

SELWYN HOUSING ACCORD – LOCATION SUMMARY

Land Information	
Recommended Tranche	1
SHA Name/Number	Faringdon South 1
Property Address	Selwyn and East Maddisons Roads – see attached qualifying development maps 1 and 2,
Legal Descriptions of the SHA	Lot 1 DP 327430 – 5.99 ha Lot 2 DP 327430 – 4 ha Lot 1 DP 424089 – 4 ha Lot 2 DP 424089 – 6 ha Lot 1 DP 75986 – 18.3 ha Lot 2 DP 75986 – 3.72 ha
Total Area (ha)	42.01
Landowner	Hughes Developments Limited
SHA Requestor	Hughes Developments Limited
Developer	Hughes Developments Limited
Brownfield/Greenfield	Greenfield
Approximate Yield	Faringdon South is intended to yield; 185 low density allotments; 194 medium density small lots; and 132 medium density comprehensive lots. The sections/buildings consented in Faringdon South shall be developed at a minimum net density (as defined under the Selwyn District Plan) of 12 dwellings per hectare.
Qualifying development criteria: <ul style="list-style-type: none"> it is located on land zoned rural inner plains under the operative Selwyn district plan and is within the area bounded by Dunn’s Crossing Road, Selwyn Road, Weedons Ross Road and State Highway 1; is not subject to any part of the Christchurch International Airport Noise Contour as provided for within the operative Selwyn District Plan; 	

- it comprises a contiguous land area of not less than 30 ha adjacent or opposite an as existing ODP area;
- it is 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 experienced land developer and/or alternatively is partnered with an experienced land developer and has a genuine intention to develop the land;
- it is in a location where adequate infrastructure to service qualifying developments within the proposed special housing area either exist, or is likely to exist, having regard to relevant 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 in Faringdon South 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	Faringdon South will enable subdivision and development of housing in suitable priority areas and will enable development of large parcels of land under single ownership or control. It will ensure that a suitable proportion of the housing delivered is affordable at first sale by comparison with median sale prices in the district.

		Faringdon South will enable and assist the Council in achieving the targets provided for within the accord.
Alignment with Selwyn District Plan	Yes	The proposed Faringdon South SHA aligns broadly with District Plan provisions for residential development
Infrastructure availability/readiness, including available capacity	Yes	Stormwater: due to favourable ground conditions it is the expectation that all stormwater will be discharged ground. House sites will discharge via individual sumps on site, whereas stormwater from the road network will be collected in sumps and discharge to roadside so soak holes. Secondary flow will be directed to the road network and safely transferred down gradient to the southern end of Faringdon South. Notwithstanding unforeseen circumstances, stormwater discharges are likely to be a permitted activity under the Canterbury Regional Councils Land and Water Resource Plan.
	Yes	Wastewater: as part of the adjacent Faringdon project, large diameter sewer was installed along the eastern boundary of Faringdon South out to Selwyn road. This sewer pipe has been sized to cater for future development within the area including Faringdon South. The presence of this pipe will ensure each dwelling will be provided with a gravity sewer connection.
	Yes	Water: the water supply network within the adjacent Faringdon development will be extended into Faringdon South. The water supply will be modelled in association with the full Rolleston network. If the model proves that the water supply becomes compromised, then a new bore will be installed to deal with Faringdon South water demand.
	Yes	Transport: a detailed transportation assessment of the capacity of the existing roading network is

		yet to be undertaken. However it is not anticipated transport will be an issue straining the development of Faringdon South
Iwi views	Yes	There are no known Iwi issues
Land owner views	Yes	The land owners are supportive of the SHA.
Demand to Build	Yes	Due to rapid population growth and expected population increases there is strong demand for land supply.
Demand for Housing	Yes	Due to rapid population growth, excellent ground conditions for construction (TC1) no infrastructure constraints, the continued success and growth of IZONE industrial Park and the development of the Rolleston Town Centre contribute to creating a strong employment base to underpinned residential growth. The extension of the Christchurch Southern Motorway will also ensure the growth of Rolleston beyond earthquake related demand.

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 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	The site is within the infrastructure boundary for Rolleston and adjoins areas which are already under development for residential purposes. The proposed SHA is consistent and supports the expansion of Rolleston as provided for within the Rolleston Structure Plan.
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Reviewed By	
Site Visit	
Transport	
Stormwater	
Wastewater/Water	
Open Space	