

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF The Proposed Plan Change 62 Leeston to the Selwyn District Plan

LOCAL AUTHORITY SELWYN DISTRICT COUNCIL

RESPONSE TO COMMISSIONERS REQUEST FOR FURTHER INFORMATION

- 1 The Commissioner has requested information on the take up of sections and households in Leeston in the period since 2016, so as to gain a better understanding of the growth situation in the township.
- 2 According to Council records, the number of new dwellings consented in Leeston in the past 10 years has been as follows:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Avg
Leeston	11	19	51	61	47	48	40	23	9	3	31.2

- 3 As of May 2020, four dwelling have been consented.
- 4 The last significant subdivision consents by Council in Leeston were Country Lane (16 sites) and Wheatsheaf (28 sites) in 2008, Millbridge (87 sites) in 2012, and Monticello (103 sites) in 2013 (see below).
- 5 As referred to in my s42A report, the Area Plan “*anticipates reasonable growth for Leeston to 2031, with a 49% increase in the population and an increase of 402 households. The Area Plan identifies that there is existing zoned capacity to accommodate up to 953 households within the boundary of the township.*”
- 6 A purely linear distribution of this increase would equate to approximately 26 households per year, with 115 dwellings being constructed to May 2020. As set out above, consents have been granted for 79 dwellings between 2016 and May 2020.
- 7 There are two large areas of land zoned as Living but not yet developed. These have a Living XA zoning which means that a developer may choose the residential density for the zone, but it may not be denser than that of the Living 1 Zone in the township. In Leeston, the Living 1 zone allows for a minimum average lot size of 650m².
- 8 Subdivision consents have been approved by Council for both of these parcels. In respect of the parcel on Leeston Dunsandel Road, consent was granted for 163 sites in 2006. An extension was granted in 2013 but this has subsequently lapsed and the consent has been withdrawn. Consent for 87 sites on the parcel in Carston Street was applied for in 2018 but has been placed on hold at the request of the applicant. These two parcels are the only remaining significant areas of Living 1 zoned land within the township.

