

Private Plan Change Request – Hughes Developments Limited

Appendix F – Capacity Assessments

Rolleston Residential Land Capacity Assessment

This report investigates remaining capacity for residential land development within specific Outline Development Plans (ODP) in Rolleston as well as the second Housing Accord area, Acland Park. Current development within Rolleston is largely confined to ODP Areas 9 - 13 and Acland Park. For this reason, the capacity of these 'active' ODP Areas forms the primary focus of this assessment.

The assessment is concentrated on the remaining capacity for undeveloped, residential zoned land as the findings of the assessment are to be used to inform a private plan change rezoning application. The emphasis on undeveloped land differs slightly from previous Council initiated capacity assessments which are 'housing-centric'.

The land-focussed approach is preferred in this instance for the following reasons:

1. The process is to inform rezoning of land and the subsequent development of land. The land component of residential development has first priority in the development process.
2. Using houses (measured via building consents and/or code of compliance) to determine 'capacity' ignores key factors around the timing lag it takes to develop land to a stage where it can accommodate a house (i.e. issue of title). When layering in timeframes stipulated within the National Policy Statement (short, medium & long term), an 18-month to 2 year land development process becomes an important consideration and that is before the house build process even commences.
3. Developed land is seen as an important indicator for capacity due to the fact that once a title is 'sold', it is no longer in the 'capacity pool'. Following the sale of a title, whether the building process commences immediately or not, the land is no longer available – therefore it should not be classified as 'capacity' irrespective of whether there is a house on it or not.

The methodology used to assess the current capacity of residential zoned land in Rolleston is predominantly based on Selwyn District Council monitoring data compiled in respect of resource consents approved, 224c certificates issued and building consents issued for all ODP and Special Housing Areas. These figures are compared to an allocated household yield calculated by Council for each ODP or Special Housing Area. The data used is based on monitoring figures obtained as at 16 October 2019.

The assessment extricates two primary datasets from the SDC monitoring data and seeks to refine this data to create an accurate 'snapshot' in respect of development capacity for the ODPs and Special Housing Area. Firstly, the allocated households for each ODP have been critically examined to determine whether allocated yields are feasible, based on specific characteristics within each ODP area. Secondly, the number of 224c certificates issued within each of the specified ODP Areas has been updated to include advanced stages of development including pending dealings registered with LINZ to provide an accurate snapshot of titles that will be due to issue in the immediate future.

ODP AREA 9

This area is located on Lowes Road and consists entirely of the Helpet Park residential area. The ODP has a total area of 25ha and has an allocated yield of 245 households. The area was originally developed as a very low density residential development with lots averaging between 1ha and 1.3ha. In recent times some of these lots have been developed to create smaller standalone residential lots and also a boutique lifestyle retirement village.

The size of the lots and the positioning of existing homes within each lot, makes intensification challenging. Homes within Helpet Park are large, which is understandable given the setting, and it is therefore likely to be uneconomic to demolish them to provide a constraint-free parcel of land for future development. What has started to occur within Helpet is that the main home is typically subdivided off from the underlying title to create a vacant balance parcel of land. Houses have tended to be left on lots with an average area of 3,500m², with a large curtilage being necessary to incorporate established gardens and existing improvements such as sheds, sleep-outs, fences etc.

A further challenge to future development is the fact that half of the households within Helpet Park take legal access from a shared Right of Way (ROW). Given the ROW has multiple interests, being able to establish a legal road to serve the rear portion of ODP 9 is complex, as all parties will need to surrender their ROW interest in order to legalise any future road. Additionally, the ROW is not of sufficient width in its current form to accommodate future development, therefore parties to the ROW will need to contribute land for widening purposes.

Given the access constraints alluded to above, it is not surprising that infill-development to date has occurred on lots that have direct legal access to Lowes Road.

Capacity Assessment

The main adjustment to capacity of ODP 9 has been to reduce the allocated households for the area to take account of the number of large existing houses remaining within the area. Excluding the existing residential development on the corner of Lowes Road and Springston Rolleston Road and the retirement village, a further 23 households have or are likely to be created on their own title in order to release the balance land to facilitate future development. This removes approximately 8.3ha from the 25ha ODP area. Using the ODP average density of 10hh/ha this equates to a reduction of 83 households from ODP 9 allocation.

There are no current developments underway within ODP 9 and no pending dealings have been lodged. Accordingly, Council's monitoring data can be adjusted as follows:

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
9	245	83	162	45	-	45

ODP AREA 10

ODP Area 10 is a triangular shaped-block bounded by Goulds Road and East Maddisons Road with a total area of 31ha. The area is characterised by a series of long narrow rectangular sites which are held in multiple ownership. Developers have slowly been able to aggregate parcels of land and the more sizeable and better-shaped parcels have been developed in recent times.

ODP 10 has been allocated 279 households by Council which equates to a net density of 9hh/ha. This slightly lower density is an obvious reflection of the difficulties posed by shape and size factors as well as the multiple ownership characteristics that prevail.

Capacity Assessment

Given the extent of ownership within the ODP there are numerous existing dwellings which under normal development conditions will be retained and kept on larger sites. The majority of existing dwellings are located in close proximity to either Goulds Road or East Maddisons Road and based on current trends seem likely to be retained on sites of approximately 2000m². Given the location of these dwellings coupled with the narrowness of sites, accessing the rear of these properties in isolation will be difficult.

Some non-residential activities also look likely to establish within this ODP. The Roman Catholic Church has acquired 1.7ha along East Maddisons Road and a large childcare and café development on 4000m² has been approved in the corner where both Goulds Rd and East Maddisons Road converge. Adjustments to allocated household yield have been made as follows:

Existing Dwellings (11 x 2000m ²)	2.2ha
Roman Catholic Church	1.7ha
Childcare / Café	0.4ha
Total	4.3ha
Adjusted yield @ 9hh/ha	39 lots

The more constrained sites in the ODP are located in the southern portion. This area is approximately 7.2ha and given shape, size and ownership factors it is prudent to reduce the expected net density to be achieved from this part of the ODP. When factors such as retention of existing houses, the location and width of internal roads are factored in alongside the area and dimensions of each site, using a net density of 7.0hh/ha instead of 9hh/ha appears more realistic. This results in a further adjustment as follows:

7.2ha @ 9hh/ha	65 lots
7.2ha @ 7.5hh/ha	50 lots
Adjusted yield	15 lots

The main concentration of development within ODP 10 is located in the northern areas where size and shape are more forgiving. Staged developments such as East Maddisons Estate and Goulds Estate are well progressed. Land within future stages of these developments is well-advanced with roads formed, berms and lots being earth worked and landscaping underway. Approximately 60 titles appear close to apply for 224c and titles issuing.

Based on yield adjustments and the advanced stage of further development, Council's monitoring data can be adjusted as follows:

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
9	245	83	162	45	-	45
10	279	54	225	119	60	179

ODP AREA 11

ODP Area 11 sits between Springston Rolleston Road and Lincoln Rolleston Road. It has an area of 151ha and has been allocated a yield of 1,510 households. Development within the area is well-advanced with several established subdivisions underway, including:

- Branthwaite Park
- Falcons Landing
- Urban Estates
- Eastonfields
- Faringdon Borough
- Faringdon Green

The ODP area also includes 12.9ha of Council-owned land for the Helpet Wastewater Treatment Plant and Water Supply Reservoir.

Capacity Assessment

The area was previously separated into a series of 4ha lifestyle blocks with some larger intervening rural land holdings included. During the aggregation of land as part of the development process throughout the ODP, existing households were separated off from the underlying title, with the residual land now being developed for residential purposes. The existing household blocks that have been created are significantly larger than what has typically been created in other ODP areas, predominantly because of the scale of the original landholding. Large curtilage areas have been required to encapsulate established gardens, driveways and improvements along with the existing houses.

Up to 11 sites have been created under the above circumstances, each ranging in size from between 3,500m² to 1.5ha. The 1.5ha landholding is of further significance given its central location within the ODP. The property is 'sandwiched' between the Faringdon Green and Falcon's Landing developments. Any future development of this property will require a considerable amount of roading to be incorporated to achieve the necessary ODP connection between the east and west. The requisite inclusion of this road and its location along the northern property boundary makes future development of this property an expensive undertaking. For this reason the 1.5ha has been excluded from calculations in its entirety.

Titles with existing houses and curtilage areas within ODP 11 total 9.5ha. Using a density of 10hh/ha this equates to 95 lots.

As mentioned above, the Helpet Wastewater Treatment Plant and Water Supply Reservoir is located on a 12.9ha parcel of land at the northern end of the ODP. The land has been designated for utility purposes, with the designation being updated in the last 3 years. The land designated in this most recent process is approximately 3.6ha, therefore it is safe to assume this land will not be available for residential development anytime soon.

Using a net density of 10hh/ha the 3.6ha designated area equates to 36 lots.

Given the extent of development underway within the ODP, several stages within the aforementioned developments are nearing completion. Accordingly a number of pending dealings have been registered or development has been advanced to such a stage whereby dealings and 224c appear imminent. These can be summarised in the table below:

DEVELOPMENT	NUMBER OF PENDING LOTS (TITLES)
Branthwaite	66
Falcons Landing	98
Urban Estates	50
Eastonfield	40
Faringdon Green	106
TOTAL	340

Based on yield adjustments and the advanced stage of further development, Council's monitoring data can be adjusted as follows:

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
9	245	83	162	45	-	45
10	279	54	225	119	60	179
11	1510	131	1379	690	340	1030

ODP AREA 12

ODP 12 is located to the southwest of Rolleston and is bounded by Dunns Crossing Rd, East Maddisons Road and Selwyn Rd. It has an area of 56ha. The area previously consisted almost entirely of 4ha rural lifestyle blocks. It has been extensively developed in recent times from the East Maddisons Rd frontage. Developments such as Riverstone and Olivefields have commenced from East Maddisons Road and are slowly developing their way westward.

Capacity Assessment

Given the rural lifestyle similarities with ODP 11, it is not unreasonable to expect a similar pattern to evolve around large sites being created to accommodate existing houses and improvements. Whilst houses on the East Maddisons frontage have been absorbed into development on lots ranging between 1,800m² and 2,200m², the nature of land use, house location and size and existing curtilage areas all suggest that houses on the western side of the ODP will be separated off from landholdings on 1ha or similar titles. One such title on Dunns Crossing Road has already been created. Based on this assumption, a total of 6 households are likely to be subdivided onto 1ha titles, freeing up the balance of land for development in the future. Using a net density of 10hh/ha this equates to an adjustment of 60 lots from the allocated household figure.

Looking at the progress of development and pending dealings it appears approximately 35 lots of staged development are nearing completion and the issue of 224c and titles is imminent.

Based on yield adjustments and the advanced stage of further development, Council's monitoring data can be adjusted as follows:

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
9	245	83	162	45	-	45
10	279	54	225	119	60	179
11	1510	131	1379	690	340	1030
12	560	60	500	160	35	195

ODP AREA 13

ODP Area 13 comprises 36ha and is located along Springston Rolleston Road. The area is characterised by an eclectic mix of landholdings ranging from typical 4ha lifestyle blocks to a series of long narrow rectangular blocks varying in size from 4000m² to 1.2ha. A range of non-residential activities are established within the ODP including a large pre-school, Rolleston Christian School and a parcel of land owned by the Presbyterian Church.

The allocated yield for ODP 13 is 450 households which surprisingly equates to a net density of 12.5hh/ha.

Capacity Assessment

As for other ODP areas, for land to be freed up for development, existing houses will be separated off from the main landholding. This has already occurred to some extent with houses being subdivided off and held in titles ranging from 4100m² to 8000m². Assessing additional landholdings as well as those already separated it is estimated approximately 4.3ha of land will be removed from the total developable land area to accommodate existing houses, curtilage areas and improvements.

Another factor that warrants further examination is the net density figure allocated to this ODP. The allocation of households for this ODP reflects a net density of 12.5hh/ha. What makes this all the more unusual is that there is not an overabundance of medium density area identified in the ODP to assist with achieving this density.

Given the multiple landownership and unusually shaped (and sized) lots within this ODP, coupled with existing houses and improvements and the extent of non-residential activity, achieving 10hh/ha would seem challenging enough, let alone 12.5hh/ha. Additionally, the two southern-most 4ha lifestyle blocks are required to accommodate the large CRETS east-west road that has been re-aligned as part of the Acland Park Special Housing Area. The requirement to accommodate this road (and its alignment) will require more land and development cost which will impact future yields. Accordingly, for the reasons identified above, the allocated households for ODP 13 should be adjusted to reflect a net density of 10hh/ha.

Given the factors discussed above, the revised yield of 10hh/ha has been applied as follows:

Current allocation	36ha x 12.5hh/ha =	450 lots
<u>Revised allocation</u>	<u>36h x 10hh/ha =</u>	<u>360 lots</u>
Difference		90 lots

Constrained land as referred to above includes the following:

Presbyterian Church	0.7ha	
Christian School	2.0ha	
Pre-School	0.3ha	
<u>Existing Houses</u>	<u>4.3ha</u>	
	7.3ha	(x 10hh/ha) 73 lots

Based on yield adjustments, Council's monitoring data for ODP Areas 9-13 can be adjusted as follows:

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
9	245	83	162	45	-	45
10	279	54	225	119	60	179
11	1510	131	1379	690	340	1030
12	560	60	500	160	35	195
13	450	163	287	61	-	61

Acland Park Special Housing Areas

Looking at the broader picture beyond the ODPs above, the other main residential area which contributes residential capacity within Rolleston is the Acland Park Special Housing Area.

Acland Park has recently increased their yield through resource consent to reduce the extent of stormwater reserve within the development and introduce 116 more residential lots. In addition, development of stages beyond Stage 1 has progressed to a point where a further 114 lots have 224c and/or titles pending. Adjustments have been made to reflect these updates:

CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
900	+ 116	1016	105	114	219

Based on the Acland Park assessment, residential capacity within Rolleston ODP's is supplemented by a further **797** households (Revised yield **1016** less Developed Land **219**). Acland Park is a greenfield development that is not constrained by characteristics evident within other Rolleston ODPs.

CONCLUSION

Based on the land capacity assessment and the assumptions made in respect of ODPs 9-13 these areas have a capacity of **1043 households** (Revised Yield 2553 - Developed Land (224c issued or pending) 1510 = 1043).

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
9	245	83	162	45	-	45
10	279	54	225	119	60	179
11	1510	131	1379	690	340	1030
12	560	60	500	160	35	195
13	450	163	287	61	-	61
TOTAL	3044	491	2553	1075	435	1510

Council's overall capacity monitoring table which includes **all** Rolleston ODPs as well as the completed Faringdon South Special Housing Area has been updated to reflect the assessment undertaken in respect of ODPs 9 - 13 and Acland Park Special Housing Area. The updated table is included below and reflects a total overall capacity (revised yield less developed land) of **2059 households**.

ODP	CURRENT YIELD	ADJUSTMENT	REVISED YIELD	CURRENT 224	PENDING 224	TOTAL 224
1	633		633	697		697
2	0		0	0		0
3	484		484	393		393
4	108		108	0		0
5	0		0	0		0
6	1100	99	1001	1001		1001
7	69		69	41		41
8	330		330	347		347
9	245	83	162	45		45
10	279	54	225	119	60	179
11	1510	131	1379	690	340	1030
12	560	60	500	160	35	195
13	450	163	287	61		61
Sth Faringdon	400		400	474		474
Geddes	900	116	1016	105	114	219
*L 3 Holmes	96		96	0		0
*L3 Skell	51		51	0		0
L3 Coles	36		36	36		36
TOTALS	7251		6777	4169		4718

*147 L3 households are included as 'capacity'

When contemplating the revised capacity (1043 households) within 'active' ODP Areas 9-13 plus Acland Park, the likelihood of the estimated capacity with each ODP area being readily available for development also needs to be considered. Several ODP areas have characteristics which may preclude capacity from being fully realised. This is particularly relevant for ODP Areas 9, 10 and 12 for the reasons outlined below:

- ODP 9 has extensive issues in respect of achieving connectivity and legal road access, as well as accumulating a critical mass to achieve favourable development conditions.
- The balance of land available for development in ODP 10 consists of irregular shaped and sized lots held in multiple-ownership. Aggregating this land to achieve a critical mass will be difficult and will take time. The feasibility of achieving this alongside ODP road connections and land preparation costs will be challenging.
- According to the Council's infrastructure masterplan, ODP 12 has wastewater constraints and the infrastructure investment required to service the western portion of the ODP is still some way off.

Once the above factors are taken into consideration, it becomes clear that immediate and feasible capacity is confined to ODP 11, ODP 13 and Acland Park. Therefore the overall capacity figure needs to be readjusted further to reflect what is immediately feasible. The adjusted capacity figure can therefore be calculated as being:

ODP 11:	Revised Yield 1379 less Developed Land 1030	349 households
ODP 13:	Revised Yield 287 less Developed Land 61	226 households
Acland Park	Revised Yield 1016 less Developed Land 219	797 households
TOTAL		1372 households