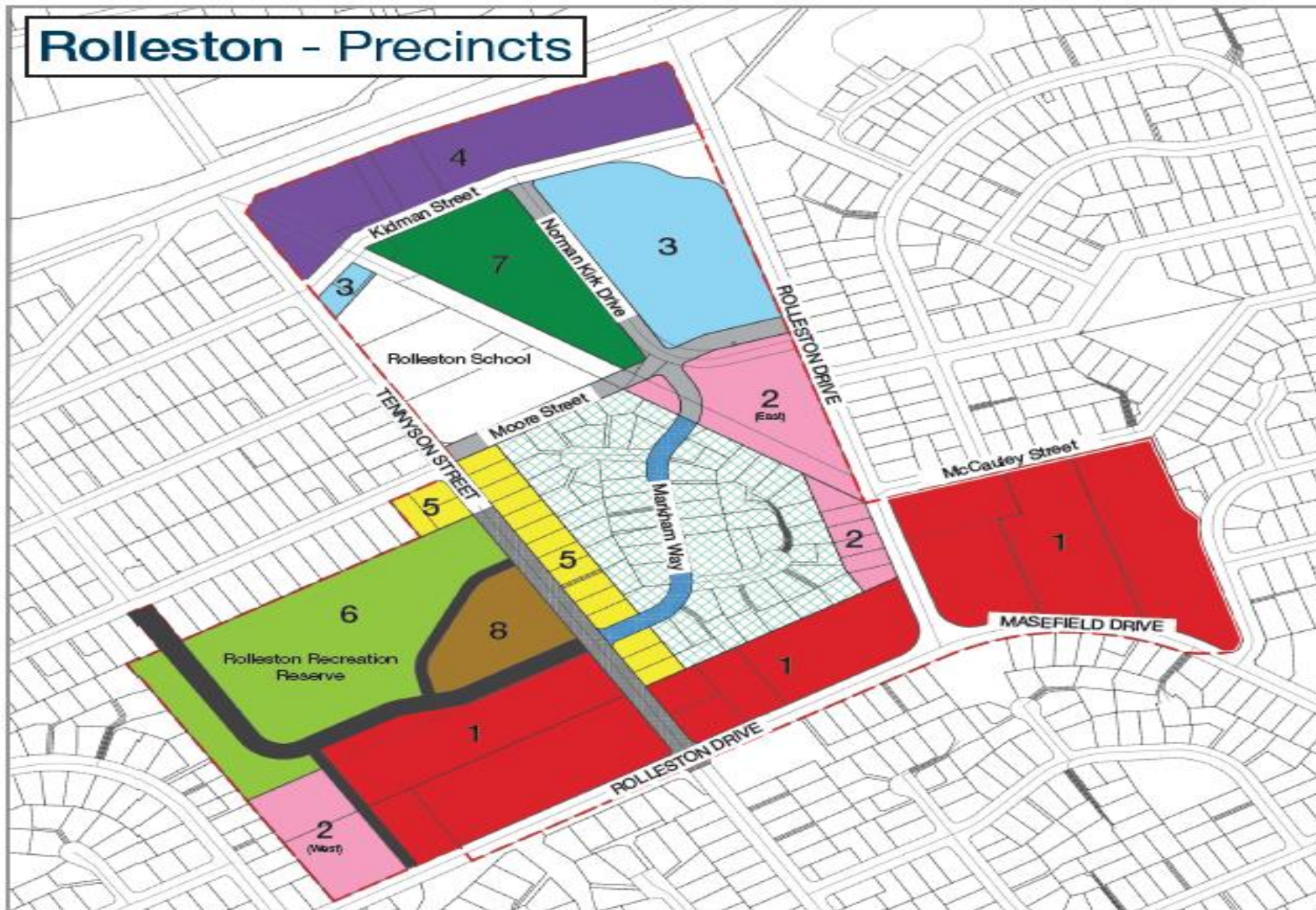


Land Use Recovery Plan Actions – SDC 4

Action 27 (12 month time frame)

- ▶ Implementation of Rolleston Town Centre Master Plan.
- ▶ Greenfield business land at Rolleston and Lincoln.
- ▶ Identification and protection of KAC's

Rolleston - Precincts



LEGEND

--- Key Activity Centre Boundary

— Proposed High Street

— Proposed Slow Street

— Proposed Shared Space Laneway

— Proposed Local Street

1 Core Retail Precinct

2 Retail Fringe Precinct

3 Office Precinct

4 Commercial Fringe Precinct

Living 1 (unchanged)

5 Transitional Living Precinct

6 Reserve Precinct

7 Community Precinct

8 Community Anchor/
Town Square Precinct



Keep Planning.....

Selwyn 2013

and the

Malvern and Ellesmere Area Plans

- ▶ Selwyn 2031 was adopted by the Council in October 2014. One of the key actions identified in Selwyn 2031 requires the preparation of Area Plans for the Malvern and Ellesmere Wards of the District. The Area Plans seek to ensure more sustainable settlement patterns and outcomes are being enabled in the balance of the District outside of the UDS area.
- ▶ While the Area Plans are non-statutory, they will inform the Selwyn District Plan Review, the Long Term Plan and Annual Plan processes, other Council management plans and strategies, as well as privately initiated plan change requests in the areas subject to the Area Plans.

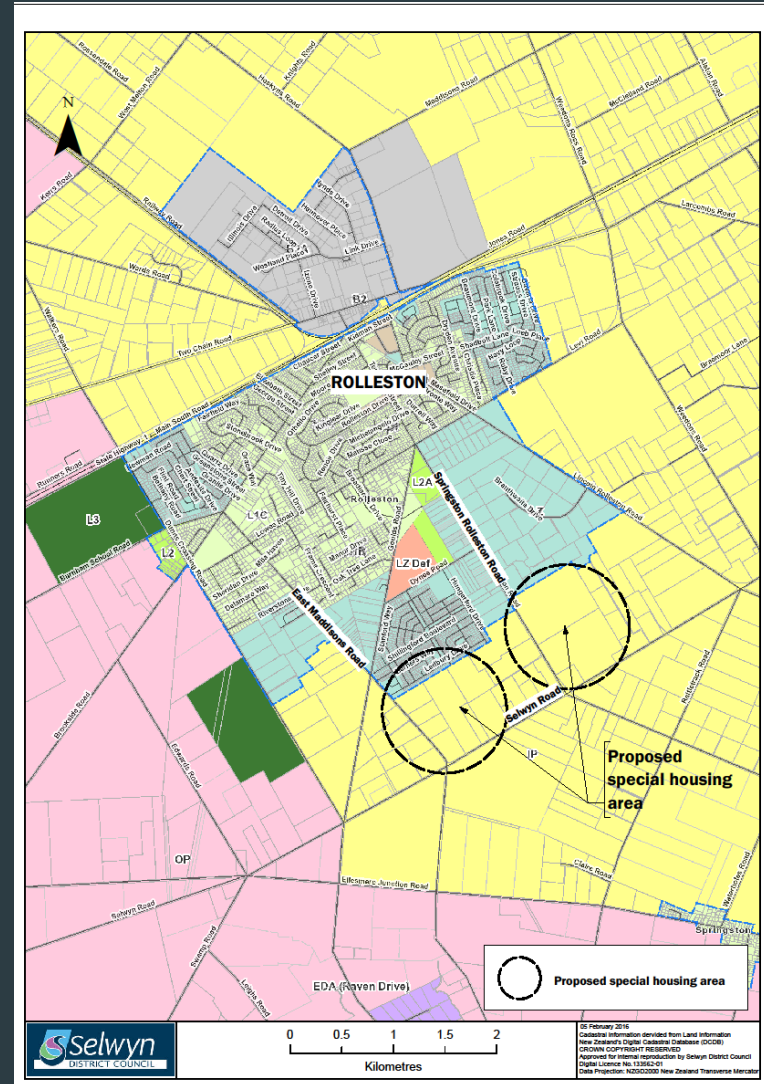
Look for Opportunities.....

Selwyn's Housing Accord

Selwyn Housing Accord

- ▶ Intended to enable subdivision and development of housing in suitable priority areas.
- ▶ Focused on enabling development of large parcels of land under single ownership or control.
- ▶ Intended to ensure that a suitable proportion of the housing delivered is affordable at first sale by comparison with median sales prices in the district.
- ▶ Necessary to enable the Council to identify Special Housing Areas (with more enabling development controls)
- ▶ Provide streamlined resource consent processes within those special housing areas under the Act.

Special Housing Areas

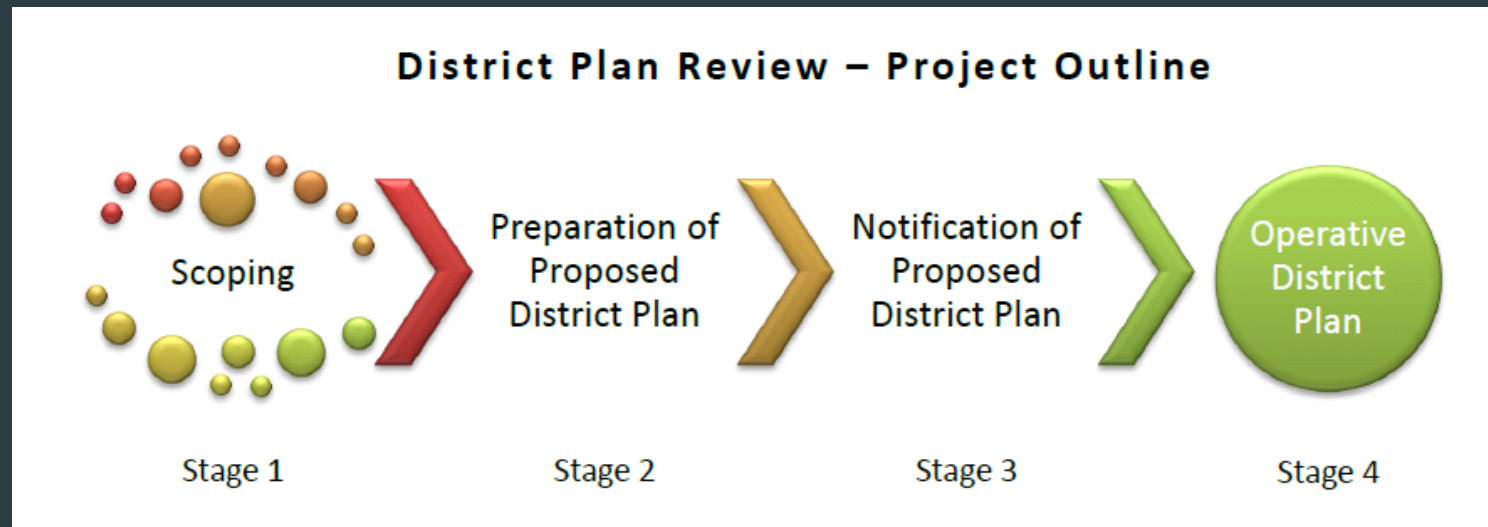


District Plan Review

Overview

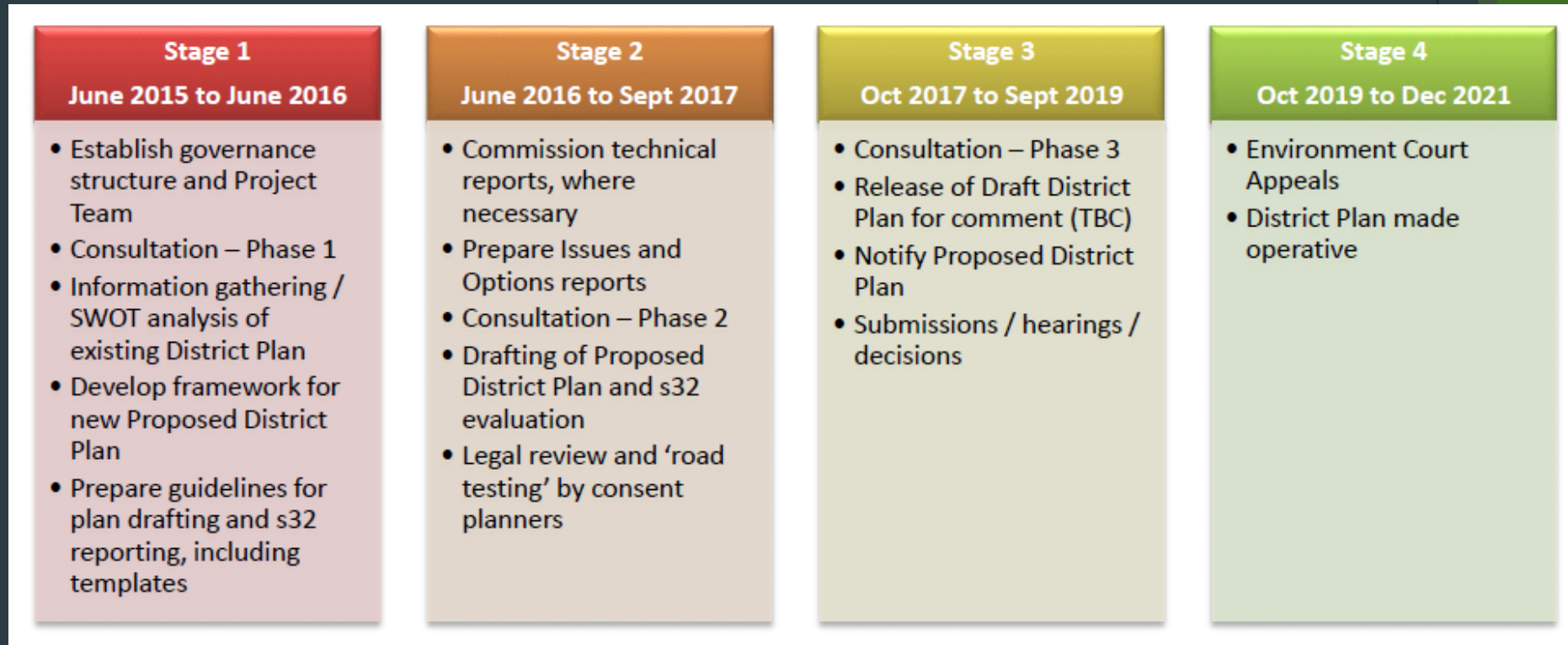
Purpose of presentation is to:

- provide an update on DPR timeframes, budget and process matters



Timeframes

- DPR Project Brief indicative timeframes based on:



National Policy Statement on Urban Development Capacity

- ▶ Community Vision
- ▶ Building consensus
- ▶ Understand growth and its drivers
- ▶ Layered planning, bottom up
- ▶ Build partnerships with developers
- ▶ Structure Plans
- ▶ Master planning
- ▶ Infrastructure, who is going to pay
- ▶ RMA