

Before the Independent Commissioner  
Appointed by the Selwyn District Council

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Under the Resource Management Act 1991

In the matter of a hearing on Plan Change 79 to the Operative Selwyn District Plan

**Birchs Village Limited**

Proponent

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**Statement of Evidence of Ryan Peter Geddes**

17 April 2023

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Proponent's solicitors:

Alex Booker | Samantha Gardner

Anderson Lloyd

Level 3, 70 Gloucester Street, Christchurch 8013

PO Box 13831, Armagh, Christchurch 8141

DX Box WX10009

p + 64 3 379 0037 | f + 64 3 379 0039  
alex.booker@al.nz

**anderson  
lloyd.**

## Qualifications and Experience

- 1 My full name is Ryan Peter Geddes.
- 2 I hold the qualifications of Bachelor of Commerce (valuation and property management) from Lincoln University, and I hold my Branch Manager and Agent license under the REAA 2009.
- 3 I am currently the New Zealand Managing Director of Global Real Estate Firm Savills (listed on the London Stock Exchange) and have held that position since 2015. We have over 100 employees through New Zealand, with multiple business lines including valuation and advisory, property and asset management, facility management, project management and real estate agency. I also sit on the Savills Australia board and the Asia Pacific Advisory panel. Prior to this, I had 20 plus years in the Property Industry working for Global Real Estate Firms CBRE and Colliers International.
- 4 I am the sole director of Birchs Village Limited (**BVL**). I have previously been involved as landowner or representative in several residential developments, namely:
  - (a) In the Selwyn District: Housing Accord in Acland Park (71ha). This was a development that at the time was estimated to deliver housing availability over a 10–15-year period which in fact sold out in 5 years. This land was not programmed for development in Selwyn District Council's (**SDC**) plans until 2041. It was completed and delivered 19 years ahead of schedule. By 2022, all sections were sold out and the last stage has just received titles.
  - (b) In Christchurch City:
    - (i) Grassmere plan change (40ha) pursuant to Christchurch Regeneration Amendment Act 2016.
    - (ii) More recently for the above plan change area, I have been working with the Government and Christchurch City Council on the housing infrastructure fund releasing some 550 sections plus the surrounding East Papanui Outline Development Plan area.

## Scope of Evidence

- 5 This evidence is provided in support of BVL's private plan change request 79 (**PC79**) to rezone approximately 37 ha of land from Rural Inner Plains to Living Medium Density Prebbleton Zone in an area south of Hamptons Road, west of Birchs Road and east of Springs Road, Prebbleton (**Site**).

## Background

- 6 I have been involved with the Site since 2016. The R & J Geddes Family Trust (**Trust**) purchased 212A Birchs Road, Prebbleton (**Property**) in November 2016.
- 7 After the Trust owning the Property for a number of years as a rural-residential property, we were unable to make farming activities work on the (then) 12 hectares. We couldn't get more than one cut of grass per year to feed our horses due to the inability to access additional water. We also had neighbourhood complaints about our lifestyle farming activities such as earthworks for our dressage arena due to dust and adverse visual amenity effects, and storing large tree trunks/branches to be further split for firewood due to adverse visual amenity effects. I consider this will only be exacerbated by the tens of thousands of people visiting the park every year and their ability to complain.
- 8 We also could not get agricultural contractors to cut hay, as contractors have no interest in doing such small jobs as they are not economically viable for them on their own, meaning we frequently missed the window for hay being ready to bale and it went off. So, we lost money and feed for the horses. This is a common issue with small farmlets and unless you own your own farm equipment at huge cost, you can't expect to get contractors when you need them ahead of large-scale working rural farms. Consequently, we decided to subdivide the Property into three, 4ha lifestyle blocks.
- 9 At this time, we also identified there was a huge demand in the market and very little residential land available to build a house in Prebbleton. We felt we were strategically located next to the Council's then planned reserve<sup>1</sup> and that it would be a missed opportunity if the Site was further fragmented into rural lifestyle blocks. This would lose the ability for Site to be comprehensively developed in the future, which I see locations like this as being very popular, due to the proximity to Canterbury's major infrastructure and workplaces throughout Christchurch. This is what attracted us to Prebbleton when we moved here.
- 10 Over the subsequent years, we have had the opportunity to accumulate the land around us or enter into contracts for purchase (subject to the land being rezoned) in order to take advantage of the current committed Council infrastructure in close proximity to the Site i.e. the bike path, bus route and the multimillion-dollar Kakaha Park and sporting facility across the road, which has now been formed and stages completed on Birchs Road adjacent to the Site.

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<sup>1</sup> Now known as Kakaha Park

## Ownership of Site

- 11 The Site totals 36.58 ha and is currently held in multiple ownership as follows:

Address	Legal Description	Title	Owner	Area (ha)
144 Birchs Road, Prebbleton and 57 Hamptons Road, Prebbleton	Lot 2 DP 29035 and Lot 2 DP 43993	CB23A/549	Erin Denise Dixon and Kenneth Andrew Dixon	7.23
142 Birchs Road, Prebbleton	Lot 1 DP 43993	CB23A/548	John Gale Sheaf and Susan Frances Sheaf	0.5904
160 Birchs Road, Prebbleton	Lot 3 DP 29035	CB11A/888	Anthony James Sutton, Nicola Elizabeth Sutton and Andrew Gavin Weastell	2.5799
176 Birchs Road, Prebbleton	Lot 1 DP 21433	CB2C/1408	Jacqueline Maree Rademaker and Jason Henry Rademaker	2.0652
198 Birchs Road, Prebbleton	Lot 1 DP 27551	CB9F/265	Helen Fraser and Thomas John Fraser	4.0469
212 Birchs Road, Prebbleton	Lot 2 DP 27551	CB9F/266	Beverley Joy Broadway and John James Broadway	4.0469
212A Birchs Road, Prebbleton	Lot 1 DP 407808	427571	Anderson Lloyd Trustee Company (2013) Limited, Jennifer Faye Geddes and Ryan Peter Geddes	12.0094
214B Birchs Road, Prebbleton	Lot 2 DP 344727	183603	Sandra Jean Cunningham	4.0108
Total				36.58 ha

- 12 Currently, these properties are held in individual ownership and have sole dwellings on the properties. As far as I am aware none of these properties are farmed or used for productive rural activities. It also must also be noted that the larger 12ha site owned by The R & J Geddes Family trust has RC185395 to subdivide into three 4ha lots, and is in the process of being given effect to. A copy of this subdivision consent is attached as **Appendix 1**.
- 13 I consider this is a real opportunity for a comprehensive, well-designed residential development by one developer.
- 14 Whilst the ownership of this land currently appears fragmented, the majority of this (27.3 ha) is now under contract for purchase<sup>2</sup>. The only land we do not have committed is:
- (a) the Sheaf's property (some 5900m<sup>2</sup> in the northern corner of the Site, Lot 1, DP 43993). The Sheaf's have declined to discuss PC79 with me from the start, and I note that at 5900m<sup>2</sup> their property is already urban and can neatly fit within the PC79 design. The revised ODP contains no elements on this Property with the commercial area moved off this Property in response to their submission.

- (b) the Sutton's (2.6ha, Lot 3 DP 29035) and the Rademaker's (2ha, Lot 1 DP 21433) properties opposite Leadley's Road to the North. We have actively engaged with these landowners who support PC79.
  - (c) the Fraser's property (4ha, Lot 1 DP 27551) opposite Leadley's Road to the South. We have offered to purchase this Property. When reviewing the revised ODP with a cultural lens, the consultants ensured no key infrastructure on this land. A green spine runs through the centre of the Site and will be designed and implemented to ensure it does not encroach on the Fraser's property.
  - (d) Of note, three of these four blocks (Sheafs, Suttons and Rademakers) are small urban sized properties with no rural productive activities, and they also contain the highest-class soils (LUC 1) along the area of their properties closest to the road frontages where the houses are located. BVL's consultants have designed PC79 in a way that means the land subject to contract can be developed immediately and ensure a positive environmental outcome until such time as future land is developed.
- 15 LUC 1 soils are also contained within the most southern block of the original ODP Area<sup>3</sup>. A decision was made to amend the ODP and remove this block of land from PC79 due to the potential for flooding. At the time, the draft NPS-HPL was available and I also supported this decision on the basis that his Property was the only property in the ODP area which wholly contained LUC 1 soils.
- 16 For comparison, there are two other plan changes in Prebbleton that have been approved, although PC72 is partly under appeal.
- (a) PC68: has over 10 landowners. Whilst there are developers with landholdings in this plan change area, they do not own continuous landholdings but are all separated by individual landholdings. In my experience, this can stall development.
  - (b) PC72: has over 10 landowners but none are developers. It's a more complex market since PC72 was approved, this will be hard for all the landowners and developers to get their head around and commit to moving forward. Consequently, I consider it will take years to get a comprehensive development considering the sites are long and skinny.
- 17 Both these options are completely different to the opportunity that PC79 presents. Whilst PC68 and PC72 have been approved, and are part of Variation 1 to the Proposed Selwyn District Plan. Because of the majority future ownership of the

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<sup>3</sup> Lot 1 DP 344727

PC79 Site, it is feasible that PC79 can be developed and come to the market before either of those plan change areas are fully developed.

- 18 PC79 has one developer and almost all the land is under contract (and provision has been made for those that cannot be obtained), which took two years to do when the market was at a high and those owners are being remunerated based on those values.
- 19 If PC79 is not approved, it is likely this opportunity will be lost, and the cohesive development that BVL and NTP have planned will not eventuate with different landowners and differing development aspirations at different times. This is my experience currently in Christchurch City at Grassmere Site (East Papanui ODP). When we achieved the rezoning of this property the multiple landowners worked together to achieve the rezoning. However, once the rezoning was secured (with the assistance of CCC) everything stalled. Property owners weren't prepared to sell to a developer, or to another landowner. Necessary infrastructure crossed over property boundaries which was not able to be accessed. The ODP development necessitated a comprehensive approach which was unable to occur. It has ended up only two landowners working together on a small portion of the Site. We still have no development on the entire ODP area and it has taken us 10 years to apply for subdivision consent of only a portion of the site. This would have been different should the properties been owned by developers and where all looking for commercial outcomes.

#### **Proposed Selwyn District Plan**

- 20 The proposed rezoning for this Site has been developed since late 2019 (when consultants were instructed). Given the context of the planning environment, BVL has become involved in what I call the processes to rezone the Site. These are:
  - (a) Private Plan Change 79 to the Operative Selwyn District Plan (which had to be put on hold to provide additional amendments as a result of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, which required all plan changes which didn't provide medium density housing to be withdrawn at a certain date);
  - (b) Lodging a submission and further submissions on the Proposed Selwyn District Plan (DPR-0432); and
  - (c) Lodging a submission on Variation 1 to the Proposed Selwyn District Plan.
- 21 BVL has remained active in all these processes to ensure that the provisions of PC79 are fit for propose and rezoning can be transferred directly into the Operative Selwyn District Plan and smoothly transition into the Proposed Selwyn District Plan.

The medium density provisions advanced for PC79 were led by SDC (and contributed by BVL with this in mind).

- 22 BVL's original submission on the PSDP did not include the business zoned land that was sought in PC79. The reasons for this are:
- (a) Firstly, when we originally lodged the PC79 application with the SDC (as you will see discussed below) it did not include the MDRS and was for a smaller number of lots. The updated PC79 application, as being considered today, incorporates the MDRS and provides a greater number of lots in accordance with the MDRS.
  - (b) As a result, the Urban Design experts, Mr Dave Compton-Moen and Ms Nicole Lauenstein advised that it would be more appropriate to provide a small commercial centre to ensure there was a local commercial centre to provide for the increased density sought under PC79. In addition, a local commercial centre would complement Kahaka Park and its range of intended facilities, provide local employment and reduce travel times due to the lack of other small commercial areas in Prebbleton. This is supported by Mr Paul Farrelly (greenhouse gas emissions).
- 23 BVL's submission on PSDP also included an additional block, which has been removed from the ODP in PC79 for the reasons described above in paragraph 11 (flooding potential and the LUC 1 class of land).
- 24 BVL's submission on Variation 1 to the PSDP seeks rezoning of the Site on the same terms as those sought in PC79, to assist with a smooth transition of the rezoning into the Proposed Plan.

#### **PC79 Timeline**

- 25 It has been a time consuming, expensive and protracted process to get to this point. I detail the steps that have been taken to carefully consider the suitability of the Site for development and the expert input BVL has obtained.
- 26 In summary, we have been talking with the SDC about rezoning this site since November 2020. The application was lodged with SDC nearly 2 years ago (June 2021) and BVL has taken advice from qualified experts across a range of disciplines including legal, planning, economics, urban design, landscape, traffic, to name a few, with the sole goal of, producing an intergenerational and comprehensive development for some 3 years.
- 27 BVL has been responsive to provision of information and not caused any unreasonable delays in seeking to process PC79. BVL has responded to the

introduction of new legislation and policies as they arose through this period. I set this out in **Appendix 2**.

### **Development of the Site**

- 28 NTP Development Holdings Limited (**NTP**) is partnering with and are the joint proponent of BVL to progress the development of this Site. Should the rezoning be successful, NTP will become the future developer of Birchs Village in Prebbleton.
- 29 NTP have a proven excellent reputation in the Selwyn District, with Te Whāriki in Lincoln, and a variety of developments in Greater Christchurch including, Wigram Skies, Prestons and Karamū, Riccarton Park.
- 30 PC79 has also been peer reviewed by Ms Nicole Laurenstein to ensure that the future development could appropriately provide for necessary cultural needs of NTP and Te Runanga that they represent.

### **Benefits of the Site**

#### *Kakaha Park*

- 31 The location of the Site, and its appropriateness for development, is further enhanced by the SDC's commitment to the now constructed Kakaha Park directly opposite the Site.
- 32 Kakaha Park is being developed in three stages and will include the following features:
  - (a) Dog park (operating);
  - (b) Sports fields (operating);
  - (c) 3.5 x lit sports fields (operating);
  - (d) Change rooms (opening shortly);
  - (e) Carparks (partially operating);
  - (f) Cycle paths (operating);
  - (g) Walkway paths (operating);
  - (h) Native tree and plant areas (operating);
  - (i) Waterway upgrade (operating); and
  - (j) Children's playground (operating).



- 33 I understand from councillors it has been such a success, with the community driving from other townships to use the variety of dog parks that Kakaha Park provides, that SDC are considering bringing forward the last stage of development.
- 34 When engaging experts to design the development of the Site, we have been conscious that PC79 ensures connectivity to Kakaha Park and this is maintained and enhanced for all users.
- 35 Now, Kakaha Park has been developed and with the lights and car parking it has a true urban feel. I am concerned that the reporting officer hasn't visited the site since December 2021 when the Kakaha Reserve wasn't even under construction, and may not appreciate how different the surrounding environment is now, and particularly at night.
- 36 I visited Kakaha Park the other evening with my family and did not feel safe as there is no housing around it to provide passive surveillance, and quite frankly it's a security risk to any person using the park after hours. This is why I consider this another vital important reason for SDC to approve housing on the proposed site.
- 37 There is a real opportunity for Kakaha Park and Birchs Village to provide mutual benefit to each other and this has been addressed by the consultants.

#### *Logical Extension*

- 38 I consider that it would be a logical extension of the Prebbleton township boundary to include this Site, with the waterway and pylons directly to the south and southeast (creating a logical urban edge) and Kakaha Park across the road. The site is 1.8km to the Prebbleton town centre and is located on a priority bus route soon to be upgraded to every 15mins, it has the cycle path directly past it allowing access from Little River to Christchurch CBD and on to the Waimakariri River, with this now becoming a more viable and environmentally friendly option for all ages to travel, with the introduction of E-Scooters and E-Bikes.
- 39 It is my view this Site is unique to all other plan change applications in the Selwyn District as the moment Kakaha Park was announced, was the moment SDC made the decision to extend the Prebbleton township. Then it ran the cycle path down Birchs Road (not Springs Road where it was originally planned to grow) again indicating that this was the logical path for future growth.
- 40 The Site is now located directly opposite Kakaha park carpark and with a small commercial hub (moved to land which will implement it), will cater for not only its local residents living in and around the development but the tens of thousands of people and families visiting Kakaha Park each year, (I note now Lincoln University are using the Kakaha Sports field for training facilities due to its huge lights making sports practice an option in the evenings). The Site already has provisions for a

preschool within the development and will agree to engage with the Ministry of Education regarding allowing schooling within in the development if its required.

- 41 I consider the development of Birch's Village will be a real asset to the Prebbleton township and has been designed to ensure connectedness with Kakaha Park. In my view, this also enables further intensification of the Site and a different offering than would otherwise have been achieved in Prebbleton, including through design and carefully thought-out input and recognition of the local iwi.

### **Effects of a Working Farm Opposite a Public Place**

- 42 I grew up on a dairy farm in Greenpark, just south of Lincoln. Over the years I saw first-hand the effects of farming near a semi urban area – our farm was surrounded by lifestyle blocks and we experienced the neighbours and drivers by complaining about the being held up by animals crossing the road, smells, the hay and silage being cut in the evenings, and then the last straw was their cars getting dirty. From there the council stopped us crossing the road with our animals, making our family farm (that had been farmed for generations) practically and financially unfeasible to operate, and since sold as it was uneconomic to farm.
- 43 It is my concern should the decision be made to decline this plan change application, that now Kahaka Park is operational the chance of complaint will only be exacerbated by the tens of thousands of people visiting the park every year and their ability to complain about normal farming activity and restrain its operation. There will be limitations to heavy vehicles entering the Site while families are using Kakaha Park carpark, and the sprays that are required to reduce insect infestation.

### **Formative Report – Selwyn Capacity for Growth Model 2022**

- 44 Following being given the hearing date, we then received the information that the SDC had commissioned and received a new assessment of housing capacity for the district. This report while commissioned by SDC has been prepared by a consultant that has utilised a model that is "intellectual property" and is not available for release to us or any member of the public. As a result, it makes it very difficult for BVL's expert to accurately peer review the model, but even on the face of it, Mr Colegrave has been able to identify many fatal flaws.
- 45 In my profession where supply, demand and location are the key drivers of property values, a registered valuer is the only one that can give a registered valuation after the methodology and model is peer review by another registered valuer (and still mistakes can happen). I would have thought councils relying on information for something as important as the future economic existence of its district, would have a moral, if not legal obligation to its ratepayers to provide all the information inputs and outputs to ensure the best decisions are made for its district

- 46 I had another property that development stalled for six years based on a traffic report of a council paid consultant, which used a model that was not peer reviewed. Following pressure from us and other developers and in the end the Government during the housing infrastructure application, it was revealed that the model inputs had some fatal assumptions and mistakes at the push of a button, indicating that only a maximum of 100 homes could be developed but in fact at least 550 homes could be developed without affecting the traffic network (500% variation).
- 47 This demonstrates just how important it is to have the correct information in the model. This mistake cost the Christchurch City Council and the developer millions of dollars and cost the home buyers the opportunity cost of what it means to have lack of supply (increase section prices in other location) and the lost opportunity to live in this location until now. Meaning the buyer that would have bought in this location now has purchased at an inflated price elsewhere because of lack of supply at that time.

### **Prebbleton Market**

- 48 Mr Chris Jones of Bayleys Canterbury has provided me with some valuable commentary on why Prebbleton is historically and is still today, a very popular suburb for development. A copy of this letter is attached as **Appendix 3**.
- 49 Ryan Teeaar of Market Valuations has also provided me with some insight on residential developments, including acceptable developer margins for residential development (25%-30%). A copy of this letter is attached as **Appendix 4** and has been considered by Mr Colegrave in his analysis.

### **Government Valuations on Land in PC79**

- 50 Last year, all PC79 land owners received the notification that Government Valuations were to increase approximately 6-7x that of what previous values were. This was a shock to all within PC79, as there hadn't even been a hearing date set. When talking to the SDC, they indicated it wasn't their issue and it's a Quotable Valuation (**QV**) matter, but SDC are more than willing to collect the 6-7x higher rate collection.
- 51 When I called the valuers at QV they indicated they saw the "highest and best use" of the PC79 land to be residential, because of the rate of uptake and lack of supply in Prebbleton, its location to the Christchurch City, and Kakaha Park over the road, this is why they used a "Chance of change valuation model" to derive the value. Somewhat questionable, I would have thought if we were paying 6-7x our rates for ever, if PC79 is not approved. This will make the land almost unaffordable to hold for many people.

## **Servicing**

- 52 Mr Marshall has provided potential solutions to address the wastewater servicing to the fully developed PC79 area. I have had initial discussions with another developer in Prebbleton and there is a willingness to work together with the Council to ensure a cost efficient and appropriate wastewater conveyancing for new development for the Prebbleton community.

## **Conclusion**

- 53 I consider enabling residential and a small business development to proceed on the PC79 Site will ensure the most appropriate use of this strategically located block of land.
- 54 It will avoid the loss of this opportunity for the Selwyn District to meet the current and future residential demand, with the added bonus of being opposite to Kakaha Park, on a Priority bus route, on the major Selwyn and Christchurch City Cycle path, the closest Selwyn town to the Christchurch anchor projects for the enjoyment of the greater Canterbury region and is the closest Selwyn town to all major Christchurch City employment hubs, where there is 7 times more employment opportunities, whilst only a short trip down a cycle way, or Electric bus ride to Lincoln or Rolleston.
- 55 I urge the Commissioner to approve this rezoning to enable this unique opportunity and much needed housing development to come to fruition.

**Ryan Peter Geddes**

Dated this 17th day of April 2023

## **Appendix 1 – Subdivision Consent**

# Resource Consent Decision

## RC185395



<b>APPLICANT:</b>	Ryan Geddes
<b>PROPOSAL:</b>	To undertake a three lot subdivision in the Inner Plains.
<b>LOCATION:</b>	212A Birchs Road, Prebbleton
<b>LEGAL DESCRIPTION:</b>	Lot 1 DP 407808 being 12.0094 hectares in area more or less, as contained in Computer Freehold Register 427571.
<b>ZONING:</b>	The property is zoned <b>Inner Plains</b> under the provisions of the Operative District Plan (Rural Volume).
<b>STATUS:</b>	This application has been assessed as a subdivision consent for a <b>Controlled</b> activity under the District Plan. As such the relevant provisions of the District Plan (Rural Volume) and the Resource Management Act 1991 have been taken into account.
This application was formally received by the Selwyn District Council on 31 July, 2018. Assessment and approval took place on 7 September 2018 under a delegation given by the Council.	

## Decision

- A. Resource consent 185395185395 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 185395be **granted** pursuant to sections 104 and 104C of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:
  1. That the following conditions of consent shall be met prior to the issue of the Section 224 Completion Certificate at the expense of the consent holder.
  2. That the subdivision shall proceed in general accordance with the attached approved subdivision plans (now marked RC185395) and the details provided with the application, except where varied by the following conditions of consent.
  3. That all required easements shall be created and granted, or reserved.
  4. That a Consent notice be registered against the Computer Freehold Register to issue for each new lot stating that any new building shall be subject to the recommendations made in the Geotechnical Investigation undertaken by KGA Geotechnical dated 22 November 2017, including foundations consistent with MBIE TC2 foundations, the requirement for site specific testing at the building consent stage and further investigation be undertaken for any proposed structure within the TC3 area on Lot 2.

Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Computer Freehold Register to issue for Lot 1, 2 and 3 hereon. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

5. That the vehicle crossing be formed in accordance with Appendix 10, Diagram E10.C2 of the District Plan (Rural Volume). The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from the edge of the existing formed carriageway towards the property) or to the property boundary, whichever is the lesser.
6. That the vehicle accessway be formed in accordance with Appendix 10 of the District Plan (Rural Volume).
7. The consent holder shall provide evidence in writing from the relevant Authorities that existing electrical and telephone reticulation has the capacity to provide a service connection to all the lots.
8. That should the plume of influence of the sewage treatment and disposal system on Lot 3 extend over Lot 1 or 2 of this subdivision, then this area be shown on the survey plan.
9. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet with Council's approval. Also, if an adjacent neighbour's historical stormwater drainage was on to the proposed development, the proposed development must maintain or mitigate the historical discharge.
10. All work shall comply with the Engineering Code of Practice, except as agreed with Council.

## **Attachments**

1. Davie Lovell-Smith; Job Title: Geddes Birchs Road; Drawing No: E19494; Sheet 1; Date: November 17

## **Development contributions**

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy contained in the Selwyn Community Plan (LTCCP) the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out in the attached table are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's section 224(c) certificate for the subdivision. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wastewater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	1.50	0.50	1.00	10,647.00	10,647.00	1,597.05	12,244.05
Roading	3.00	1.00	2.00	1,769.00	3,538.00	530.70	4,068.70
Roading ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Contribution</b>					<b>14,185.00</b>	<b>2,127.75</b>	<b>16,312.75</b>

## Notes to the Consent Holder

### *Lapse Period*

- a) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.

### *Monitoring*

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

### *Water and stormwater*

- d) The consent holder is reminded of the need to transfer all water take, use and discharge permits to new owners.
- e) Any future dwellings must be provided with an adequate, potable and wholesome drinking water supply. This shall be in accordance with Council minimum water quality standards and as identified in the Long Term Community Plan (Drinking-Water Standards for NZ 2005 levels).
- f) Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties.

### *Utilities*

- g) The Council does not require physical connections to power and telephone services in the rural area and all prospective purchasers should investigate likely costs.

### *Property Numbers*

- h) All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads/rights of way will be issued property numbers by Council in accordance with Council Policy. The applicant shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.

### *Vehicle Crossings*

- i) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact [transportation@selwyn.govt.nz](mailto:transportation@selwyn.govt.nz). You can use the following link for a vehicle crossing information pack and to apply online: <http://www.selwyn.govt.nz/services/roading/application-to-form-a-vehicle-crossing-entranceway>



### *Building Act*

- j) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent will be required before construction begins or the use of the building changes.

### *Regional Consents*

- k) This activity may require resource consent from Environment Canterbury. It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

### *Impact on Council Assets*

- l) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

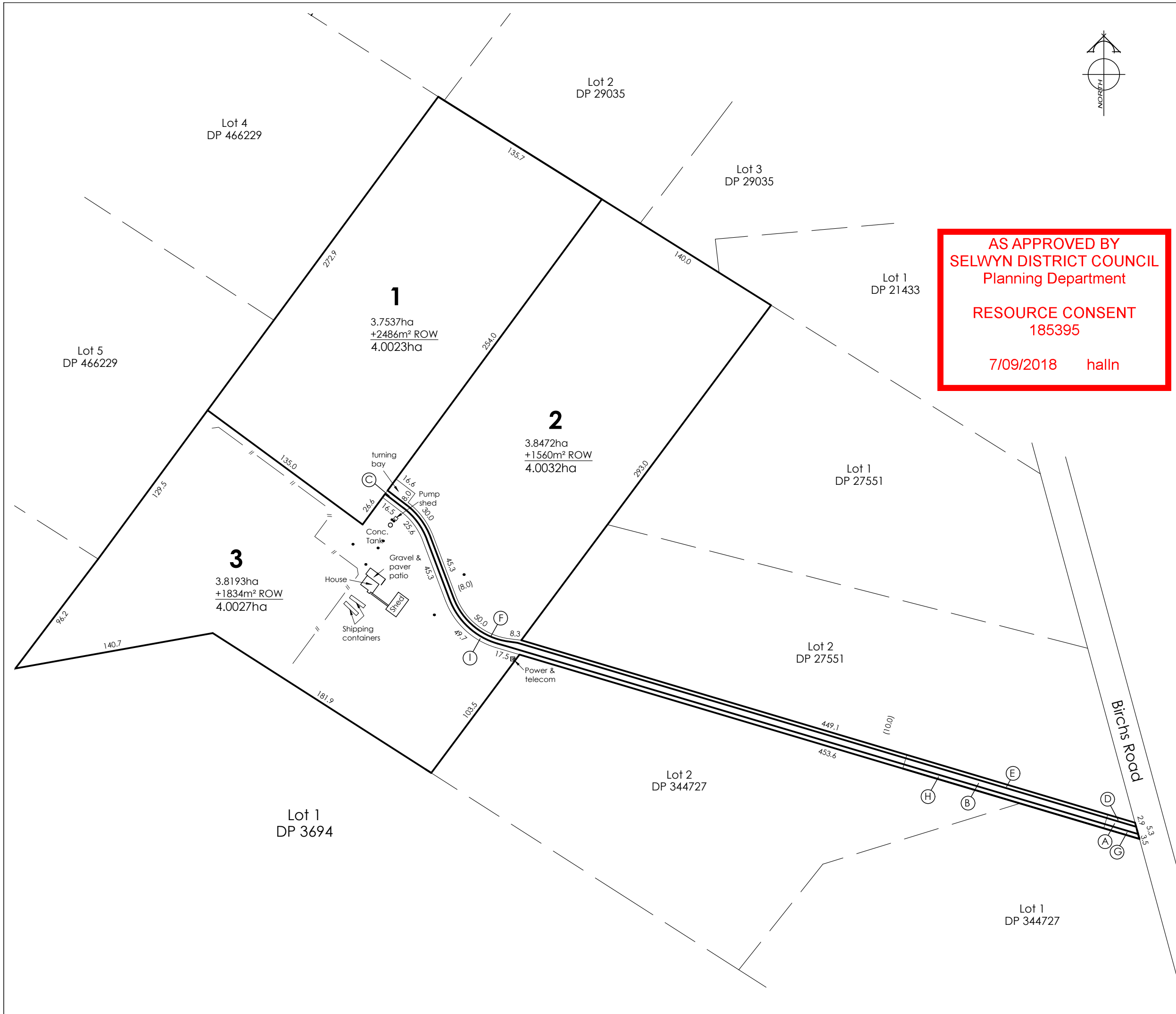
Yours faithfully


**Selwyn District Council**



**Natalie Hall-Barlow**

**Resource Management Planner**



AMENDMENTS :			
AMENDMENT	DATE	DESCRIPTION	
NOTES :			
1) Areas and dimensions are subject to final survey and deposit of plans.			
2) Service easements to be created as required.			
3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.			
4) This plan has been prepared for the use of our client and no liability is accepted in relation to any other parties.			
5) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.			
6) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.			
Proposed Memorandum of Easements			
Nature	Servient Tenement		Dominant Tenement
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey gas, water, electricity, telecommunications & computer media.	1	A, B, C	Lots 2 & 3
	2	D, E, F	Lots 1 & 3
	3	G, H, I	Lots 1 & 2
Schedule of Existing Easements			
Nature	Servient Tenement		Document
	Lot No	Shown	
Right of way, rights to drain sewage & water & rights to convey water, electric power telephonic communications.	1	A, B	Ei 6415953.7
	2	D, E	
	3	G, H	
Total Area: 12.0082ha			
Comprised in: C.F.R. 427571			
<div> <b>DAVIE LOVELL-SMITH</b> PLANNING SURVEYING ENGINEERING</div>			
116 Wrights Road P O Box 679 Christchurch 8140. New Zealand Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz			
JOB TITLE :			
Geddes Birchs Road			
SHEET TITLE :			
Proposed Subdivision of Lot 1 DP 407808			
DRAWING STATUS			
Proposed Subdivision			
SCALE : 1:2500@A3		DATE : November 17	
CAD FILE : J:\19494\IE19494 Subcon.dwg			DRAWN : GAC
DRAWING No : <b>E19494</b>		SHEET No : 1	REVISION :

## **Appendix 2 – General Timeframes**

*2019/2020:* initial advice from legal and consultants and site development.

*November 2020:* We held a meeting with the SDC planning team around the viability of the Site being developed, feedback was that in earlier strategic documents it had never considered Birchs Road for growth before the land for Kakaha Park was purchased by SDC but now it seems a logical expansion for the growth path to take.

Therefore, BVL formally engaged all the required qualified experts to advise us on the viability of providing housing in this location, opposite Kakaha Park, and on a major bus route. BVL has taken advice from qualified experts across a range of disciplines including legal, planning, economics, urban design, landscape, traffic, to name a view, with the sole goal of, producing an intergenerational and comprehensive development. In many cases, where required, these experts' conclusions have also been peer-reviewed.

*09 June 2021:* Application submitted to SDC (sent to Robert Love).

*10 June 2021:* Confirmation of receipt received from Robert Love - Application formally received by SDC (date recorded as PC79 being received on SDC website).

*23 August 2021:* After chasing SDC, Robert Love confirmed Jonathan Clease was looking at the PC79 application.

*30 August 2022:* Jonathan Clease confirmed there had been a delay with his engagement by SDC, but he had reviewed the PC79 application and had prepared an RFI for SDC to review.

*14 September 2021:* Followed up regarding the issuing of RFI (BVL had been charged for but had not yet received an RFI).

*20 September 2021:* RFI received.

*04 November 2021:* Sally Elford of Baseline Group Limited contacted Jonathan Clease to confirm BVL was updating the PC79 application to align with the new MDRS requirements (under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021) which came into force on 20 December 2021.

*26 November 2021:* Updated PC79 application and RFI response provided to Jonathan Clease and SDC (via Rachael Carruthers).

*14 December 2021:* Followed-up with both Jonathan Clease and Rachael Carruthers seeking confirmation on the RFI was satisfied so we could proceed to notification. Which indicated to me that SDC considered it appropriate to change the Operative Selwyn District Plan.

*23 March 2022:* Sought confirmation from Jonathan Clease and Murray England as to whether there were likely to be any servicing issues, given the increased numbers under the MDRS and informed Jonathan Clease once again we were updating the PC79 application to incorporate the Medium Density Residential Zone as proposed by SDC.

*30 March 2022:* Followed up with Jonathan Clease to see if any feedback from Murray England was available. Response received same day indicating servicing for all of the Prebbleton plan changes to be addressed in Murray England's evidence for PC68.

*13 April 2022:* Updated application incorporating MDRS requirements (as advanced by SDC) and proposed new Prebbleton MRZ submitted to SDC (both Jonathan Clease and Rachael Carruthers directly), with a summary of updates. Jonathan Clease confirmed same day the updated documentation had been received.

*27 April 2022:* Sally Elford followed-up with Rachael Carruthers and Jonathan Clease for an update

*11 May 2022:* Sally Elford followed-up again, got a response from Rachael Carruthers indicating next week.

*18 May 2022:* Sally Elford followed up again;

*30 May 2022:* Sally Elford followed-up again;

*16 June 2022:* Received confirmation from Rachael Carruthers, that the RFI was sufficient to allow SDC to make a process decision and requesting Jonathan Clease prepare the relevant report for consideration before council for the 27 July meeting (would need report by 13 July) and 10 August (would need report by 27 July)

*22 June 2022:* Email received from Jonathan Clease apologising for the delay and confirming he can definitely have the notification report done by 13th July for the July 27th meeting

*26 July 2022:* Followed-up seeking confirmation the notification report had made it onto the council agenda; response received same day confirming the report had been forward to SDC a couple of weeks prior, deferring to Rachael Carruthers to advise dates and timing of SDC meeting an agenda slot. Email received from Rachael Carruthers same day confirming it was on the list for 10th of August.

*24 August 2022:* Jonathan Clease's officer report was final considered for notification at the SDC meeting. This was a month (2 Council meetings had passed) after when it was first meant to be considered due to administrative errors getting it onto the agenda.

*7 September 2022:* PC79 was publicly notified in the Selwyn Times.

*5 October 2022:* Submission period closed with a total of 36 submissions received.

*17 October 2023:* The National Policy Statement for Highly Productive Land NPS-HPL) became operative, and against advice from Treasury the wording that 4ha lots were exempt from being highly productive land had been removed.

So again, we went back to all the consultants to update our evidence at again substantial cost, who advised they could support the development of the Site. Evidence has been provided to this effect, and BVL made the decision to proceed with PC79.

*26 October 2022:* A late submission was received.

*7 December 2022:* Summary of original submissions released and the period for further submissions was publicly notified in the Selwyn Times.

*11 January 2023:* Further submission period closed, with a total of 5 further submissions received.

*14 March 2023:* Minute 1 of Commissioner Thomas was released setting down the PC79 hearing on 2-4 May 2023.

*31 March 2023:* Following a number of request the Formative Report for Selwyn Residential Capacity and Demand Model dated 22 March 2023 was released to all the parties to PC79.

### **Appendix 3 – Chris Jones Letter**

17 April 2023

Birchs Village Limited  
95 Mays Road  
St Albans  
Christchurch  
**Attention: Ryan Geddes**

Dear Ryan,

As an introduction, I am Chris Jones of Bayleys Canterbury and I have specialised in the marketing and selling of residential subdivisions across Canterbury for the last 20 years, including in Prebbleton.

You have asked me to provide my professional opinion on the desirability of Prebbleton to buyers. I have set out some key factors and commentary around each of these, which in my view continues to make Prebbleton a highly desirable and distinct locality and market.

- 1. The history of section and house sales in Prebbleton** - The Prebbleton market has always been extremely popular with buyers. One of the reasons is the area appeals to all age groups, especially families and people in their 60's and 70's that are looking to retire or slow down. These people often want to build their dream home. First home buyers often buy/build in other Selwyn locations where values are lower (often because the sections are smaller) then move to Prebbleton for their second home and as they start to have families. There has traditionally been a steady supply of sections in Prebbleton however in recent years this supply has dried up causing values of both sections and finished homes to sky-rocket. Larger sections have in some cases sold for between \$800,000-\$950,000 because there has been nothing for sale. Demand was in fact so high in 2021 that section sales were by deadline sale or ballot; often with many buyers wanting each site. Section sale numbers, and therefore building consent numbers, have been low because there have been so few sections for sale; there has simply been a supply issue.
- 2. The desirability of Prebbleton over other Selwyn locations** - Prebbleton has, for the last 20 plus years, been an extremely popular location and even more so with the opening of the Southern Motorway which allows such easy access to Christchurch City. Whilst Prebbleton has grown it still retains its village feel, has superb sporting/club facilities with the recent addition of Kakaha Park and now excellent local amenities with the new commercial centre. Buyers love Prebbleton as they can own a modern warm home on a section with enough room for kids, gardens or animals while still being close to the city and have easy access to the motorway for travelling north or south. The same options are simply not available in the city. Some buyers love Lincoln; others Rolleston or Leeston. That is the beauty of an open and free market where there is a good supply of homes and sections available. Buyers get to choose where they live. If a family lives in Prebbleton it makes total sense that their parents wish to move close by also. We often see two or three generations living in the same area which is fantastic.
- 3. Why people want to live in Prebbleton** - Buyers love the rural family friendly feel of Prebbleton along with its easy access into the city. As Selwyn has grown more and more, often the buyers can live and work in the Selwyn District. We frequently see one family member working in the city (which is now only minutes away) and the other in areas such as Lincoln, Rolleston or elsewhere in the

Selwyn district. Prebbleton is a fantastic location to accommodate this type of living which is quite common. Prebbleton has a wonderful community feel still and that is what most families want.

4. **How quick have Prebbleton sections historically sold?** - Section sales in Prebbleton, when available, have traditionally been very strong and at higher values than in other Selwyn locations. This has been due to a number of reasons including location however also because of the lack of availability. As mentioned above, when there have been sections for sale there are often multiple offers per section (and in some case owners have run deadline sales or ballots) which has seen a rapid escalation in price. Having a good supply of zoned land ensures prices remain stable.
5. **Historically, why are sections in Prebbleton more valuable and if more sections were available, will they sell fast and help with affordability?** - As mentioned above, Prebbleton has always been popular and in most cases the level of home quality and size is often higher than that of other Selwyn towns such as Rolleston. People that are looking for their second home, such as families, need a bigger home and more space; therefore buy or build a larger home. In addition, buyers that are perhaps in their 50's-70's that are looking to slow down and enjoy life and are ready to build their dream home with enough space for family to stay choose Prebbleton. These buyers are simply able to build a larger or more expensive home than say a first home buyer or an investor building a rental property. Prebbleton attracts these buyer types. Whilst I believe Prebbleton will continue to attract a higher price per property than other Selwyn towns (this is simply the free market paying for location), re-zoning additional land will absolutely help keep prices from escalating like we have seen over the past two years where there was simply supply and demand imbalance. A plan change allowing for smaller sections would also allow some first home buyers into the Prebbleton marketplace when traditionally due to the larger section sizes they may have had to look in other surrounding suburbs. The entire Selwyn District has become hugely popular. It is absolutely an example of what the market wants; the opportunity to buy larger family sections (600-800sqm), smaller sections (400-600sqm), attached townhouses and retirement units all in one location, with easy access to local amenities and the city. Prebbleton is hugely popular because of this. The argument that there have been a smaller number of building consents is, in my opinion, has nothing to do with popularity or buyer demand and everything to do with section availability.

Over the last 22 years I've sold many bareland "lifestyle" and "urban section" subdivisions across the Selwyn District. Almost without exception these developments have land covenants which in many cases prevent further intensification or any "commercial activities" in the future. These covenants are bound by all other owners in the development which can often be 10 or more, often hundreds in the Urban section case. These covenants realistically make future development of these lots unlikely. Secondly these lots have now had significant and modern homes and outbuildings built on them. These are often built in the middle of the lot to maximise space and privacy and are of significant value. Thus demolishing them is uneconomic. To have a significant land holding, such as the applicant's, where control over the land is achieved, especially in this location, is quite rare.

Kind regards,

A handwritten signature in black ink, appearing to be 'Chris Jones', written over a faint circular stamp or watermark.

Chris Jones

#### **Appendix 4 – Ryan Teear Letter**





17 April 2023

Birchs Village Limited  
c/- 95 Mays Road  
St Albans  
CHRISTCHURCH  
8052

Attention: Ryan Geddes

Dear Sir,

## **Valuation Commentary – Birchs Village Limited**

My name is Ryan David Teear and I am Director of Metro Valuations Limited based in Christchurch specialising in residential and residential development valuations. I have been valuing in the Canterbury market since 2003.

In accordance with your instructions to provide comment (from my professional experience) on various components relating to the proposed Birchs Village plan change application. We report as follows:

**1) *The fundamentals of a property valuation and what drives value for specific locations.***

The key driver of any residential valuation is the supply and demand of the specific property. i.e. If supply is greater than demand, values will fall. Alternatively, if demand is greater than supply, values will increase. General economic conditions and consumer confidence also factor.

**2) *The history of section and house sales in Prebbleton.***

Prebbleton originally developed as a small rural service town supporting the surrounding local rural area. Given the close proximity to Christchurch City the location has always been a popular alternative to city living. A hinderence to the growth of Prebbleton was the centrally located Meadow Mushrooms mushroom factory and resulting odour emitted. Fire (2012), then subsequent relocation of Meadow Mushrooms from the Springs Road site increased desirability for residential accommodation in Prebbleton.

House and land sales have generally achieved a premium value over and above other Selwyn locations reflecting relatively few sections available, larger section sizes and higher quality housing. Prebbleton generally attracts wealthier and older owner occupier buyers with few "first home" buyers.

**3) *The desirability of Prebbleton over other Selwyn locations.***

Prebbleton is the closest rural satellite location to Christchurch City providing a smaller resident population, higher quality standard of housing and larger section sizes than other Selwyn locations.

**4) Why people want to live in Prebbleton?**

- Relative close proximity to Christchurch
- Smaller population base than Lincoln and Rolleston
- General higher quality of housing than Lincoln and Rolleston
- Increasing retail/commercial facilities

**5) How quick have the Prebbleton sections sold historically?**

Due to the very buoyant national residential property market from 2019 through to early 2022, sections (when available) in Prebbleton have sold very quickly. Individual sections have been auctioned and any new stages within developments have been sold out immediately via deadline ballot indicating the lack of supply during these times.

**6) Historically, why are sections in Prebbleton more valuable and if more sections were available, will they sell fast and help with affordability?**

Sections in Prebbleton are more valuable than other Selwyn locations due to favourable location, the lack of available supply and relatively larger section sizes. Increased supply and more variation of section sizes will attract a wider range of resident including younger "first home" buyers. As mentioned above, increased supply and size mix of sections will reduce average land values in the township helping with affordability.

**7) What is an acceptable developer margin for a residential development?**

Development margins generally range from 20% to 30%. This rate is largely reflective of development size, section size mix, physical development costs and economic environment. Given the existing uncertain economic outlook with increasing interest rates, falling property values, rising development costs we would adopt a development margin of 25% to 30% in any development valuation.

We trust this letter is satisfactory to your requirements, however, if you require any further comment or clarification, please do not hesitate to contact the writer.

Yours faithfully,  
Metro Valuations Limited



Ryan Teear (B.Com. V.P.M)  
Registered Valuer MNZIV MPINZ