

Christchurch City Council comment on the Faringdon South West and South East Development

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Christchurch City Council		
*First name	David		
*Last name	Falconer		
Postal address	53 Hereford Street, Christchurch		
*Home phone / Mobile phone	0272014668	*Work phone	941 8440
*Email (a valid email address enables us to communicate efficiently with you)	David.Falconer@ccc.govt.nz		

2. *We will email you draft conditions of consent for your comment about this application

X	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
---	--	--------------------------	--

3. Please provide your comments on this application

General comments

The Christchurch City Council (the Council) thanks the Expert Consenting Panel for the opportunity to provide further comment on the application – Faringdon South West and South East Development, under the Covid-19 Recovery (Fast-track consenting) Act 2020 (FTCA).

The Council is supportive of increasing the housing supply within the Greater Christchurch area in appropriate locations, and committed to providing affordable housing opportunities for Greater

Christchurch. There are clear short-term economic benefits associated with the project, including construction and subsequent housing to support people and communities.

The Greater Christchurch Partners are aligned on the future urban form for Greater Christchurch. The Partnership is supportive of the application on the basis that it is consistent with the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch. The Development is on land identified for future growth and within the defined projected infrastructure boundary shown on Map A in Chapter 6 of the Canterbury Regional Policy Statement. It is also within a Future Development Area in Rolleston as identified in Our Space 2018-2048.

Specific comment – density

The Council seeks a minimum density requirement of 15 hh/ha, consistent with the recommendation of the 'Greenfield' Density Analysis Report 2020 commissioned by the Greater Christchurch Partnership, which is subject to further work through spatial planning. Increased densities would better achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities, support multi-modal transport systems, and protect the productive rural land resource.

The application provides for 12hh/ha but it is not clear what assessment/consideration has been given in determining why this is more feasible or desirable than 15hh/ha. If 12hh/ha is considered optimal in this location and at this time, an assessment as to why this may be the case would be beneficial.

Specific comment – access to sustainable transport alternatives

The Council highlights the need for adequate consideration of the Faringdon South West and South East Development's connection to multi-modal forms of transport, including public transport and other sustainable modes. A large portion of Christchurch's greenhouse gas emissions are generated by transport (36% from land transportation). In order to reach both the Council's and national greenhouse gas emissions targets, we need to encourage mode shift towards active and public transport, and discourage travel by car – particularly in fossil fuel-powered vehicles. In order to do this, we also need to create neighbourhoods where people do not have to drive long distances to access jobs and opportunities. The Council therefore requests that both the Development's access to alternative forms of transport, and the proximity of amenities such as shops and recreational and educational facilities, are considered.

We note that further information has been requested by the Panel on the effects of the two proposed neighbourhood centres, and on other issues including the emissions assessment provided by the applicant. The Council supports the further consideration of these issues.

Thank you for your comments