

SELWYN HOUSING ACCORD – LOCATION SUMMARY

Land Information	
Recommended Tranche	1
SHA Name/Number	Dryden Trust/Dean Geddes Blocks
Property Address	Dryden Trust Block – Lot 1 DP 305373 Dean Geddes Block – Lots 1 & 2 DP 411402
Area (ha)	Dryden Trust Block – 36.22 ha Dean Geddes Block – 35.9773 ha
Landowner	The Dryden Trust - BM Geddes and JGI Cooke, as trustees of the Dryden Trust Dean Geddes – Dean Geddes
SHA Requestor	Dryden Trust Dean Geddes
Developer	Joint venture – Dean Geddes/Dryden Trust/Mike Greer Homes
Brownfield/Greenfield	Greenfield
Approximate Yield	Dryden Trust – 420 households Dean Geddes – 420 households Total of 840 households
<p>Qualifying development criteria:</p> <p>Meets the qualifying development criteria, which are:</p> <ul style="list-style-type: none"> • Located on land zoned rural inner plains zone under the operative Selwyn District Plan within the area bounded by Dunns Crossing Road, Selwyn Road, Weedons Road and State Highway 1 • Not subject in any part to the Christchurch International Airport Noise Contour under the operative Selwyn District Plan • Compromises a contiguous land area of not less than 30 ha adjacent or opposite an existing ODP area • Owned or controlled by a single party, or there is a contract for this party to purchase all of the land • There is evidence of demand to create qualifying developments in this area and there will be demand for residential housing in the proposed special housing area and the owner/developer can provide evidence demonstrating it is an experience land developer and/or alternatively is partnered with an experience land developer and has a genuine intention to develop the land 	

- It is in a location where adequate infrastructure to service qualifying development within the proposed special housing area either exists, or is likely to exist, having regard to local planning documents, strategies and policies, and any other relevant information;
- The qualifying development is required to demonstrate to the satisfaction of the Council consideration of the provision of affordable housing. It is to separate it affordable housing will be provided by way of smaller dwellings for which land use consent is required under the rules of the living Z zone of the operative Selwyn District Plan;
- 10% of the total potential yield of the qualifying development or each stage of the qualifying development shall be affordable housing. Affordable housing is defined as the sale price at the first sale being not more than 75% of the REINZ value for the preceding September;
- The sections/buildings consented shall be developed at a minimum net density (as defined under the operative Selwyn District Plan) of 12 dwellings per hectare.

SHA Establishment Criteria		
Criteria	Yes/No	Notes
Consistent with Selwyn District Housing Accord	Yes	Meets all of the Selwyn Housing Accord Criteria
Alignment with Selwyn District Plan	Yes	The proposed SHA given the intended zoning aligns with District Plan provisions for residential development
Infrastructure availability/readiness, including available capacity	Yes	Stormwater: stormwater for a 2% AEP event will be discharged to ground via a combination of roadside soak pits and infiltration basins
	Yes	Wastewater: a new gravity wastewater system is being designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road tis work is forecasted to be complete in march of 2016.
	Yes	Water: water reticulation can be connected to the existing water supply in Rolleston through the

		extension of the water main down Springston Rolleston Road.
	Yes	Transport: Anticipate the roading network has the required capacity but a fuller assessment will be completed prior to approval
Iwi views	Yes	No iwi interest
Land owner views	Yes	The landowners are supportive of SHA
Demand to Build	Yes	There is ongoing demand to build. There is a shortage of buildable land at present. Owners expectations are often well above where a developer can purchase and make a margin and put sections on the market at market prices.
Demand for Housing	Yes	There is a lack of small and more affordable housing to buy and rent, as there is a predominance of 3+ bedroom homes in Greater Christchurch with a reducing percentage of more modest homes.

Planning History	
Other comments	Nil
Reasons for using SHA Process	<p>The Selwyn housing market is currently experiencing issues around rapid population growth in Rolleston and reduced availability of readily developable residential land.</p> <p>Selwyn experienced significant growth as a consequence of the Christchurch earthquakes of 2010 and 2011, which resulted in a short-term loss of approximately 12,000 dwellings in the Greater Christchurch area.</p> <p>While potential capacity has been supplemented via of the Land Use Recovery Plan (LURP) there has been very limited development to date within these areas due to fragmented land ownership, a lack of infrastructure, high land values and a high number of lifestyle properties with owners unwilling to aggregate or sell the land.</p> <p>Utilising a SHA will contribute to affordability by increasing the supply of land in Selwyn and it will also ensure that a proportion of new housing supply created is affordable.</p>

Planning History	<p>The site is located on land zoned Rural Inner Plains zone under the Operative Selwyn District Plan.</p> <p>The proposed SHA is consistent and supports the expansion of Rolleston as provided for within the Rolleston Structure Plan.</p>

Reviewed By	
Site Visit	
Transport	
Stormwater	
Wastewater/Water	
Open Space	