

1 July 2021

Selwyn District Council
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Christchurch City Council submission on the Private Plan Change 76 Request to rezone land from Inner Plains to Living Z zone, Rolleston.

Introduction

1. Christchurch City Council (the Council) thanks Selwyn District Council for the opportunity to provide comment on Plan Change 76. The request seeks to rezone approximately 13 hectares, which could result in providing for up to 155 residential allotments. The site is within the projected infrastructure boundary in the Canterbury Regional Policy Statement.

Summary

2. The Council is neutral for this plan change, although seeks that the plan change be amended to address:
 - a. The potential wider transport effects on Christchurch City; and
 - b. Residential density; and
 - c. Social and Affordable Housing.
3. Christchurch City Council (thereafter referred to as “Council”) is supportive of growth in the towns in Selwyn District to support the local needs. Council has and continues to be supportive of the work that Selwyn District Council has undertaken in conjunction with the other Greater Christchurch Partners on urban form and anticipated density for development opportunities to provide for a compact and sustainable urban form.

Wider transport effects on Christchurch City

4. The Statistics New Zealand 2018 Census data identifies that for Rolleston North West, 1,941 (86%) of people leave for work or school. Of these, 786 people travel into the Christchurch City Council rohe which equates to approximately 40%. The primary mode of transport is private car, truck or van. In order to reduce the transport effects on Christchurch City and greenhouse gas emissions from commuting from residential developments in Selwyn, the Council seeks that residential development have good accessibility by a range of transport modes, including public transport. This also aligns with Policies 1c and e of the National Policy Statement on Urban Development.
5. At paragraph 21 of the Integrated Traffic Assessment (Appendix 7), the proposal states that the nearest bus route is the #5 on East Maddisons Road, approximately 1.5km north of the site. This distance is approximately 20 – 25 minutes to walk, and it is unrealistic to expect residents to walk this distance and then catch a bus when a total journey time via car into Christchurch would be approximately 30 minutes. Council does not consider this to be good accessibility by public transport. According to the table below paragraph 35 at the Greater Christchurch scale, the proposal relies on the Park n Ride facility to provide direct

connections to the centre of Christchurch to achieve the good accessibility by public or active transport. There are two facilities in Rolleston at Foster Park with 79 and 50 car parking spaces available to service the township of Rolleston. The number of spaces provided are less than the proposed number of houses in this plan change, and this does not account for the existing residential development in Rolleston which also rely on this facility.

6. Also the table below paragraph 35 states that *“the scale of the development means that any increase to greenhouse gas emissions across Greater Chch is de minimis.”* Paragraph 6 of the ITA identifies an additional 140 vehicle movements per hour (evening peak hour). Council is unclear how this addition traffic volume will support reductions in greenhouse gas emissions without a funded and implemented public transport network.
7. The Council seeks an urban form and development controls to ensure a funded and implemented public transport system to service the site, including connections to Christchurch City, prior to any residential development.

Density

8. The proposal seeks a minimum density of 12 households per hectare. The Council seeks a higher minimum density requirement of 15 households/hectare. This is consistent with the Greater Christchurch Partnership’s report on density. Increased densities would better achieve efficiencies in coordination of land use and infrastructure, support mixed land use, support multi-modal transport systems and protect the productive land resource.

Social and Affordable Housing

9. The Greater Christchurch Partnership are working together on developing a Social and Affordable Housing Action Plan. The Council request that the relevant recommendations of the Social and Affordable Housing Action Plan be incorporated in the Plan Change.

Relief Sought

10. Council is neutral for this plan change, although seeks that the plan change be amended to include the matters outlined above.

Thank you for the opportunity to provide this submission.

No Council cannot gain an advantage in trade competition through this submission;

Yes Council would like to be heard with regards to this submission (we may revise this position once all submissions and further submissions have been reviewed);

Yes Council would consider presenting a joint case with any submitters who raised similar points.

For any clarification on points within this submission please contact Emily Allan, Senior Policy Planner, at emily.allan@ccc.govt.nz

Yours faithfully



Jane Davis

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