

REPORT

TO: Chief Executive
FOR: Council Meeting – 9 December 2015
FROM: Environmental Services Manager
DATE: 27 November 2015
SUBJECT: **HOUSING ACCORD**

1. RECOMMENDATION

That the Council

Approves the areas know as:

- i. South Farrington legally described Lot 1 DP327430, Lot 2 DP327430, Lot 1 DP 424089, Lot 2 DP 424089, Lot 1 DP 75986, Lot 2 DP 75986;**
- ii. The Dryden Trust block legally described as Lot 1 DP 305373, and**
- iii. The Dean Geddes block, legally described as Lots 1 and 2 DP 411402.**

As areas of land that will be recommended to The Minister of Housing to be established as Special Housing Areas pursuant to the Housing Accord and Special Housing Areas Act 2013 conditional on the signing of the Housing Accord by the Mayor of Selwyn District Council and the Minister for Housing.

2. PURPOSE

This report is to obtain the Council's approval to recommend to the Minister for Housing three areas of land are established as Special Housing Areas.

3. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This matter has been assessed using the significance policy, and the following is noted:

- a) The matter does not affect all or large portions of the community in a way that has a potential impact or consequence on the affected persons.**
- b) There are not any financial implications on the Council's resources that would be substantial and are likely to generate a high degree of controversy.**

It should be noted any land added through the Housing Accord would be subject to a degree of public consultation for those who are directly affected (being those residents adjoining a special housing area).

4. HISTORY/BACKGROUND

The Housing Accord and Special Housing Areas Act (the Act) was introduced in 2013. The purpose of the legislation is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts listed in Schedule 1 of the Act, that have been identified as having housing supply and affordability issues. Selwyn District was added to Schedule 1 of the Act in 2015.

The legislation does have some time limits, and while it commenced on 16 September 2013, the ability to establish new housing areas ceases on the 16 September 2016. The entire Act will be repealed on the 16 September 2018.

In simple terms the Housing Accord is an agreement between a Territorial Authority and Central Government which sets out how the purpose of the Act will be achieved, and identifies as targets and criteria for special housing areas as a first step.

Once a Housing Accord is entered into, the next step is for special housing areas to be identified through an Order in Council. Application for complying development areas could be made and assessed against the Housing Accord's criteria. The Council could then choose to limited notify an application to adjacent landowners, infrastructure providers and designating authorities. After that process is completed the special housing area would effectively have a resource consent bestowing on it the Living Z provisions.

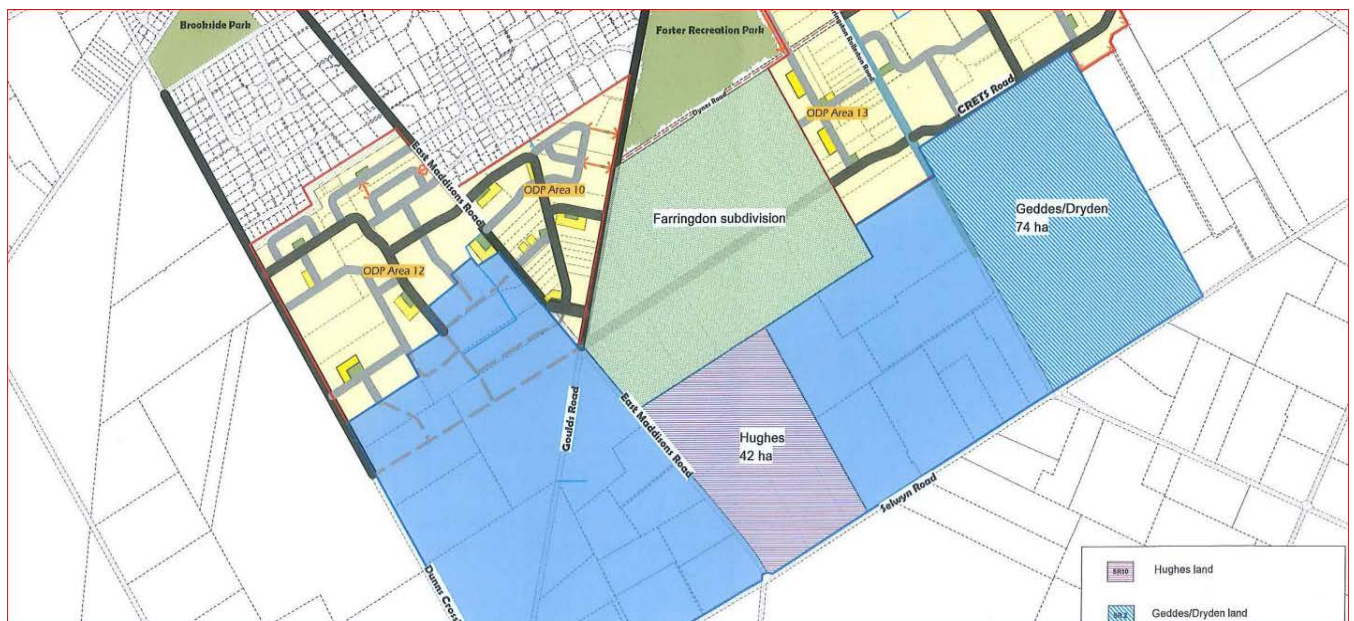
The diagram below summaries the Acts process:



At the Council meeting on 25 November 2015 the Council agreed to enter into a Housing Accord with the Minister of Housing. Since that time Council staff have been working with officials from the Ministry for Innovation Business and Employment on the details of the Accord and it is envisaged that it will be ready for signing in early December.

5. PROPOSAL

It is proposed that The Council recommend three areas of land to the Minister for the establishment of Special Housing Area (SHA). The three areas are identified below and have a total combined area of 116 ha. That area could yield approximately 1,300 – 1,500 new homes. At current rates this would account for around two years of residential housing supply in Rolleston.



Becoming a SHA allows the HASHA Act to be used to consider any application for a qualifying development replacing the provisions of the Resource Management Act. SHA's have special consenting and approval processes to speed up development. These include proactive council pre-application processes, fast-tracked consenting and limited notification and appeals.

The **Dryden Trust block** comprises 36.22 ha of land located on Springston Rolleston Road, South Rolleston, and is currently zoned Rural Inner Plains. It is within the Rolleston urban growth boundary and Rolleston Projected Infrastructure Boundary on Map A of Chapter 6 of the Canterbury Regional Policy Statement.

The site adjoins undeveloped Living Z zoned land to the north (ODP Area 11 Branthwaite Drive) and west (ODP Area 13 Selwyn Rolleston Road/Dynes Road). ODP Area 6 (Faringdon) is located to the west.

A detailed report for the Dryden Trust Block is provided in **Appendix A**.

The **Dean Geddes block** comprise 35.9773 ha of land located on Springston Rolleston Road and Selwyn Road, South Rolleston. It is within the Rolleston urban growth boundary and Rolleston Projected Infrastructure Boundary on Map A of Chapter 6 of the Canterbury Regional Policy Statement.

The site adjoins the Dryden Trust 36 ha block on its northern boundary. It is close to existing ODP areas as illustrated on the plan of Rolleston ODP areas.

A report that provides further details concerning this area of land is included in **Appendix B**.

Faringdon South site adjoins the existing Faringdon development to the north and is bounded by East Maddison's Road to the west and Selwyn Road to the south and comprises 6 parcels of land totalling 42 ha. It also is inside the Rolleston infrastructure boundary.

A detailed report concerning this land is provided in **Appendix C**.

6. OPTIONS

The Council has three options:

1. Not recommend any of the proposed areas as SHA's
2. Recommend some but not all of the areas be established as a SHA
3. Recommend that all of the areas be established as SHA's

The expiry of the substantive part of the HASHA Act in 2016 means that this may well be Councils only opportunity to recommend to the Minister for Housing that Special Housing Areas. This would mean that the Housing Accord would not be able to be given effect to. For these reasons and those set out in the table below it is recommended that the preferred option is for the Council to recommend that all three areas of land be established as SHA's

Options	Advantages	Disadvantages	Comments
Not recommend any of the proposed areas as SHA's	<p>Keeps the Planning regime as it is now.</p> <p>Avoids use of Council resources officer time and non-recoverable costs</p>	<p>Time frames are such that it would be difficult to approve future areas as SHA</p> <p>Would not give effect to the Housing Accord.</p>	Substantive parts of the Act expire in September of 2016.

Options	Advantages	Disadvantages	Comments
		<p>Would not address the residential greenfield supply issue that has been identified.</p> <p>Could place extra pressure on the affordability of new homes.</p> <p>This fast track option for development which could help sustain growth momentum would be lost.</p>	
Recommend some but not all of the areas be established as a SHA	More limited SHAs may make SDC admin more straight forward	<p>Time frames are such that it would be difficult to approve future areas as SHA's</p> <p>May not address the residential greenfield supply issue that has been identified</p> <p>The targets in the Housing Accord may not be met.</p> <p>Hard to justify why some of the recommended</p>	<p>Substantive parts of the Act expire in September of 2016.</p> <p>Each of the areas recommended as SHA's are around 30 to 40ha in area. Accordingly each block would yield in the vicinity of 430 to 450 new homes. At current rates this would equate to less than 1 year of residential land supply for Rolleston</p>

Options	Advantages	Disadvantages	Comments
		<p>areas should proceed and others should not.</p> <p>Lose the benefits of competition between the developers competing for Market share</p>	
Recommend that all of the areas be established as SHA's	<p>Addresses residential greenfield supply issue that has been identified and would provide (at current rates) around 2.5 to 3 years of housing supply for Rolleston.</p> <p>Would provide a degree of competition</p> <p>Would provide some options if one of the developers decided not to proceed.</p>	<p>Given larger areas more time and resource input from SDC to admin</p> <p>Less competition between developers</p> <p>No options if single developer withdrew.</p> <p>Seen not to be fully supporting Central Govt key objective to get more houses.</p>	<p>The total area of the recommended SHA is around 116ha that would yield around 1300 new homes. At current rates this would account for around two years of residential supply in Rolleston.</p>

7. VIEWS OF THOSE AFFECTED/CONSULTATION

This matter as discussed above has been raised with Councils Strategic partners. No other views have been obtained

8. RELEVANT POLICY/PLANS

It is not considered that the recommendation in this report is inconsistent with any relevant Plans and Policies. Furthermore the residential development of these areas is entirely consistent with the Rolleston Structure Plan 2009 that is illustrated in the attached

9. COMMUNITY OUTCOMES

It is noted that this report has taken account of the Community Outcomes identified in the Council's Long Term Plan regarding the Environment, Social, Economic and Culture of the community. This recommendation to Council is considered consistent with achieving those outcomes.

10. LEGAL IMPLICATIONS

At this point no legal implications are foreseen.

11. FUNDING IMPLICATIONS

The work to date has included staff time and is within existing budgets. There is however recognition that there could be significant costs from future plan changes that are driven by successful SHAs that are developed under the Act.

As the SHAs will proceed by way of resource consenting it is important to note that Council's usual cost recovery policy for the processing of resource consents will apply. In addition it is contemplated that a plan change to both the district and regional plan will follow on subsequent to the resource consent. Currently it is not clear if this will be a private initiated plan change or alternatively a Council led plan change. However there will be costs incurred by this subsequent plan change process and Council will be requiring a significant contribution to those costs from the developers.

It is not possible at this point to be definitive about overall costs. However it is fair to say costs with these types of processes are never inexpensive. Accordingly the Council is entering into agreements with developers associated with SHAs requiring them to work with the Council in a cooperative way and to identify costs and provide for them.

A handwritten signature in black ink, appearing to read 'Tim Harris', with a stylized, looped flourish at the end.

TIM HARRIS
ENVIRONMENTAL SERVICES MANAGER



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25th November 2015

Dryden Trust, Attn **RYAN GEDDES**

By email only: ryangeddes99@gmail.com

Dear Ryan

Re: **Housing Accord – Dryden Trust Site, South Rolleston**

Further to your request, we have assessed the Dryden Trust property at South Rolleston against the Draft Selwyn Housing Accord criteria for Special Housing Areas (Fifth Draft 11 November 2015). We note that we have not been provided with the most up to date draft of the Accord and understand further changes may be negotiated between SDC and MBIE. We have based our advice on the most recent version of the Accord we have seen. Our advice is set out below.

The Site

Dryden Trust ('the Trust'), own 36.22 ha of land located on Springston Rolleston Road, south Rolleston, legally described as Lot 1 DP 305373, and currently zoned Rural Inner Plains ('the Site') - see Rolleston Structure Plan showing the location of the Site (**Appendix A**). It is within the Rolleston urban growth boundary and Rolleston Projected Infrastructure Boundary on Map A of Chapter 6 of the Canterbury Regional Policy Statement.

The Site adjoins undeveloped Living Z zoned land to the north (ODP Area 11 Branthwaite Drive) and west (ODP Area 13 Selwyn Rolleston Road/Dynes Road). ODP Area 6 (Faringdon) is located to the west. Residential subdivision is well underway in this area (see plan of south Rolleston ODP areas in **Appendix B**).

The Site is identified as Area 9 of the 15 areas identified in the SDC Rural Residential Strategy (2014) ('RRS') as suitable for rural residential development, subject to a Resource Management Act 1991 ('RMA') plan change process. The RRS requires that the Site is 'future proofed' to enable eventual redevelopment at full urban densities to be readily achieved if this should be considered appropriate at some stage in the future. Future proofing is required because the Site is within the future urban growth path for Rolleston, as shown in the Rolleston Structure Plan.

SDC officers have subsequently promoted¹, an alternative development approach as follows:-

- Stage 1 – development of 72 lots² to Living Z densities at the north west corner of the Site (closest to the existing urban area);
- Stage 2 – master plan for development of the balance land to Living Z densities but subject to an open space covenant until such time as the land is required for residential purposes.

They consider this alternative development approach overcomes any potential transitioning problems with the future proofing concept, including possible difficulties in achieving intensification as experienced elsewhere in Rolleston as identified in the draft Accord e.g LURP Action 18 areas, where there are multiple landowners involved.

Given the current shortage of land for residential development (see discussion under criteria e. below) urban residential development of the entire block is required **now**.

Selwyn Housing Accord Criteria

The Site meets all of the Selwyn Housing Accord criteria³ for Special Housing Areas (SHAs) for the reasons outlined below.

- a. It is 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;**

The Site is within the area defined above and is zoned Rural Inner Plains.

- b. It is not subject in any part to the Christchurch International Airport Noise Contour under the Operative District Plan;**

The Site is not within the CIA Noise Contour under the Operative District Plan.

- c. It comprises a contiguous land area of not less than 30 hectares adjacent or opposite an existing ODP Area ;**

The Site comprises a contiguous land area of 36.22 in single ownership (BM Geddes and JGI Cooke, as trustees of the Dryden Trust (see CT attached as **Appendix C**). It is adjacent to ODP Area 11 (Branthwaite Drive) to the north and opposite ODP Area 13 Selwyn Rolleston Road/Dynes Road) to the west.

- d. It is owned or controlled by a single party, or there is a contract for this party to purchase all of the land;**

The Site is owned by a single party – the Dryden Trust.

¹ Consultation meeting 11/2/15

² The Site as a whole will yield a maximum of 72 lots with a rural residential density of one dwelling per 5000m²

³ As set out in clause 23 of the Draft Selwyn Housing Accord

- e. 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 party described in clause 23d is or is partnered with an experienced land developer and has a genuine intention to develop the land;**

The Draft Selwyn Housing Accord⁴ establishes that there is a pending shortage of residential land which can be readily developed at Rolleston. The remaining areas rezoned residential under Plan Change 7 are now largely developed and the Land Use Recovery Plan (LURP) Action 18 areas are not and are unlikely to become 'development ready' due to a combination of constraints relating to multiple land ownership, infrastructure availability and land value issues.

The LURP Review Consultation Pamphlet notes that mechanisms are needed to establish smaller and more affordable housing to buy and rent and that there is a predominance of 3 + bedroom homes in Greater Christchurch with a reducing percentage of more modest homes.

The Dryden Trust is fully committed and suitably resourced to develop the Site now for residential purposes with joint venture partner Mike Greer Homes which is an experienced housing provider and developer and the largest residential housing company in New Zealand. The Site is to be developed as quickly as possible to assist in achieving the aims and targets set out in the draft Accord.

The partnership is uniquely placed to meet the strong demand for affordable housing. The Trust is the longstanding debt free owner of its 36 ha site and will be able to deliver sections under the market rate and will be able to meet affordable housing requirements. Mike Greer Homes is the largest supplier of new homes in Canterbury and New Zealand producing over 800 new homes last year throughout New Zealand many of which were home and land packages and land development was undertaken by Mike Greer Homes. Mike Greer Homes is involved in substantial land and home projects throughout New Zealand..

The Company is able to supply high quality affordable homes at a price point which is far more competitive than any other conventional housing company servicing the Canterbury region and New Zealand through its ability to bulk buy and produce pre-fabricated homes from its Rolleston based Concision factory which has the capacity to produce 4 new homes per day. The current average time to build a house from start to finish is 30 weeks. The new factory has the occupiers living in their new homes within 10 weeks from signing the construction agreement. The same house on the same land will cost 20-30% less than the normal cost to build through the standard conventional building method.

The Trust and Mike Greer Homes recognize that there is an unmet demand for smaller high quality affordable housing in Rolleston, as reflected in the attached letter from local agent Chris Jones (**Appendix D**). The partnership intend to focus their development on responding to this market need, in accordance with the purpose of the Selwyn Housing Accord to ensure that as a minimum a proportion of the new

⁴ Paragraphs 6-12

dwelling supply created under the Accord is affordable housing (as defined in the Accord).

The overall housing density will be at least 12 households per hectare, delivering a yield of at least 420 households for the 36 hectare block. SDC and the partnership have also discussed potential higher densities to achieve more affordable housing which could increase the yield to around 500 households.

- f. It is in a location where adequate infrastructure to service qualifying developments within the proposed special housing area either exists, or is likely to exist, having regard to relevant local planning documents, strategies and policies, and any other relevant information;**

The attached letter (**Appendix E**) from Davis Ogilvie confirms that services are readily available to service the Site if fully developed for medium density housing (average 17 hh/ha). In summary, water reticulation can be connected to the existing water supply in Rolleston; stormwater from a 2% AEP event will be discharged to ground via a combination of roadside soakpits and infiltration basins; and a new gravity wastewater system can be designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road. The telecommunication network and power reticulation will be connected to the existing surrounding infrastructure.

- g. Council and the party described in clause 23d have agreed an Outline Development Plan for the whole of the special housing areas (SHA) following the agreed format of the Selwyn District Plan and that will achieves an outcome that is consistent with the provisions of the Living Z zone.**

A future proofed residential concept was prepared for the entire Site as part of the SDC Rural Residential Strategy hearing (**Appendix F**). The Trust is now working on a new ODP for the Site and will be liaising with SDC for approval of the new ODP.

Most recently, the Trust engaged Kamo Marsh urban designer Dave Compton-Moen and landscape architect Danny Kamo to prepare a preliminary ODP. Their preliminary advice is attached as **Appendix G** (dated 22/9/15). This advice related to a 72 hectare block comprising both the Trust land and adjoining Dean Geddes block to the south. Separate ODPs for each block are now proposed but with linkages and appropriate boundary treatments between the two areas.

Unfortunately, the preliminary work by Kamo Marsh was not able to proceed further because of a conflict of interest situation. Kamo Marsh is no longer able to advise the partnership, which is now in the process of engaging a new design team. This has resulted in delay in preparing an ODP for the Site. Much background work has already been undertaken so this can be achieved within a short timeframe. The earlier preliminary concepts give a clear indication of a possible ODP layout, to be approved by SDC.

Conclusion

The Dryden Trust meets all the SDC Draft Housing Accord criteria and the Trust and Mike Greer partnership are fully committed and uniquely placed to deliver quickly and 'in volume' house and land packages to meet Rolleston's housing needs, especially for more affordable housing.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona Aston', written in a cursive style.

FIONA ASTON

Principal

Appendices

Appendix A: Rolleston Structure Plan & Site Location

Appendix B: Rolleston ODP Areas

Appendix C: Certificate of Title

Appendix D: Bayleys Letter

Appendix E: Davis Ogilvie Letter re Servicing

Appendix F: 'Future Proofed' Preliminary ODP

Appendix G: Kamo Marsh Preliminary Urban Design Advice

Appendix H: Mike Greer Homes Letter

Appendix A: Rolleston Structure Plan & Site Location

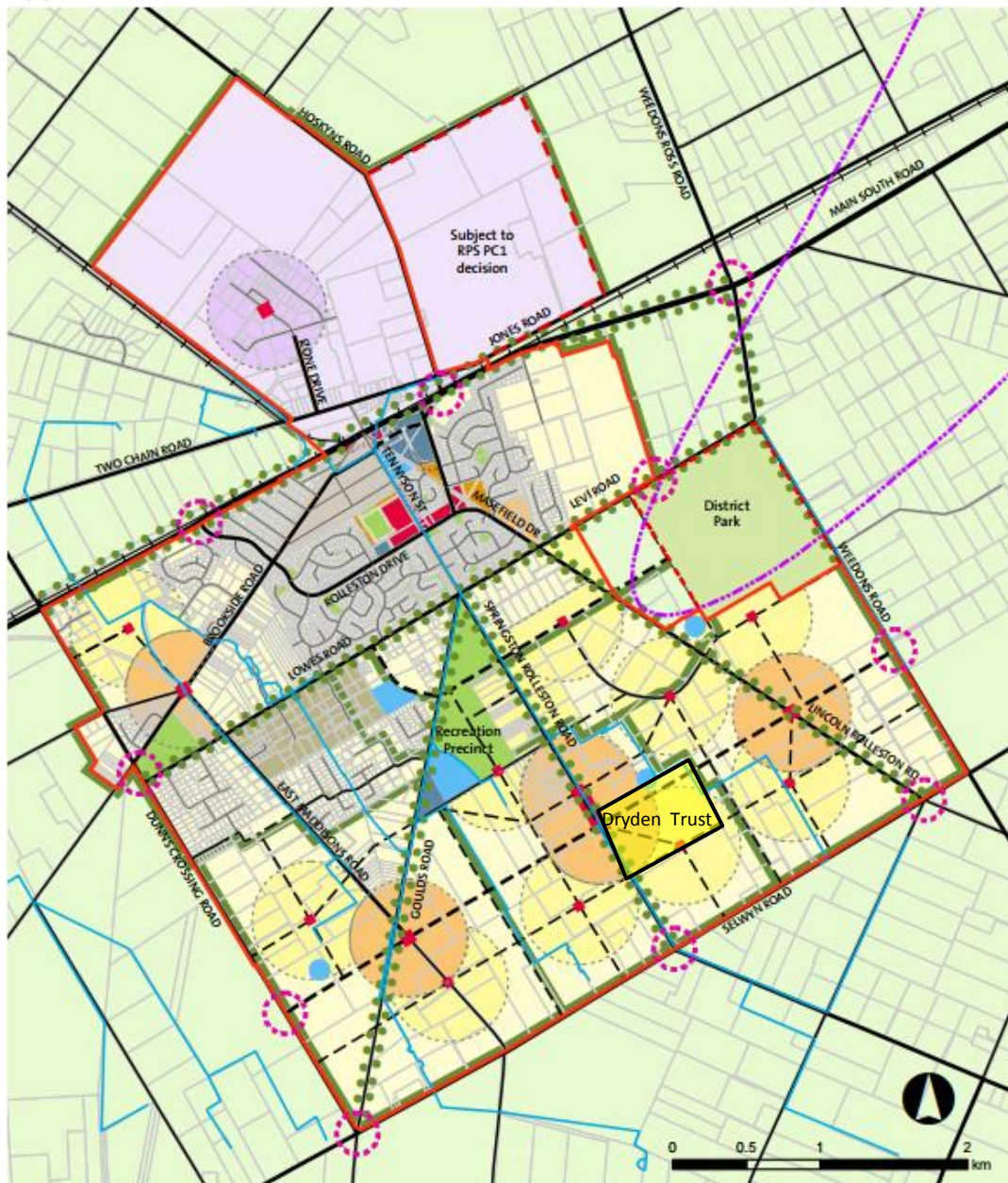
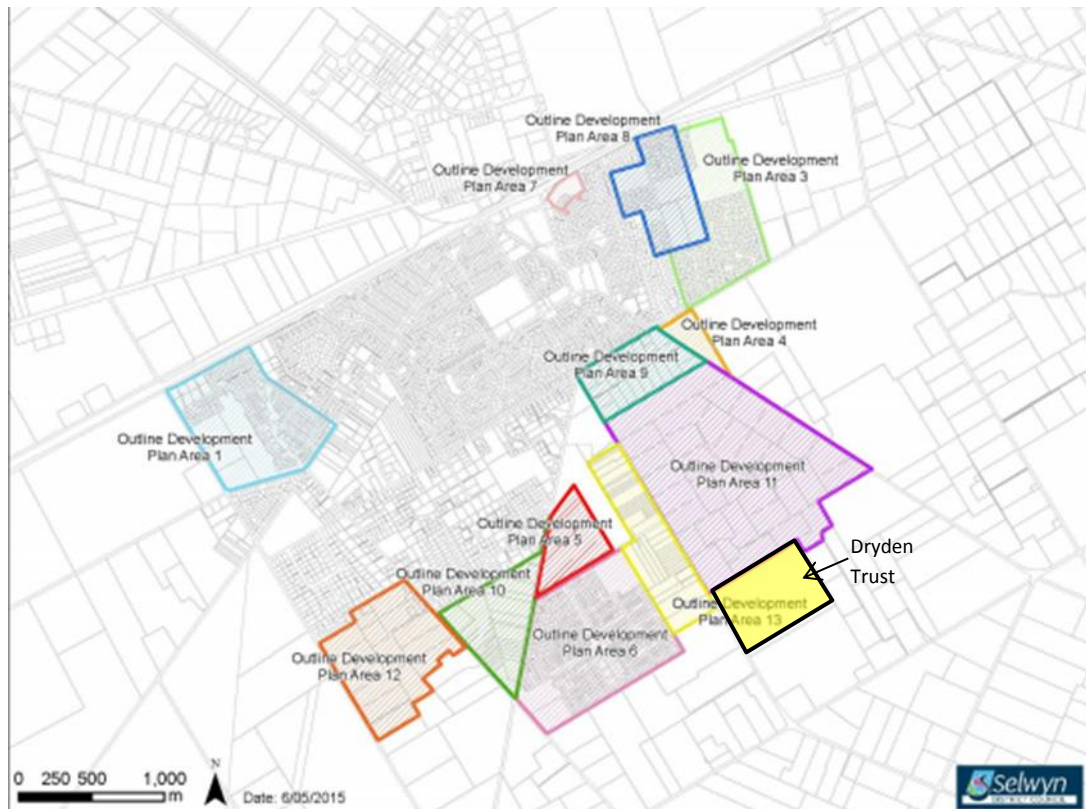


Figure 5.2: Rolleston Structure Plan



Appendix B: Rolleston ODP Areas



Appendix C: Certificate of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **21597**
Land Registration District **Canterbury**
Date Issued 25 March 2002

Prior References

CB35D/223

Estate	Fee Simple
Area	36.2200 hectares more or less
Legal Description	Lot 1 Deposited Plan 305373

Original Proprietors

Robin George Geddes, Barbara Mary Geddes and Gary Cronin Davis as to a 1/2 share
Dean Leslie Geddes as to a 1/2 share

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Appurtenant hereto is a right to convey water and a right to convey electric power specified in Easement Certificate 5178860.5 - 25.3.2002 at 12:43 pm

The easements specified in Easement Certificate 5178860.5 are subject to Section 243 (a) Resource Management Act 1991

5178860.6 Transfer to Robin George Geddes, Barbara Mary Geddes and Gary Cronin Davis - 25.3.2002 at 12:43 pm

5178860.7 Mortgage to The National Bank of New Zealand Limited - 25.3.2002 at 12:43 pm

7014606.1 Discharge of Mortgage 5178860.7 - 4.9.2006 at 9:00 am

7014606.2 Transfer to Robin George Geddes, Barbara Mary Geddes and James Gordon Ian Cooke - 4.9.2006 at 9:00 am

7014606.3 Mortgage to ANZ National Bank Limited - 4.9.2006 at 9:00 am

9415527.2 Transmission to Barbara Mary Geddes and James Gordon Ian Cooke as survivor(s) - 31.5.2013 at 5:08 pm

9957784.10 Discharge of Mortgage 7014606.3 - 30.1.2015 at 5:09 pm

Appendix D: Bayleys Letter

BAYLEYS

25 November 2015

Attention: Ryan Geddes

The Rolleston residential market appears to have settled back to a more "normal" market over the past 12 months. The Rolleston residential market has been strong on the back of the increasing commercial and industrial developments in the area (homes for employees) and the promise of quick and easy access to the city via the new motorway. However the single biggest driver of the Rolleston market in my opinion is affordability. Buyers have traditionally been able to buy a modern home in the \$400,000-\$500,000 however over the past 12-18 months this has risen to \$550,000-\$615,000 which is well above where the majority of buyers can afford. These prices are more in line with areas such as Halswell. In our opinion there is huge demand for sections in the \$125,000-\$165,000 region and completed homes in the \$400,000-\$500,000 region. Buyers appear to be happy with a smaller section if it makes the property more affordable and Rolleston has excellent recreation facilities for sporting and family pursuits.

There also appears to be a shortage of dividable land at present. We are currently working with a number of lifestyle block owners whose land is zoned for development. A key issue from a sales perspective is that the owners' expectations are often well above where a developer can purchase and make a margin and put sections on the market at market values let alone affordable prices.

We believe the Rolleston market has a very bright future however the key is having affordable sections and land and house packages which in our opinion has made Rolleston so successful to date.

Regards,

Chris Jones

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Appendix E: Davis Ogilvie Servicing Letter

11 Deans Ave, Addington / P O Box 589, Christchurch 8140
T 0800 999 333 / E hello@do.co.nz / WWW.do.co.nz



File No: 32616

28 May 2015

Aston Consultants
PO Box 1435
Christchurch 8140

Attention: Fiona Aston

Dear Fiona,

ROLLESTON – BM GEDDES AND J G I COOKE - LOT 1 DP 305373 CT21597 - RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING

This letter summarises the preliminary servicing options for a residential development on Springston Rolleston Road in Rolleston (Lot 1 DP 305373). This letter is intended to support a submission by the applicants to the Land Use Recovery Plan (LURP).

The infrastructure required to service the proposed residential development for a medium density residential development (17 households per hectare) is discussed below.

High Pressure Water

A high pressure water reticulation network can be readily designed to accommodate a medium density development connecting to the existing water supply in Rolleston.

Stormwater Runoff

Stormwater runoff is generally discharged to ground in Rolleston. It is anticipated that stormwater is from a 2% AEP event will be discharged to ground via a combination of roadside soakpits and infiltration basins. The roading network will be designed to accommodate secondary flow from within the development.

Roading

The roading network as will be designed in accordance with the appropriate Council standards for medium density type residential development.

Reticulated Wastewater

There is currently no wastewater reticulation network servicing the site. It is likely that a new gravity system can be designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road. The reticulated wastewater network will be designed appropriately to suit medium density development.

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Telecommunication Network

The telecommunication infrastructure will be connected to the existing surrounding infrastructure.

Power Reticulation

The power infrastructure will be connected to the existing surrounding infrastructure..

Conclusion

Based on the above information we believe that the applicant's site can be adequately serviced for a medium density residential development.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

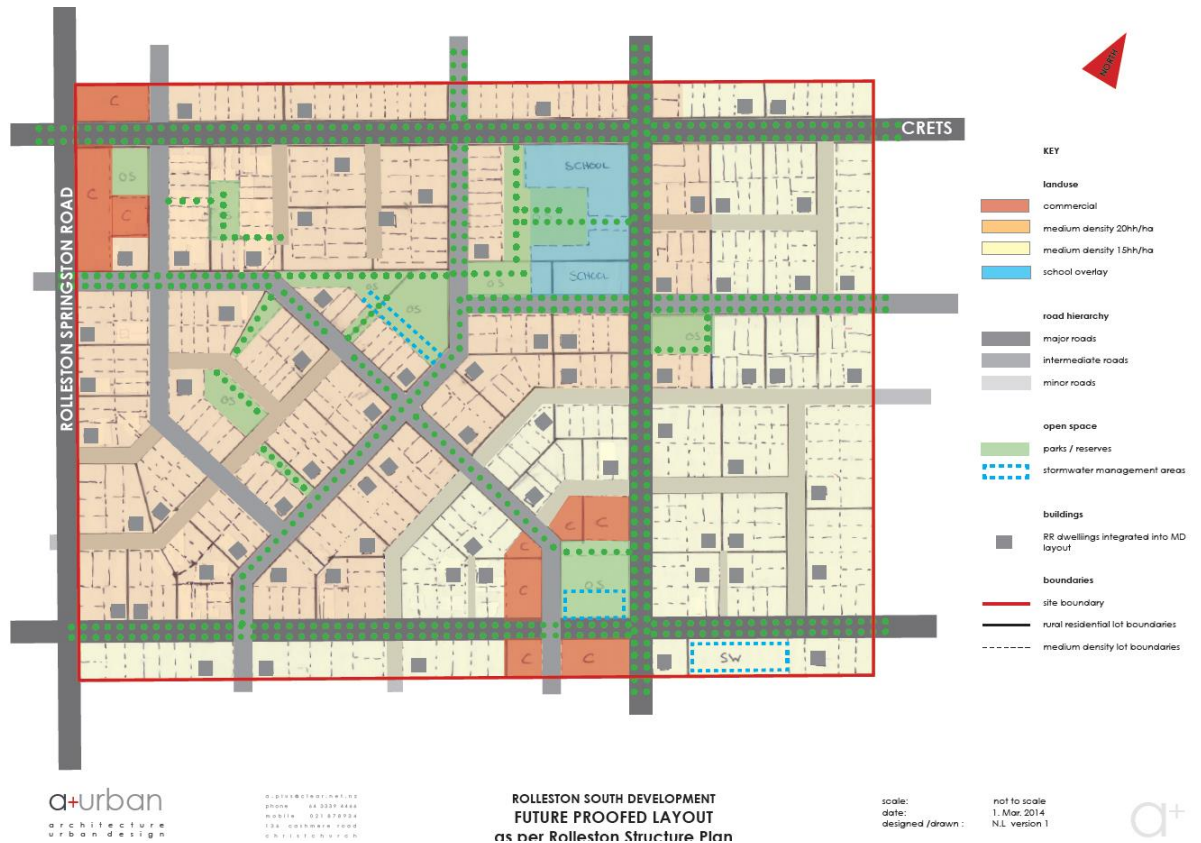
Yours faithfully
DAVIS OGILVIE & PARTNERS LTD



JEREMY REES
Senior Civil Engineer
BE Civil (Hons) CPEng MIPENZ IntPE (NZ)

E-mail: jeremy@do.co.nz

Appendix F: Preliminary 'Future Proofed' Residential ODP





MEMORANDUM

TO: Ryan Gebbes (Dryden Trust), Mike Greer (Mike Greer Homes)

FROM: Dave Compton-Moen, Danny Kamo (Kamommarsh)

SUBJECT: **ROLLESTON SOUTH – DRYDEN TRUST SITE:**
Urban Design Principles and Outcomes

Project No. 4547

Date 22 September 2015

The following urban design principles and outcomes have been developed for the two Gebbes properties on the Springston-Rolleston Road. The properties are approximately 36 Ha each in area (held in two titles), currently zoned Rural Residential in the Selwyn District Plan and is located approximately xx km from the centre of Rolleston.

At present the two sites are occupied by open paddocks used for dairy purposes with no topographical features of note. There is no significant vegetation. Open and expansive views are available to the Port Hills and may provide an important reference point for any future development, to provide a sense of place and legibility. There is also a water race running along the Springston–Rolleston Road which could be incorporated into the design but is not consider a significant design element.

The design principles would seek to achieve the following outcomes of a residential development which provides a mix of housing typologies and lot variation, with a particular emphasis to provide at least 10% affordable housing. A small sized local centre (retail floor area no greater than 300m²) with a range of services to serve the future new residents as well as surrounding rural-residential customers is suggested. Possible amenities could include a diary, a small café, childcare, hairdresser or takeaway, very similar to what is found in a small local suburban centres. The road design and street layout would have a high degree of connectivity, and similar to the lot variation proposed, it would include variation in street types and widths, depending on traffic numbers and their usage. It is suggested a spine road is incorporated into the design with views through to the Port Hills emphasised. Separate cycle and pedestrian facilities would be provided on larger streets with shared street concepts proposed for quieter residential streets and lanes where slower traffic speeds are desired.

As a suggested yield breakdown, the design could include the following elements within one of the 36Ha lots:

- 450 x 250-350m² sections (total area of 13.5Ha) which will be comprehensively designed. These will be integrated, affordable land and house packages, typically single storey with a mix of terrace, duplex and standalone dwellings. Depending on their orientation and street location, site access will vary with the possible incorporation of laneways for servicing;
- 98 x 450-550m² sections (total area of 4.9Ha) which will provide for middle of the range properties, typically be standalone dwellings 140-200m² in size. These dwellings will be a mix of single and two storey dwellings and may/may not include garaging. Typically these lots will be served directly from the street (as opposed to a laneway);
- 43 x 2,000m² rural residential properties (total area of 8.6Ha). These large lots would be located on the edge of the lot to create a buffer between higher density areas and rural residential areas;
- 1000m² of retail/community lots (300m² of leasable floor area). It could provide for Mixed use (at a later stage) with small offices/work spaces for at home businesses. The design of these buildings would allow for activity change by enforcing a fixed front setback to encourage a good relationship between the street and the building while providing sufficient privacy if buildings are purely used for commercial;
- 15% of open space (total area of 5.4Ha) being a mix of passive and active spaces for play and recreation;
- 10% roads/streets/laneways (total area of 3.6Ha)

If the total 72Ha were to be developed, being staged, the following allotments would be created:

- 900 x 250-350m² sections (total area of 27.0Ha)
- 196 x 450-550m² sections (total area of 9.8Ha)
- 86 x 2,000m² sections (total area of 17.2Ha)
- 2,000m² of retail / community space
- 10.8Ha of green / public open space
- 7.2Ha of roads/streets/laneways

DESIGN OPPORTUNITIES

- **Views to the Port Hills and Plains Landscape Character** There is an opportunity to create a residential development with a strong street and lot pattern which reflects the patchwork character of the plains landscape. Viewshafts to the Port Hills can be created using linear streets and avenue tree planting.
- **Housing Affordability and Variation** The aim is to create diversity and interest without compromising lifestyle. Well-designed open space areas and streets can offsets smaller lot sizes. The provision of smaller residential lot sizes are

also recognised as an important method to reduce sale prices and meet a greater proportion of the community, particularly first home owners seeking a warm, energy efficient home that meets modern lifestyle needs. The suggested yield numbers above for the 72Ha site create an opportunity to cater for a range of styles, tastes and budgets and will achieve an overall housing density of around 15-17 households per Ha.

- Using dwellings constructed in the Concision factory, it is possible that the same house on the same land will cost 20-30% less than a traditionally constructed dwelling.
- The Trust and Mike Greer Homes recognise that there is an unmet demand for smaller affordable housing (on smaller 300-400m² sections) in Rolleston. Development on these sections would be by way of a 'comprehensive design approach' where by the subdivision and house design is undertaken at the same time.
- The site has been in the ownership of the Trust for a number of years allowing a lower land price to be realised.
- The Trust anticipate an up take of rate of 80-100 sites per year, with the first 36Ha lot being fully developed within a 5-6 year period.
- The aim is to bring affordable houses to the market, for less than \$450,000, which would provide first home buyers the ability to purchase a 150m² house using the Kiwi Saver Scheme possibly with little or no deposit.
- **Pedestrian, cycle and vehicle connectivity** – the design reflects the existing road network, using long linear roads and a grid form. A variety of street types are proposed with a central spine road connecting through the entire development, running from west to east. Separated cycle and pedestrian facilities would be proposed on this spine road, while alternative design solutions would be investigated on smaller, local streets and lanes which only serve a small number of dwellings. All roads will be connected and no cul-de-sacs are proposed. It is proposed to narrow the width of streets where possible to minimise infrastructure development costs while also bringing vehicle speeds down to create a more walkable, pedestrian focused environment.
- **Open Space** – The design proposes a network of centrally located open spaces which cater to future residents, spaces where kids can kick a footie ball around on or play a game of cricket. The spaces are simple in their design but centrally located so they are not perceived as a left over space.
- **Community** - A key component of a successful design is providing a variety of activities and amenities. The development would include the opportunity for a small amount of retail and office space as well as community facilities.

Appendix H: Mike Greer Homes Letter



25th November 2015

Selwyn District Council
2 Norman Kirk Drive
Rolleston. 7614

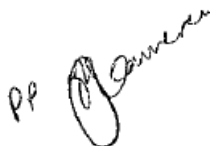
Attn: Tim Harris – Environmental Services Manager

Dear Tim

Re: Housing Accord Application

Mike Greer Homes would like to acknowledge that it has a joint venture arrangement with the Dryden Trust for the development of land located on Springston Rolleston Road, Rolleston. We look forward to a successful outcome of delivering another quality development with our partnership arrangement in conjunction with the Housing accord process.

Yours Sincerely
Mike Greer Homes NZ Ltd



Mike Greer
Managing Director



aston
CONSULTANTS

resource management & planning

A PO Box 1435 Christchurch 8140 **P** 03 3322618 **M** 0275 332213

E info@astonconsultants.co.nz **W** www.astonconsultants.co.nz

25th November 2015

Dean Geddes

By email only: tahorafarm@vodafone.co.nz

Dear Dean

Re: **Housing Accord – Dean Geddes Site, South Rolleston**

Further to your request, we have assessed your property at South Rolleston against the Draft Selwyn Housing Accord criteria for Special Housing Areas (Fifth Draft 11 November 2015). We note that we have not been provided with the most up to date draft of the Accord and understand further changes may be negotiated between SDC and MBIE. We have based our advice on the most recent version of the Accord we have seen. Our advice is set out below.

The Site

You own 35.9773 ha of land located on Springston Rolleston Road and Selwyn Road, south Rolleston, legally described as Lots 1 and 2 DP 411402, and currently Zoned Rural Inner Plains ('the Site') - see Rolleston Structure Plan showing the location of the Site (**Appendix A**). It is within the Rolleston urban growth boundary and Rolleston Projected Infrastructure Boundary on Map A of Chapter 6 of the Canterbury Regional Policy Statement.

The Site adjoins the Dryden Trust 36 ha block on its northern boundary which is also intended to be proposed as a Special Housing Area under the Selwyn Housing Accord (if agreed between SDC and Government). It is close to existing ODP areas as illustrated on the plan of Rolleston ODP areas in **Appendix B**.

Selwyn Housing Accord Criteria

The Site meets all of the draft Selwyn Housing Accord criteria¹ for Special Housing Areas (SHAs) for the reasons outlined below.

¹ As set out in clause 23 of the Draft Selwyn Housing Accord

- a. It is 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;**

The Site is within the area defined above and is zoned Rural Inner Plains.

- b. It is not subject in any part to the Christchurch International Airport Noise Contour under the Operative District Plan;**

The Site is not within the CIA Noise Contour under the Operative District Plan.

- c. It comprises a contiguous land area of not less than 30 hectares adjacent or opposite an existing ODP Area ;**

The Site comprises a contiguous land area of 35.9773 ha in two titles in single ownership (Dean Geddes (see CTs attached as **Appendix C**). It is adjacent to the Dryden Trust proposed Special Housing Area which in turn is adjacent to ODP Area 11 (Branthwaite Drive) to the north and opposite ODP Area 13 Selwyn Rolleston Road/Dynes Road) to the west.

- d. It is owned or controlled by a single party, or there is a contract for this party to purchase all of the land;**

The Site is owned by a single party – Dean Geddes.

- e. 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 party described in clause 23d is or is partnered with an experienced land developer and has a genuine intention to develop the land;**

The Draft Selwyn Housing Accord² establishes that there is a pending shortage of residential land which can be readily developed at Rolleston. The remaining areas rezoned residential under Plan Change 7 are now largely developed and the Land Use Recovery Plan (LURP) Action 18 areas are not currently, and are unlikely to become, 'development ready' due to a combination of constraints relating to multiple land ownership, infrastructure availability and land value issues.

The LURP Review Consultation Pamphlet notes that mechanisms are needed to establish smaller and more affordable housing to buy and rent and that there is a predominance of 3 + bedroom homes in Greater Christchurch with a reducing percentage of more modest homes.

The landowner (Dean Geddes) is fully committed and suitably resourced to develop the Site for residential purposes with joint venture partners Mike Greer Homes and the Dryden Trust. Mike Greer Homes is an experienced housing provider and developer and the largest residential housing company in New Zealand. **Appendix G** is a letter from Mike Greer Homes confirming the partnership arrangement.

² Paragraphs 6-12

The partnership is uniquely placed to meet the strong demand for affordable housing. Mike Greer Homes is the largest supplier of new homes in Canterbury and New Zealand producing over 800 new homes last year throughout New Zealand many of which were home and land packages and land development was undertaken by Mike Greer Homes. Mike Greer Homes is involved in substantial land and home projects throughout New Zealand.

The Company is able to supply high quality affordable homes at a price point which is far more competitive than any other conventional housing company servicing the Canterbury region and New Zealand through its ability to bulk buy and produce pre-fabricated homes from its Rolleston based Concision factory which has the capacity to produce 4 new homes per day. The current average time to build a house from start to finish is 30 weeks. The new factory has the occupiers living in their new homes within 10 weeks from signing the construction agreement. The same house on the same land will cost 20-30% less than the normal cost to build through the standard conventional building method.

The partnership recognizes that there is an unmet demand for smaller high quality affordable housing in Rolleston, as reflected in the attached letter from local real estate agent Chris Jones (**Appendix D**). It intends to focus the development on responding to this market need, in accordance with the purpose of the Selwyn Housing Accord to ensure that as a minimum the required proportion of the new dwelling supply created under the Accord is affordable housing (as defined in the Accord).

The overall housing density will be at least 12 households per hectare, delivering a yield of at least 420 households for the 36 hectare block. SDC and the partnership have also discussed potential higher densities to achieve more affordable housing which could increase the yield to around 500 households.

f. It is in a location where adequate infrastructure to service qualifying developments within the proposed special housing area either exists, or is likely to exist, having regard to relevant local planning documents, strategies and policies, and any other relevant information;

The attached letter (**Appendix E**) from Davis Ogilvie confirms that services are readily available to service the Dryden Trust Site adjoining the Site to the north if that land was fully developed for medium density housing (average 17 hh/ha). Services can readily be designed with capacity and connections to service the adjoining Dean Geddes Site.

In summary, water reticulation can be connected to the existing water supply in Rolleston; stormwater from a 2% AEP event will be discharged to ground via a combination of roadside soakpits and infiltration basins; and a new gravity wastewater system can be designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road. The telecommunication network and power reticulation will be connected to the existing surrounding infrastructure.

- g. Council and the party described in clause 23d have agreed an Outline Development Plan for the whole of the special housing areas (SHA) following the agreed format of the Selwyn District Plan and that will achieves an outcome that is consistent with the provisions of the Living Z zone.**

The partnership has recently engaged Kamo Marsh urban designer Dave Compton-Moen and landscape architect Danny Kamo to prepare a preliminary ODP. Their preliminary advice is attached as **Appendix F** (dated 22/9/15). This advice related to a 72 hectare block comprising both the Dryden Trust Site and adjoining Dean Geddes block to the south. Separate ODPs for each block are now proposed but with linkages and appropriate boundary treatments between the two areas.

Unfortunately, the preliminary work by Kamo Marsh was not able to proceed further because of a conflict of interest situation. Kamo Marsh is no longer able to advise the partnership, which is now in the process of engaging a new design team. This has resulted in delay in preparing an ODP for the Site. Much background work has already been undertaken so this can be achieved within a short timeframe.

Conclusion

The Dean Geddes Site meets all the SDC Draft Housing Accord criteria and the development partners (Dean Geddes, Dryden Trust and Mike Greer Homes) are fully committed and uniquely placed to deliver quickly and 'in volume' house and land packages to meet Rolleston's housing needs, especially for more affordable housing.

Yours Sincerely



FIONA ASTON
Principal

Appendices

Appendix A: Rolleston Structure Plan & Site Location
Appendix B: Rolleston ODP Areas
Appendix C: Certificate of Title
Appendix D: Bayleys Letter
Appendix E: Davis Ogilvie Letter re Servicing
Appendix F: Kamo Marsh Preliminary Urban Design Advice
Appendix G: Mike Greer Homes Letter

Appendix A: Rolleston Structure Plan & Site Location

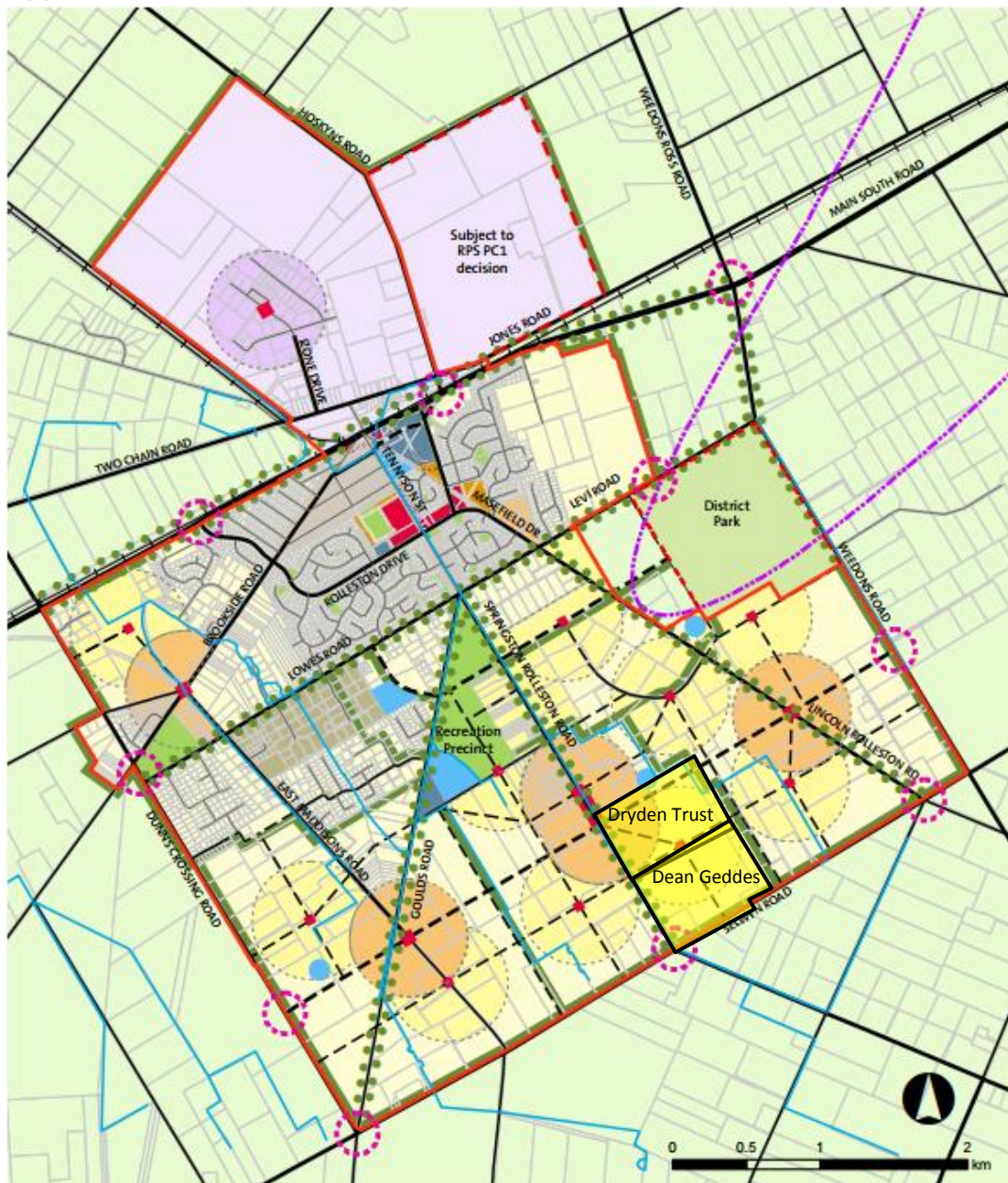
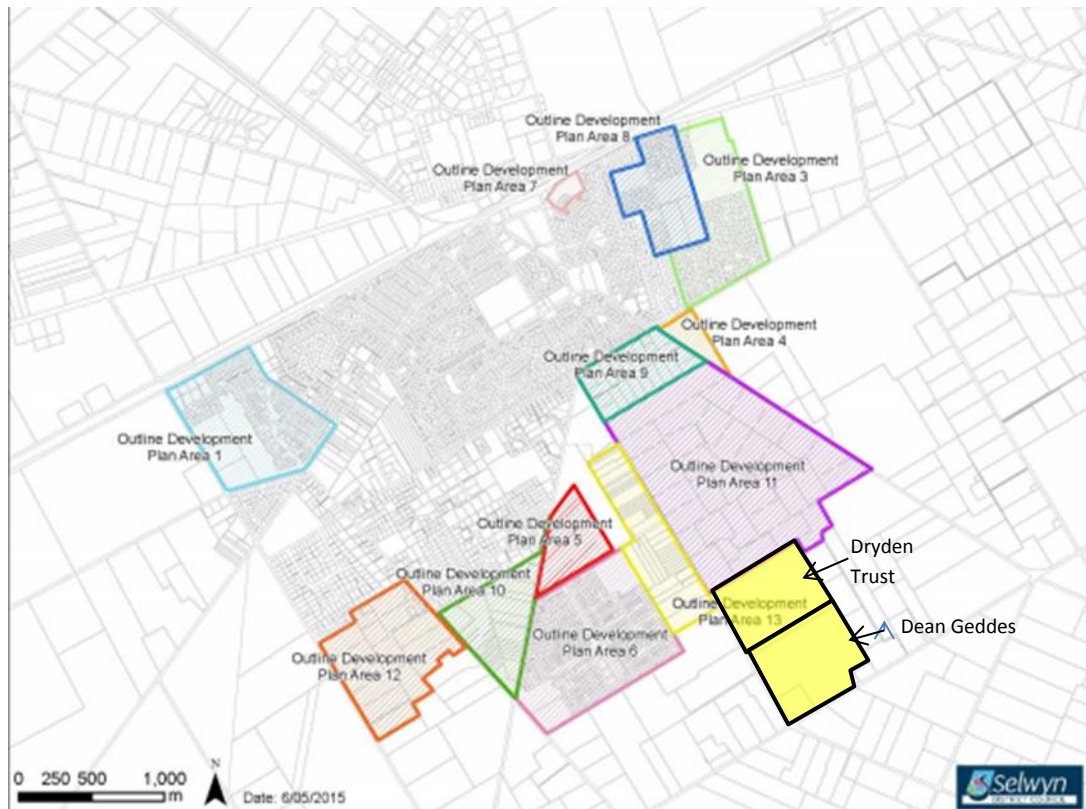


Figure 5.2: Rolleston Structure Plan



Appendix B: Rolleston ODP Areas



Appendix C: Certificates of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **443473**
Land Registration District **Canterbury**
Date Issued 18 February 2009

Prior References

21598

Estate	Fee Simple
Area	32.1900 hectares more or less
Legal Description	Lot 2 Deposited Plan 411402
Original Proprietors	Dean Leslie Geddes

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
5178860.8 Mortgage to The National Bank of New Zealand Limited - 25.3.2002 at 12:43 pm
Subject to a right to convey water over part marked A, C DP 411402 and a right to convey electric power over part marked B, C DP 411402 specified in Easement Certificate 5178860.5 - 25.3.2002 at 12:43 pm
The easements specified in Easement Certificate 5178860.5 are subject to Section 243 (a) Resource Management Act 1991
8068145.1 Variation of Mortgage 5178860.8 - 27.3.2009 at 1:46 pm
9874355.1 Variation of Mortgage 5178860.8 - 26.11.2014 at 12:16 pm



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier **443472**
Land Registration District **Canterbury**
Date Issued 18 February 2009

Prior References
21598

Estate Fee Simple
Area 3.7873 hectares more or less
Legal Description Lot 1 Deposited Plan 411402
Original Proprietors
Dean Leslie Geddes

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
5178860.8 Mortgage to The National Bank of New Zealand Limited - 25.3.2002 at 12:43 pm
8075568.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.2.2009 at 9:00 am
8068145.1 Variation of Mortgage 5178860.8 - 27.3.2009 at 1:46 pm
9874355.1 Variation of Mortgage 5178860.8 - 26.11.2014 at 12:16 pm

Transaction Id 45292671
Client Reference jparratr001

Historical Search Copy Dated 25/11/15 2:23 pm, Page 1 of 1

Appendix D: Bayleys Letter

BAYLEYS

25 November 2015

Attention: Ryan Geddes

The Rolleston residential market appears to have settled back to a more "normal" market over the past 12 months. The Rolleston residential market has been strong on the back of the increasing commercial and industrial developments in the area (homes for employees) and the promise of quick and easy access to the city via the new motorway. However the single biggest driver of the Rolleston market in my opinion is affordability. Buyers have traditionally been able to buy a modern home in the \$400,000-\$500,000 however over the past 12-18 months this has risen to \$550,000-\$615,000 which is well above where the majority of buyers can afford. These prices are more in line with areas such as Halswell. In our opinion there is huge demand for sections in the \$125,000-\$165,000 region and completed homes in the \$400,000-\$500,000 region. Buyers appear to be happy with a smaller section if it makes the property more affordable and Rolleston has excellent recreation facilities for sporting and family pursuits.

There also appears to be a shortage of dividable land at present. We are currently working with a number of lifestyle block owners whose land is zoned for development. A key issue from a sales perspective is that the owners' expectations are often well above where a developer can purchase and make a margin and put sections on the market at market values let alone affordable prices.

We believe the Rolleston market has a very bright future however the key is having affordable sections and land and house packages which in our opinion has made Rolleston so successful to date.

Regards,

Chris Jones

Whalan and Partners Limited, Bayleys, Licensed under the REA Act 2008
Bayleys House, 3 Deans Avenue, Riccarton, PO Box 36533, Merivale, Christchurch 8146, New Zealand
T +64 3 375 4700 | F +64 3 355 9521 | christchurch@bayleys.co.nz
www.bayleys.co.nz

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Appendix E: Davis Ogilvie Letter re Servicing

11 Deans Ave, Addington / P O Box 589, Christchurch 8140
T. 0800 999 333 / E. hello@do.co.nz / www.do.co.nz



File No: 32616

28 May 2015

Aston Consultants
PO Box 1435
Christchurch 8140

Attention: Fiona Aston

Dear Fiona,

ROLLESTON – BM GEDDES AND J G I COOKE - LOT 1 DP 305373 CT21597 - RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING

This letter summarises the preliminary servicing options for a residential development on Springston Rolleston Road in Rolleston (Lot 1 DP 305373). This letter is intended to support a submission by the applicants to the Land Use Recovery Plan (LURP).

The infrastructure required to service the proposed residential development for a medium density residential development (17 households per hectare) is discussed below.

High Pressure Water

A high pressure water reticulation network can be readily designed to accommodate a medium density development connecting to the existing water supply in Rolleston.

Stormwater Runoff

Stormwater runoff is generally discharged to ground in Rolleston. It is anticipated that stormwater is from a 2% AEP event will be discharged to ground via a combination of roadside soakpits and infiltration basins. The roading network will be designed to accommodate secondary flow from within the development.

Roading

The roading network as will be designed in accordance with the appropriate Council standards for medium density type residential development.

Reticulated Wastewater

There is currently no wastewater reticulation network servicing the site. It is likely that a new gravity system can be designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road. The reticulated wastewater network will be designed appropriately to suit medium density development.

\\nas1\backup\DOP4\Jobdata\projects\32616 - South Rolleston RR submission\Civil\150527.rb. Preliminary Servicing Letter for lot 1 DP 305373.docx

Telecommunication Network

The telecommunication infrastructure will be connected to the existing surrounding infrastructure.

Power Reticulation

The power infrastructure will be connected to the existing surrounding infrastructure..

Conclusion

Based on the above information we believe that the applicant's site can be adequately serviced for a medium density residential development.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

Yours faithfully
DAVIS OGILVIE & PARTNERS LTD



JEREMY REES
Senior Civil Engineer
BE Civil (Hons) CPEng MIPENZ IntPE (NZ)

E-mail: jeremy@do.co.nz



MEMORANDUM

TO: Ryan Gebbes (Dryden Trust), Mike Greer (Mike Greer Homes)

FROM: Dave Compton-Moen, Danny Kamo (Kamommarsh)

SUBJECT: **ROLLESTON SOUTH – DRYDEN TRUST SITE:**
Urban Design Principles and Outcomes

Project No. 4547

Date 22 September 2015

The following urban design principles and outcomes have been developed for the two Gebbes properties on the Springston-Rolleston Road. The properties are approximately 36 Ha each in area (held in two titles), currently zoned Rural Residential in the Selwyn District Plan and is located approximately xx km from the centre of Rolleston.

At present the two sites are occupied by open paddocks used for dairy purposes with no topographical features of note. There is no significant vegetation. Open and expansive views are available to the Port Hills and may provide an important reference point for any future development, to provide a sense of place and legibility. There is also a water race running along the Springston–Rolleston Road which could be incorporated into the design but is not consider a significant design element.

The design principles would seek to achieve the following outcomes of a residential development which provides a mix of housing typologies and lot variation, with a particular emphasis to provide at least 10% affordable housing. A small sized local centre (retail floor area no greater than 300m²) with a range of services to serve the future new residents as well as surrounding rural-residential customers is suggested. Possible amenities could include a diary, a small café, childcare, hairdresser or takeaway, very similar to what is found in a small local suburban centres. The road design and street layout would have a high degree of connectivity, and similar to the lot variation proposed, it would include variation in street types and widths, depending on traffic numbers and their usage. It is suggested a spine road is incorporated into the design with views through to the Port Hills emphasised. Separate cycle and pedestrian facilities would be provided on larger streets with shared street concepts proposed for quieter residential streets and lanes where slower traffic speeds are desired.

As a suggested yield breakdown, the design could include the following elements within one of the 36Ha lots:

- 450 x 250-350m² sections (total area of 13.5Ha) which will be comprehensively designed. These will be integrated, affordable land and house packages, typically single storey with a mix of terrace, duplex and standalone dwellings. Depending on their orientation and street location, site access will vary with the possible incorporation of laneways for servicing;
- 98 x 450-550m² sections (total area of 4.9Ha) which will provide for middle of the range properties, typically be standalone dwellings 140-200m² in size. These dwellings will be a mix of single and two storey dwellings and may/may not include garaging. Typically these lots will be served directly from the street (as opposed to a laneway);
- 43 x 2,000m² rural residential properties (total area of 8.6Ha). These large lots would be located on the edge of the lot to create a buffer between higher density areas and rural residential areas;
- 1000m² of retail/community lots (300m² of leasable floor area). It could provide for Mixed use (at a later stage) with small offices/work spaces for at home businesses. The design of these buildings would allow for activity change by enforcing a fixed front setback to encourage a good relationship between the street and the building while providing sufficient privacy if buildings are purely used for commercial;
- 15% of open space (total area of 5.4Ha) being a mix of passive and active spaces for play and recreation;
- 10% roads/streets/laneways (total area of 3.6Ha)

If the total 72Ha were to be developed, being staged, the following allotments would be created:

- 900 x 250-350m² sections (total area of 27.0Ha)
- 196 x 450-550m² sections (total area of 9.8Ha)
- 86 x 2,000m² sections (total area of 17.2Ha)
- 2,000m² of retail / community space
- 10.8Ha of green / public open space
- 7.2Ha of roads/streets/laneways

DESIGN OPPORTUNITIES

- **Views to the Port Hills and Plains Landscape Character** There is an opportunity to create a residential development with a strong street and lot pattern which reflects the patchwork character of the plains landscape. Viewshafts to the Port Hills can be created using linear streets and avenue tree planting.
- **Housing Affordability and Variation** The aim is to create diversity and interest without compromising lifestyle. Well-designed open space areas and streets can offsets smaller lot sizes. The provision of smaller residential lot sizes are

also recognised as an important method to reduce sale prices and meet a greater proportion of the community, particularly first home owners seeking a warm, energy efficient home that meets modern lifestyle needs. The suggested yield numbers above for the 72Ha site create an opportunity to cater for a range of styles, tastes and budgets and will achieve an overall housing density of around 15-17 households per Ha.

- Using dwellings constructed in the Concision factory, it is possible that the same house on the same land will cost 20-30% less than a traditionally constructed dwelling.
- The Trust and Mike Greer Homes recognise that there is an unmet demand for smaller affordable housing (on smaller 300-400m² sections) in Rolleston. Development on these sections would be by way of a 'comprehensive design approach' where by the subdivision and house design is undertaken at the same time.
- The site has been in the ownership of the Trust for a number of years allowing a lower land price to be realised.
- The Trust anticipate an up take of rate of 80-100 sites per year, with the first 36Ha lot being fully developed within a 5-6 year period.
- The aim is to bring affordable houses to the market, for less than \$450,000, which would provide first home buyers the ability to purchase a 150m² house using the Kiwi Saver Scheme possibly with little or no deposit.
- **Pedestrian, cycle and vehicle connectivity** – the design reflects the existing road network, using long linear roads and a grid form. A variety of street types are proposed with a central spine road connecting through the entire development, running from west to east. Separated cycle and pedestrian facilities would be proposed on this spine road, while alternative design solutions would be investigated on smaller, local streets and lanes which only serve a small number of dwellings. All roads will be connected and no cul-de-sacs are proposed. It is proposed to narrow the width of streets where possible to minimise infrastructure development costs while also bringing vehicle speeds down to create a more walkable, pedestrian focused environment.
- **Open Space** – The design proposes a network of centrally located open spaces which cater to future residents, spaces where kids can kick a footie ball around on or play a game of cricket. The spaces are simple in their design but centrally located so they are not perceived as a left over space.
- **Community** - A key component of a successful design is providing a variety of activities and amenities. The development would include the opportunity for a small amount of retail and office space as well as community facilities.



25th November 2015

Selwyn District Council
2 Norman Kirk Drive
Rolleston, 7614

Attn: Tim Harris – Environmental Services Manager

Dear Tim

Re: Housing Accord Application

Mike Greer Homes would like to acknowledge that it has a joint venture arrangement with the Dryden Trust and Dean Geddes for the development of land located on Springston Rolleston Road, Rolleston. We look forward to a successful outcome of delivering another quality development with our partnership arrangement in conjunction with the Housing accord process.

Yours Sincerely
Mike Greer Homes NZ Ltd

A handwritten signature in black ink, appearing to read "Mike Greer", is written over a circular stamp or seal.

Mike Greer
Managing Director

SELWYN HOUSING ACCORD

QUALIFYING DEVELOPMENT REPORT

"FARINGDON SOUTH"

NOVEMBER 2015



DAVIE LOVELL-SMITH

PLANNING SURVEYING ENGINEERING



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Introduction

The Selwyn District Council and Hughes Developments Limited are seeking to have land located adjacent to the Faringdon residential development recognised as a Special Housing Area under the Housing Accords and Special Housing Areas Act.

Selwyn District Council has identified a series of requirements a Qualifying Development must satisfy in order to be suitable for consideration as a Special Housing Area. These criteria are set out within Clause 23 of the draft Selwyn Housing Accord.

23. The Council will not recommend the creation of a Special Housing Area unless it is satisfied that the land meets all of the following requirements:

- a. It is 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 Stare Highway 1;*
- b. It is not subject in any part to the Christchurch International Airport Noise Contour under the Operative District Plan;*
- c. It comprises a contiguous of not less than 30 hectares in area adjacent or opposite an existing ODP Area ;*
- d. It is owned by a single party, or there is a contract for this party to purchase all of the land;*
- e. 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 party described in clause 23d is an experienced land developer with a genuine intention to develop the land;*
- f. It is in a location where adequate infrastructure to service qualifying developments within the proposed special housing area either exists, or is likely to exist, having regard to relevant local planning documents, strategies and policies, and any other relevant information;*
- g. Council and the party described in clause 23d have agreed an Outline Development Plan for the whole SHA following the agreed format of the Selwyn District Plan.*

This report assesses the area known as 'Faringdon South' against the Qualifying Development criteria contained in Clause 23.

Location and Zoning

- a. It is 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 Stare Highway 1;

The Faringdon South site adjoins the existing Faringdon development to the north and is bounded by East Maddison's Road to the west and Selwyn Road to the south.

The site is comprised of 6 parcels of land which are legally described as:

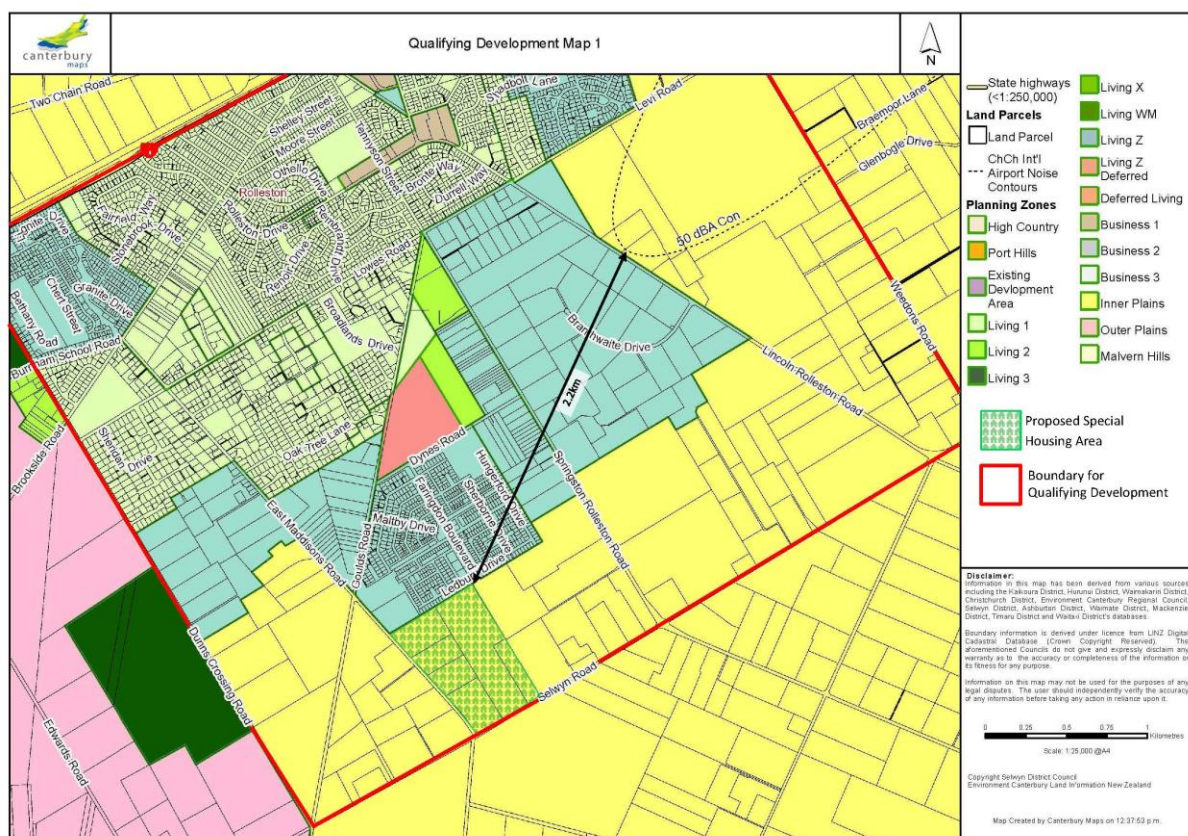
- Lot 1 DP327430
- Lot 2 DP327430
- Lot 1 DP 424089
- Lot 2 DP 424089
- Lot 1 DP 75986
- Lot 2 DP 75986

As illustrated in Map 1 below, the site is zoned Inner Plains within the Operative District Plan and sits comfortably within the qualifying area which is bounded by Dunns Crossing Road, Selwyn Road, Weedons Road and Stare Highway 1.

Christchurch International Airport Noise Contours

- b It is not subject in any part to the Christchurch International Airport Noise Contour under the Operative District Plan;

The subject site is located approximately 2.2km south east of the 50dba Air Noise Contour. Map 1, below identifies the location of the site in relation to the Air Noise Contours.



Size of the Qualifying Development

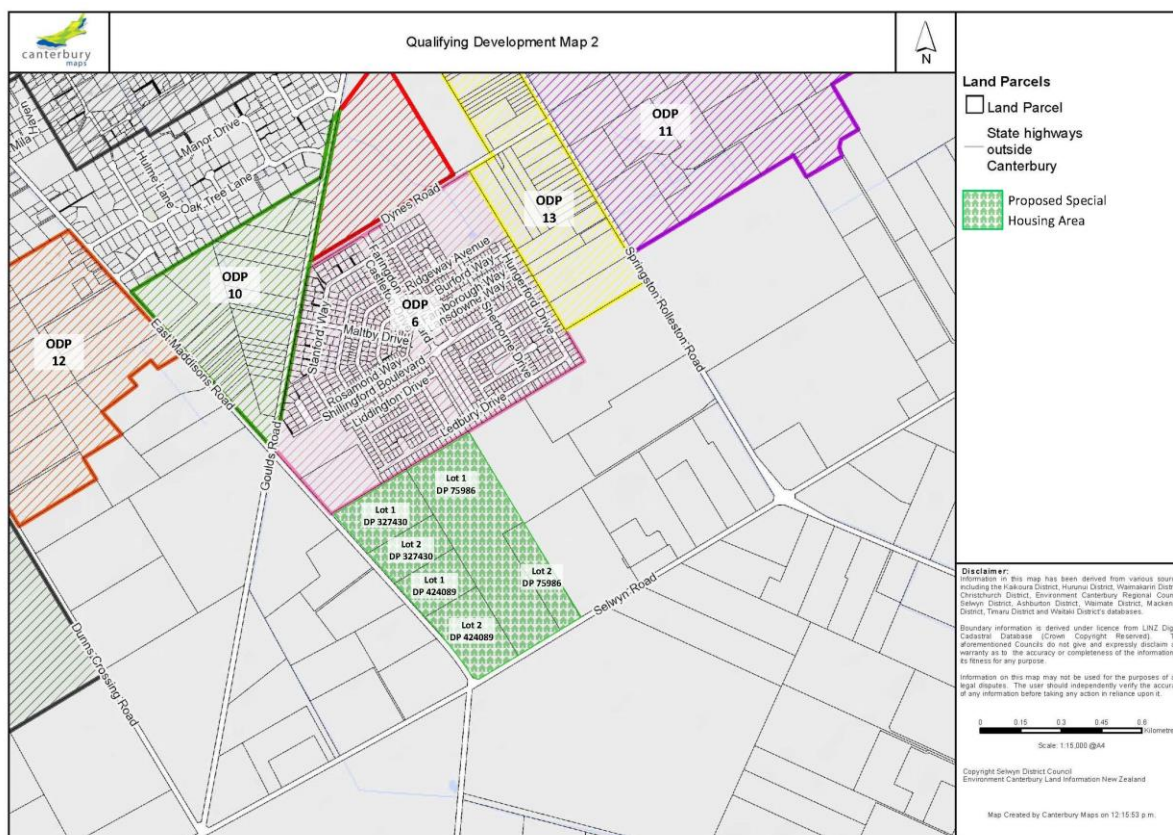
c It comprises a contiguous of not less than 30 hectares in area adjacent or opposite an existing ODP Area

As previously mentioned, the site is comprised of 6 parcels of land which consist of the following areas:

1. Lot 1 DP 327430	5.99 ha
2. Lot 2 DP 327430	4.00 ha
3. Lot 1 DP 424089	4.00 ha
4. Lot 2 DP 424089	6.00 ha
5. Lot 1 DP 75986	18.30 ha
6. Lot 2 DP 75986	3.72 ha
TOTAL	42.01 ha

Given the total area of 42.01ha, Faringdon South is consistent with the 30ha Qualifying Development size criteria.

The existing Faringdon Development occupies all of Outline Development Plan 6 within the Operative Selwyn District Plan. The proposed Faringdon South Special Housing Area adjoins the southern boundary of Outline Development Plan 6 (refer Map 2).

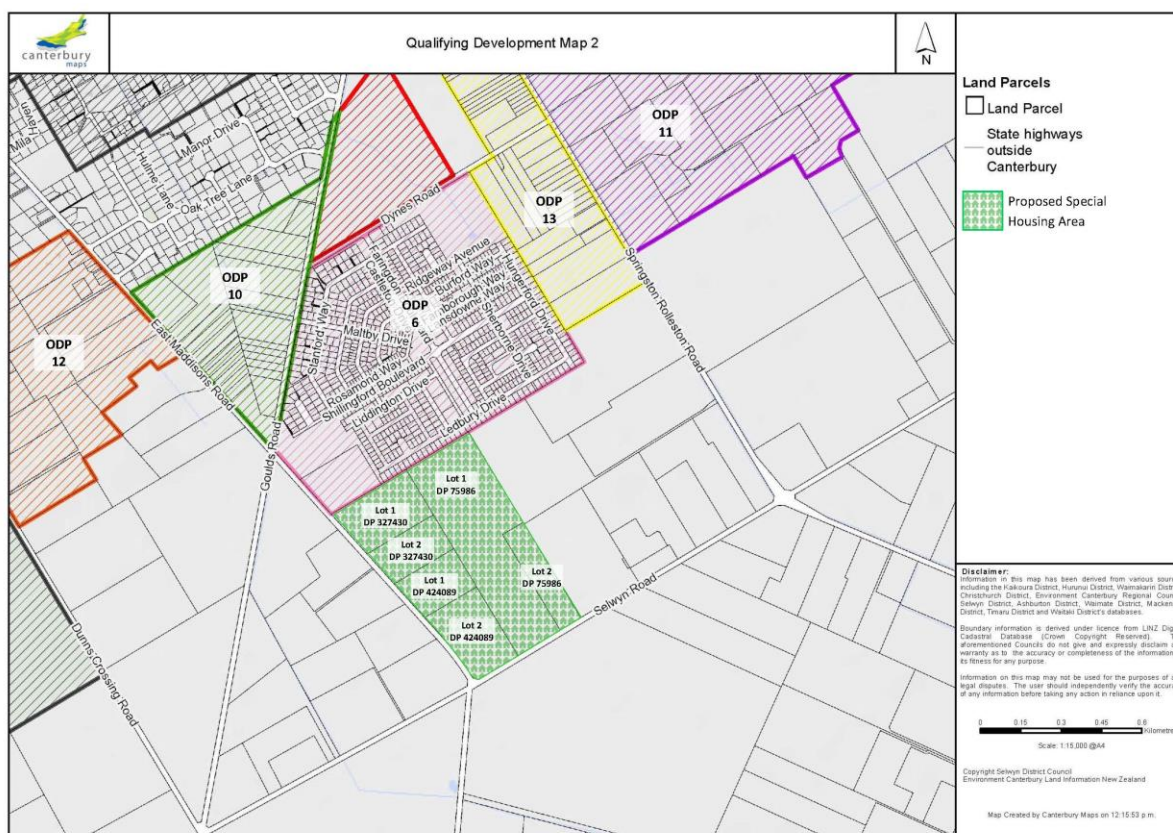


Ownership

d. It is owned by a single party, or there is a contact for this party to purchase all of the land;

Four of the six sites within the Faringdon South Special Housing Area are owned by Hughes Developments Limited. In addition, Hughes Developments Limited has unconditional sales and purchase contracts in place to secure the remaining 2 sites not currently under their ownership.

A letter from Hughes Developments Limited confirming the contracts for future land acquisition are in place is attached as Appendix 1.



Housing Demand

- e. 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 party described in clause 23d is an experienced land developer with a genuine intention to develop the land;*

The Faringdon residential development consists of 7 stages (including sub-stages). Subdivision consent for the first stage was approved in December 2012 with titles issued in April 2013. Titles have since issued for Stages 2 through to Stage 6 and preparations are underway to commence construction of Stage 7.

In total Stages 1-7 contain in excess of 980 lots with variation occurring due to the development yield within comprehensive lots. Figures supplied by Hughes Developments up to and including September 2015 show total sales currently sitting at 905 lots sold.

The disposal of 905 lots in such a short space of time has created a shortage of supply within the Faringdon development with aforementioned figures highlighting that less than 75 lots remain within the entire development (35 of those contained within Stage 7).

Whilst sales have obviously been very strong through 2013 and 2014 partly as a result of earthquake recovery, sales figures for 2015 continue in this vein with an expected total of 130 lots sold for the year.

Although the speed of the development can initially be attributed to earthquake recovery, additional factors have contributed to the success of Faringdon which will assist with its continued success as the impact of the recovery wanes.

Several 'Rolleston-specific' factors contribute to the speed at which product can be bought to the market. These include good ground conditions for construction (TC1) and for stormwater disposal (e.g. roof water direct to ground). The Eastern Selwyn Sewer Scheme ensures sufficient capacity is available for wastewater disposal and there are no constraints on the supply of potable water, power and telecommunications.

The success of the IZONE industrial park provides a lure for employees within the park and further industrial expansion and development of the Rolleston Town Centre will contribute to creating a strong employment base to underpin residential growth. In addition to the factors above the extension of the Christchurch Southern Motorway out to Weedons Ross Road will ensure the growth of Rolleston does not stagnate as the impact of the earthquake diminishes.

Within the overall Canterbury property market a further factor that cannot be ignored is that land values within Selwyn are inherently cheaper by comparison to those within the Christchurch. This, aligned with the factors identified above contributes to the continuing popularity of Rolleston.

Allied to these favourable development conditions is the experience of Hughes Developments in delivering large master planned residential developments. Hughes Developments are responsible for highly successful residential developments within Canterbury and throughout New Zealand. A full summary of Hughes Developments residential portfolio is contained within Appendix 2.

Based on their knowledge of the market and relationships with major building companies, Hughes Developments are able to master plan and subdivide to meet what the market is demanding, either through creating individual lots or the provision of comprehensive house and land development.

In conjunction with the above, their experience in construction programming ensures sites are delivered with optimal efficiency creating a competitive edge within the residential land market. Completing the 'picture' is the dedicated sales and marketing expertise of Hughes Developments which captures a market that is not geographically limited.

Infrastructure

f. It is in a location where adequate infrastructure to service qualifying developments within the proposed special housing area either exists, or is likely to exist, having regard to relevant local planning documents, strategies and policies, and any other relevant information;

Given the development of Faringdon over the past 2 ½ years, Faringdon South is well-positioned to take advantage of the infrastructure network that has previously been established. The general approach to infrastructure provision to support Faringdon South is outlined below:

Stormwater

Due to favourable ground conditions it is the expectation that all stormwater will be discharged to ground. House sites will discharge via individual soakpits on site, whereas stormwater from the road network will be collected in sumps and discharged to roadside soakholes. Secondary flow will be directed to the road network and safely transferred down gradient to the southern end of the site. Notwithstanding unforeseen circumstances, these discharges are likely to be a permitted activity under Environment Canterbury's Land and Water Resource Plan.

Sewer

As part of the Faringdon project, a large diameter sewer was installed along the eastern boundary of Faringdon South out to Selwyn Road. This 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.

Water Supply

The water supply network in Faringdon will be extended into this new application area. The 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 the application land and future development.

Power and Communications

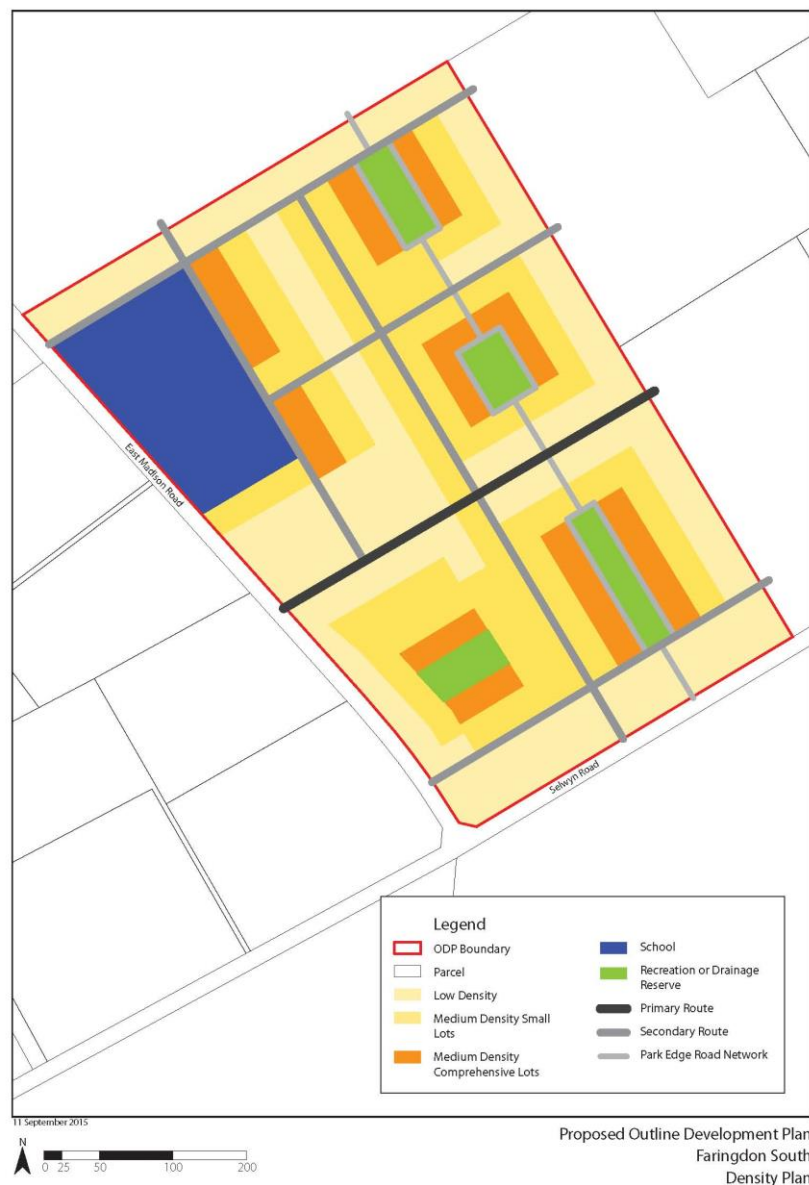
These Utility services will be extended from Faringdon into the application area. The applicant will work with the utility companies to ensure that a full service will be provided to all new lots. This may include providing some land for installations such as transformers.

Outline Development Plan

g Council and the party described in clause 23d have agreed an Outline Development Plan for the whole SHA following the agreed format of the Selwyn District Plan.

Hughes Developments have prepared a draft Outline Development Plan which continues the design philosophy established within the existing Faringdon development. The design reflects the sentiments expressed by existing builder clients and successful comprehensive developments as well as providing for affordable development through management of lot sizes and shape factors.

The draft ODP is cognisant of key factors in respect of infrastructure, the surrounding road network and greenspace. Discussions with Council on the draft ODP have yet to commence, however Hughes Developments are anticipating working alongside Council to finalise the ODP as soon as practicable.



Conclusion

The assessment of Faringdon South against the qualifying criteria contained within Clause 23 verifies that the site satisfies all of the prescribed criteria. The assessment demonstrates the suitability of the site for consideration as a Special Housing Area by Order in Council, thereby enabling the development of Faringdon South through the resource consent processes available under the Act.



FARINGDON SOUTH DRAFT PRELIMINARY MASTERPLAN

STAGE	LOW DENSITY	MEDIUM DENSITY SMALL LOTS	MEDIUM DENSITY COMPREHENSIVE LOTS
1	26	22	18
2	46	24	11
3	26	48	23
4	27	33	20
5	34	45	44
6	26	22	16
TOTAL	185	194	132

HARRISON GRIERSON

HUGHES DEVELOPMENTS LTD
FARINGDON SOUTH, ROLLESTON

Project: 1021-131706-01
Date: 14 August 2015
Status: Draft
Scale: 1:3000 at A3



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u:\0021\131706_01\site plans\131706-faringdon-stages6-6-new lot layout.dwg

Appendix 1

November 24, 2015

Tim Harris
Selwyn District Council
PO Box 90
ROLLESTON 7643

Tim,

RE: BROWN & MOORE BLOCKS – SELWYN ROAD ROLLESTON

This letter is to confirm Hughes Developments Limited have entered into two separate unconditional contracts to purchase the following properties forming part of 'Faringdon South':

- 760 Selwyn Road – Lot 2 DP 75986 (Brown Block)
- 762 Selwyn Road – Lot 1 DP 75986 (Moore Block)

Should you require further confirmation of this, copies of the Agreements for Sale & Purchase can be provided on request.

Regards,

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jake Hughes', with a stylized flourish extending to the right.

Jake Hughes
Hughes Developments Ltd

Appendix 2



Residential Capability Overview 2015

Overview

Hughes Developments is a property development company specialising in residential land development, commercial and industrial development, construction, partnering and advisory services.

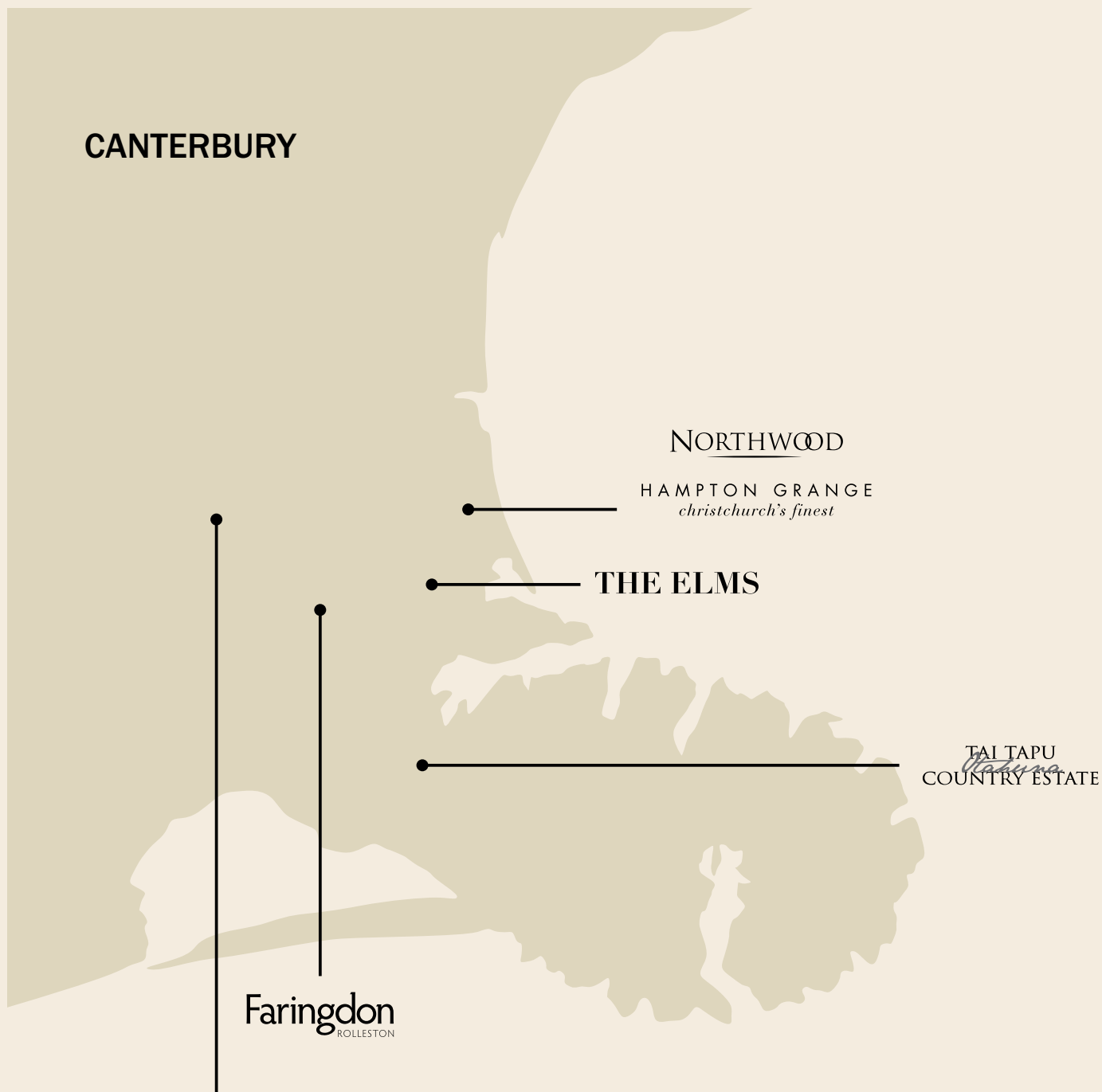
The company, which is privately owned, has been trading successfully for more than 28 years. While headquartered in Christchurch we've completed projects throughout New Zealand and offshore.

Our objective has always been to undertake a manageable number of projects, thoughtfully selected and implemented with innovation and passion. We have earned the enviable reputation of being a developer that improves and complements the environments we work with.

Our projects are never about any one person. Our team of decision makers is focussed on making the right choices to ensure projects are rated by clients and end users as 'leading edge developments'.

Nationwide Developments





HALKETT GROVE
WESTMELTON



GAINSBOROUGH
WESTMELTON



Faringdon

Rolleston, Canterbury

Faringdon is a master-planned community featuring wide tree-lined streets and fully serviced sections with plenty of green space giving residents the room to enjoy a great indoor/outdoor lifestyle.

Faringdon is situated between Goulds Road and East Maddisons Road Rolleston, and when complete will provide more than 1000 sections ranging in size from 400m² to 982m². Rolleston is in the Selwyn region, the fastest growing district in New Zealand and Hughes Developments is catering for this exceptional growth.

Faringdon has it all – fibre optic broadband, reticulated gas and architecturally landscaped boulevards and reserves. With an affordable price tag coupled with the development's location and surroundings, Faringdon offers the lifestyle people 'love to live'.



Kowhai Downs

Pokeno

Kowhai Downs sections offer affordable living within the Auckland housing market, and when completed will total 140 sections with sizes ranging between 2500m² – 8000m².

Being less than an hour from both Hamilton and Auckland CBDs puts Kowhai Downs in a prime location for investment growth. Pokeno has experienced significant growth since 2012 due to its affordable price points and easy motorway commute.

The existing Pokeno Township is undergoing a significant upgrade with the establishment of a supermarket and new planned town centre to service the growing population.



Gainsbororugh

West Melton, Canterbury

Providing large-lot living in West Melton, Gainsborough began as rural land which was rezoned to a new residential zone in 2005.

The land was serviced by a private sewer pipeline installed by Hughes Developments. Gainsborough offers reticulated gas to all 204 sections which range in size from 1200m² to 5200m².

The development has effectively doubled the size of the West Melton township and provides a 'big section' residential option with real rural flavour.

Unique marketing utilised the works of Thomas Gainsborough, the artist, to convey the primary selling points.



Halkett Grove

West Melton, Canterbury

Set alongside the very successful Gainsborough of West Melton, Halkett Grove offers a safe, secure lifestyle opportunity on the outskirts of Christchurch.

Halkett Grove is designed for homeowners making a fresh start away from the stress of the city and wanting to realise their quarter acre dream.

Section sizes average 1400m² with reticulated gas and fibre optic broadband to all 70 lots.



Hampton Grange

Christchurch

Dubbed 'The new Fendalton', Hampton Grange is a quality master-planned residential development designed to cater for the top end of the market seeking large lots to build on.

Neighbour to the larger Northwood community, this development also backs on to the Styx Mill reserve providing spectacular views with opportunities to observe local wildlife at play.

The design covenants were a little more restrictive to ensure the very highest standards of design and build quality.

Hampton Grange comprised 118 lots, ranging in size from 750m² to 1200m².



Northwood

Christchurch

What was once known as Belfast has now become Northwood, a large master-planned community with a wide range of living options.

The first development of this size in Christchurch's history, Northwood was also the first to create a show-home village, fostering relationships with local group builders.

Reticulated gas is piped to all 1000 sections which range in size from 280m² to 1000m².

Some of the more unique touches include:

- Community parks
- Lakes and walkways
- Commercial area with purpose-built supermarket.



The Elms

Prebbleton, Canterbury

Completed in 2003, The Elms on Prebbleton created 70 new premium sites in the northwest of Prebbleton. It was one of the first major subdivisions on the northern side of Prebbleton, now one of the fastest growing parts of Selwyn District.

This project was one of the first to champion the lifestyle potential of the Prebbleton area and is now a sought after residential location.



Tai Tapu Country Estate

Tai Tapu, Canterbury

Tai Tapu is fast becoming one of the most sought after areas in Canterbury.

This development is sited in Otahuna Valley. Otahuna is Maori for “the little hill amongst the hills” and refers to the grand homestead that was built in 1895 for Canterbury pioneer Sir Heaton Rhodes.

37 lots ranging in size from between 10 and 100 acres feature a high level of landscaping treatments including extensive use of stonework.

This exclusive development has captured an idyllic location with lush landscape and peaceful surrounds, and packaged it into a country estate without the prestigious price tag.



Waipamu Station

Lake Whakamaru

Waipamu Station comprises 50 lifestyle sections ranging in size from 2500 to 3500m² with farm and vineyard shareholding, perched on a picturesque plateau overlooking Lake Whakamaru and the surrounding lake district. Hughes Developments' participation commenced late in 2009, going to market in the summer of 2010/2011.

Each lot purchased owns a share in the farm company and vineyard, which are professionally managed and operated. These farm / park developments are recognised as being challenging projects to implement and work through to total sell down.

Hughes Developments has focussed on the community aspects of this home away from home. Offering common stables, clubhouses, tennis courts as well as a boat launching ramp, Waipamu has become a place for families to enjoy time away together, both as individual units and as a greater community at large.



Ocean Ridge

Kaikoura

Kaikoura is becoming known as ‘the other Queenstown’ as thousands of tourists flock to this booming fishing village every year. Ocean Ridge is a master-planned coastal development offering both locals and holiday-makers large, open living on a rolling site. More than 80 per cent of this development was replanted with native flora and 7km of cycle tracks and walk ways were woven into the plan.

An existing natural waterway running through the property now acts as an eco-friendly and award-winning storm water treatment system. Many layers – recreation landscape, ecology

and storm water management – all work together to create a network throughout the community.

The Hughes Development approach is to maintain the site’s original feel and try where possible to work with it. We see green space as an opportunity. The idea is to add where possible, not detract.

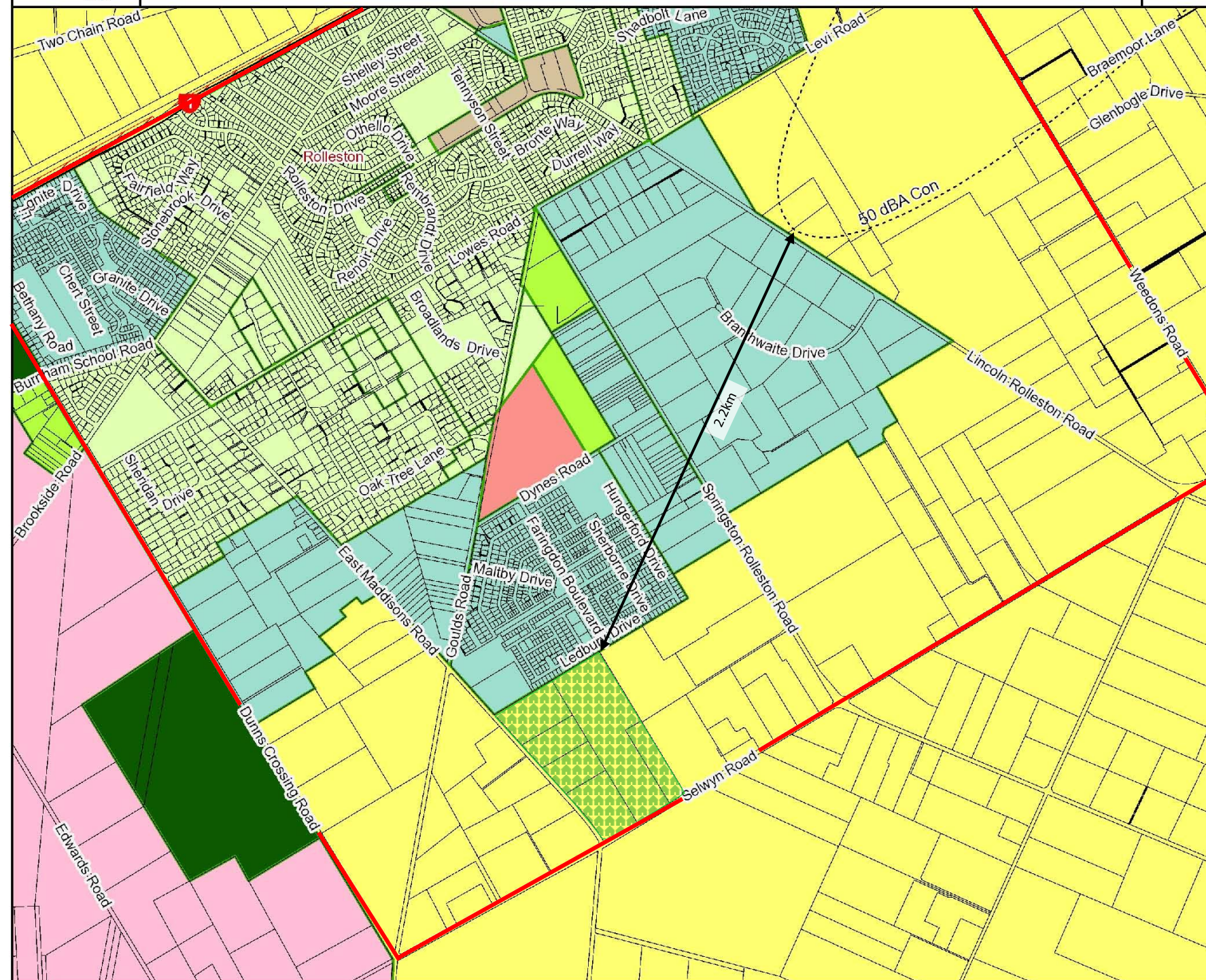


Contact

Telephone: +64 3 379 2609

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Merivale, Christchurch 8140
New Zealand

www.hughesdev.co.nz

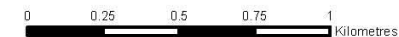


- State highways (<1:250,000)
- Land Parcels
- Land Parcel
- ChCh Int'l
- Airport Noise Contours
- Planning Zones
- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Proposed Special Housing Area
- Boundary for Qualifying Development

Disclaimer:
Information in this map has been derived from various sources including the Kaikoura District, Hurunui District, Waimakariri District, Christchurch District, Environment Canterbury Regional Council, Selwyn District, Ashburton District, Waimate District, Mackenzie District, Timaru District and Waitaki District's databases.

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Land Parcels

 Land Parcel

State highways
outside
Canterbury

 Proposed Special
Housing Area

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Kilometres

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