

# **SELWYN HOUSING ACCORD**

# Selwyn Housing Accord

- 1 The Selwyn Housing Accord between the Selwyn District Council (the Council) and the Government is intended to increase land and housing supply in the Selwyn District during the period in which the Housing Accords and Special Housing Areas Act (the Act) applies.

## Background

- 2 Housing affordability and an adequate supply of housing are key elements to maintaining a well-functioning, dynamic community with a strong economy. The Selwyn housing market is currently experiencing issues around rapid population growth in Rolleston and reduced availability of readily developable residential land.
- 3 The 2009 Rolleston Structure Plan identified that Rolleston was expected to grow from a population of 6,800 to approximately 22,000 in 2041 – an average increase of approximately 500 persons or 160 households per year.
- 4 Selwyn experienced significant growth as a consequence of the Christchurch earthquakes of 2010 and 2011, which resulted in a short term loss of around 12,000 dwellings in the Greater Christchurch area. As a result, Rolleston experienced the highest population growth in Greater Christchurch between the 2006 and 2013 censuses. Selwyn was the fastest growing territorial authority in New Zealand for 2013/14 and 2014/15.
- 5 Due to rapid population growth, much of the land in single ownership has been developed or is nearing the final stages of development.
- 6 Potential capacity has been supplemented by way of the Land Use Recovery Plan (LURP), which has created six more growth areas which have a theoretical capacity of 4,500 dwellings. The Selwyn District Plan anticipates the development of all these areas in accordance with Outline Development Plans. There has been very limited development to date in these areas due to fragmented land ownership, a lack of infrastructure, high land values and high numbers of 'lifestyle' properties with owners unwilling to aggregate or sell their land.
- 7 While, in the fullness of time, some of this land may be expected to be developed, it is unlikely in the foreseeable future. As such, in the next few years there is likely to be a land supply shortage in Rolleston. This could reduce the affordability of remaining sections in growth areas.
- 8 The median multiple in Selwyn (i.e. the median house price divided by the gross annual median household income) is 5.8<sup>1</sup>. This figure suggests that home ownership is unaffordable for many residents. Unaffordable homes contribute to increased pressures on families and communities, on the social housing system, and on Council and Government support. Further, with proportionately more household income being spent on housing less money is available for investment and spending in other areas of the community and business.
- 9 This Accord seeks to contribute to improved affordability by increasing the supply of land in Selwyn, with a focus on Rolleston in particular. It will also ensure that a proportion of new housing supply created is affordable.
- 10 The Act provides an opportunity to address these problems by facilitating a streamlined resource consent process. This can be available for suitable landholdings in priority areas.

<sup>1</sup> <http://www.stats.govt.nz/Census/2013-census/profile-and-summary-reports/quickstats-income/total-family-income.aspx>  
<https://www.qv.co.nz/resources/monthly-residential-value-index>





## Purpose

- 11 The Selwyn Housing Accord (the Accord) is intended to enable subdivision and development of housing in suitable priority areas.
- 12 To ensure rapid progress, the Accord is focused on enabling development of large parcels of land under single ownership or control.
- 13 The Accord is also intended to ensure that a suitable proportion of the housing delivered is affordable at first sale by comparison with median sales prices in the district.
- 14 The Accord is necessary to enable the Council to identify Special Housing Areas (with more enabling development controls) and provide streamlined resource consent processes within those special housing areas under the Act.
- 15 The parties acknowledge that improving housing affordability is a complex issue and requires consideration of wider issues, not all of which will be able to be addressed under the Accord.

## Principles to guide how the Government and the Council will work together

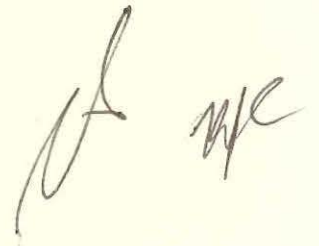
- 16 The Council and the Government agree that they will:
  - Work collaboratively to facilitate an increase in housing supply in the Selwyn District.
  - Allocate appropriate resources to achieve the objectives of this Accord.
  - Prioritise achievement of targets in the Accord.
  - Adopt a "no surprises" approach.
  - Seek to resolve differences quickly.
  - Respect the obligations resulting from each party's statutory and legislative requirements.

## Special Housing Areas

- 17 Upon commencement of this Accord, the Council will have the ability to recommend the creation of Special Housing Areas to the Minister for Building and Housing under the Act. If the Government agrees, the recommended Special Housing Areas could be established by Order in Council, enabling the Council to access the powers available under the Act to streamline resource consent approvals.

## Targets

- 18 The Council and Government acknowledge the importance of agreeing targets to give effect to the purpose of this Accord that will assist in delivering the level of land supply and dwellings necessary to meet Selwyn's housing needs.
- 19 These targets will be achieved through a combination of private sector development, direct Council and government action, and through collaborative action with other agencies including, but not limited to, Environment Canterbury and the New Zealand Transport Agency.
- 20 The Council and the Government agree, within their respective areas of control, to endeavor in good faith to achieve the agreed targets within the timeframe of this Accord.





- 21 The agreed aims and targets are set out below. They are focused on Special Housing Areas and recognize the currently stated repeal dates under the Act.

Aim	Targets
To increase the opportunity for increased supply of residential sections and dwellings within Selwyn	Special Housing Areas declared with a potential capacity for 900 dwellings or sections by 16 September 2016
To ensure efficient use of land and variety of product, including affordable small dwelling options in Special Housing Areas	<p>The sections/buildings consented in Special Housing Areas shall be developed at a minimum net density of 12 dwellings per hectare (net density as defined under the Selwyn District Plan).</p> <p>Council will specify affordability criteria for Special Housing Areas within the Council's Selwyn Housing Accord and Special Housing Areas Policy.</p>

Partial repeal of Act 16  
Sep 2016

Aim	Targets	Year 1	Year 2	Year 3
To increase the supply of residential sections within Special Housing Areas in Selwyn	Number of sections created by resource consent within Special Housing Areas	150	300	450
To increase the overall supply of dwellings in Selwyn	Total number of dwellings consented in Selwyn	1,200	1,250	1,300

## Factors Outside Scope

- 22 This Accord does not limit the Council, or the Government, coming to differing positions in respect of Government programmes of reforms to the Resource Management Act or other legislation. The Government welcomes submissions from Council at the appropriate stages in the process.

## Other Matters

- 23 Where land in a Special Housing Area has been developed and does not conform to the existing Selwyn District Plan, the Council will, where possible, prepare a change to the Plan. This will be undertaken giving regard to the Canterbury Earthquake Recovery Act and the Resource Management Act. Associated changes to the Canterbury Regional Policy Statement will also be sought.



## Governance and Process

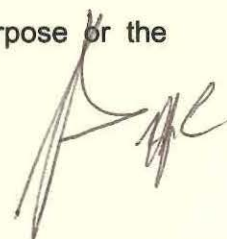
- 24 Governance of this Accord will rest with the Accord Steering Group comprising the Mayor of Selwyn and the Minister for Building and Housing. The Accord Steering Group will meet as required.
- 25 The Accord Steering Group has the ability to amend this Accord, including targets, upon agreement.
- 26 To operate this Accord, the Council and the Ministry of Business, Innovation and Employment will establish an Officials Working Group which will meet as required to advance implementation of this Accord.
- 27 The Officials Working Group will report to the Accord Steering Group and will prepare any monitoring reports as requested by the Accord Steering Group.
- 28 In addition to the above, the Council will prepare a document 'Selwyn Housing Accord and Special Housing Areas Policy' which will guide Council's approach to Special Housing Areas.

## Monitoring and Review

- 29 In order to ensure that the purposes of this Accord are achieved, the Accord Steering Group will monitor and review the implementation and effectiveness of this Accord. Officials from the Ministry of Business, Innovation and Employment and Council will be present to advise and observe the Accord Steering Group meetings.
- 30 In order to ensure the implementation and effectiveness of this Accord the Officials Working Group will meet as required to:
  - Review progress in implementing the Accord
  - Review progress towards the Accord targets and declaration/implementation of Special Housing Areas
  - Review progress on other areas of joint action or information sharing

## Termination of the Accord

- 31 This Accord will come to an end:
  - On 16 September 2018, as specified in section 3(1) of the Act, or
  - Three months following the date that either party gives notice of its intention to withdraw from this Accord, subject to completion of the Dispute Resolution Process outlined in clauses 34 to 39.
- 32 Subject to first complying with the requirements in clauses 34 to 39 either party may terminate this Accord, on any of the grounds set out in clause 33 by giving not less than three (3) months' notice to the other.
- 33 The grounds on which this accord may be terminated are:
  - Failure to reach the agreed targets as set out in the Accord; whether the failure results from inaction or ineffective action;
  - Failure of either party to allocate adequate resources to support the purpose or the exercising of powers and functions under the Act;

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- Failure on the part of the Council to exercise the powers and functions of an Authorised Agency under the Act;
- The parties agree that there is an irretrievable breakdown in the relationship; or
- Selwyn is removed from Schedule 1 of the Act, in accordance with that Act, e.g. if Selwyn no longer meets the affordability and land supply criteria provided for under that Act.

## Dispute Resolution Process

- 34 The parties will attempt to resolve any dispute or difference that may arise under or in connection with this Accord (including seeking to terminate) amicably and in good faith as set out below.
- 35 The initiating party must immediately refer the dispute to the other party in writing.
- 36 The Joint Housing Steering Group must meet for the purpose of resolving the dispute within 10 business days of the dispute being referred to the parties.
- 37 If, for any reason the Joint Housing Steering Group is unable to resolve the dispute in the meeting referred to in clause 36 above, the Joint Housing Steering Group must reconvene for the purpose of resolving the dispute within 20 business days of the meeting referred to in clause 36 above.
- 38 If the Joint Housing Steering Group remains unable to resolve the dispute at the second meeting, either party may terminate the Accord by giving written notice to the other party. This notice must be provided at least three months before the effective termination date .
- 39 The parties must continue to perform their obligations under this Accord as if the dispute had not arisen, pending final resolution of the dispute in accordance with this section of the Accord.

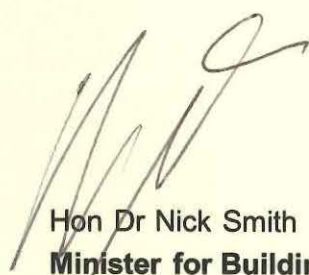
## Publicity

- 40 The Mayor and the Minister for Building and Housing agree that any communications or publicity relating to this Accord will be mutually agreed prior to release.


## Ratification and Commencement of the Accord

- 41 The Accord commences from the date on which the latter of the following occurs:
- The Accord is signed by the Minister for Building and Housing and the Mayor of Selwyn District Council; or
  - Selwyn District Council ratifies the agreement by formal council resolution.

Signed on this 14<sup>th</sup> day of December 2015



Hon Dr Nick Smith  
Minister for Building and Housing



His Worship Kelvin Coe  
Mayor of Selwyn District