

## Response to the Commissioners Minute 3

It is considered that there is a large degree of overlap in terms of responding to the elements of paragraph [4] of Minute No. 3.

To this end, the material in the attached tables do not respond to the elements of paragraph [4] as cleanly as set out in Minute No.3. Rather, the tables are set out by land area, using either the existing ODP areas within the Operative District Plan, plan change area or areas consented through other pathways.

The Outline Development Plan Areas are zoned Living Z, and the recent plan change areas have also sought this zoning.

It is considered that by responding to Minute No.3 in this manner, all land with residential development potential is captured, and not double counted.

For completeness, it is noted that PC73 has not been included in this response as it was declined by Council but is currently under appeal and in meditation.

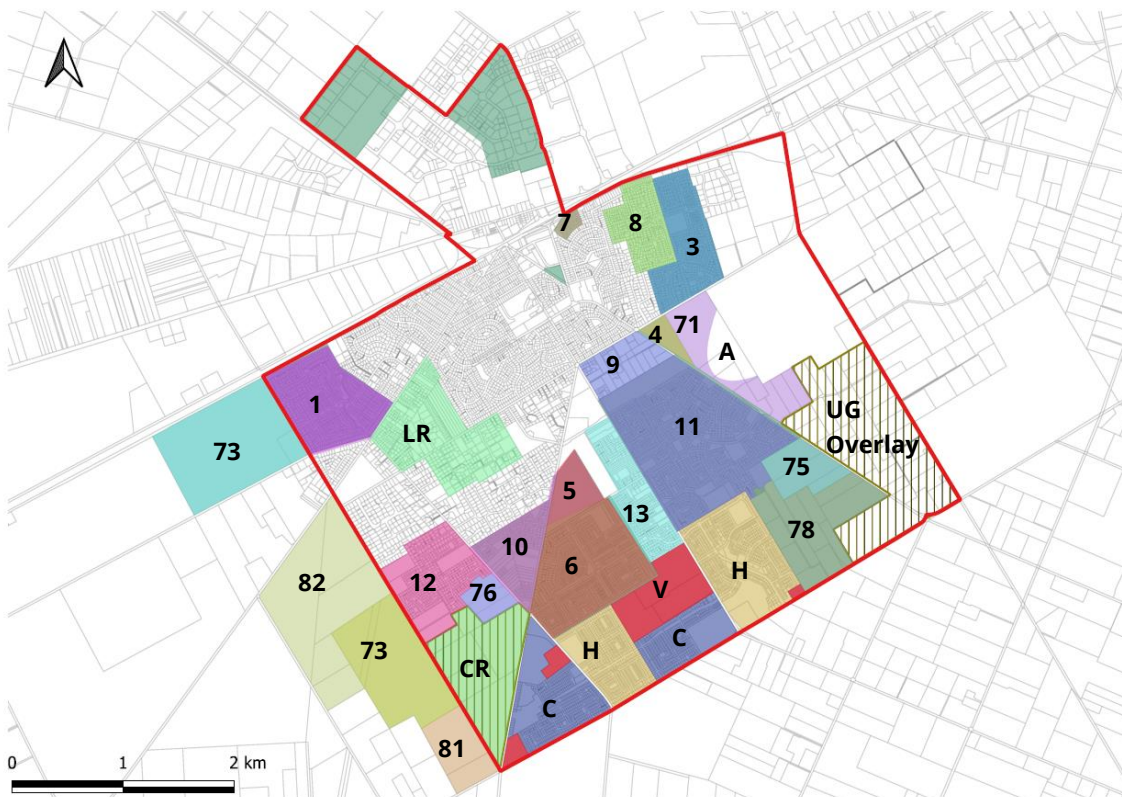


Figure 1: Residential Development in Rolleston

The responses below should be read in conjunction with Figure 1 above.

## Paragraphs 4(a) – (c) Sites subject to subdivision consents within existing ODP areas

This includes all subdivision consents up to and including 31 October 2022.

ODP Areas (#'s on Fig 1)	SDC Sites Consented <sup>1</sup>	SDC Sites Granted s224 <sup>2</sup>	SDC Sites still to have s224 granted <sup>3</sup>	Colliers Capacity Assessment <sup>4</sup>	Notes
ODP Area 1	704	697	7	9	
ODP Area 2					Business Area
ODP Area 3	508	393	115	1	
ODP Area 4					Commercial - RC granted for supermarket
ODP Area 5					Foster Park
ODP Area 6	1,002	944	58	28	
ODP Area 7	69	53	16	7	
ODP Area 8	541	378	163	1	
ODP Area 9	65	49	16	176	
ODP Area 10	367	240	127	124	
ODP Area 11	1,341	1,071	270	261	
ODP Area 12	420	273	147	229	
ODP Area 13	131	94	37	129	
Lowes Road (LR on Fig 1)	37	37		64	
<b>Total</b>	<b>5,185</b>	<b>4,229</b>	<b>956</b>	<b>1,029</b>	

The object of the analysis is to identify the remaining vacant residential capacity within existing ODP areas.

The table above quantifies the number of lots that have been granted Section 224 and, in many cases, these lots have been developed with residential dwellings. The Colliers total excludes lots developed with residential dwellings.

SDC has identified that there are potentially 956 sites consented that are yet to be granted s224. However, SDC considers that there is still potential yield within some of the ODP Areas.

In August 2022 Colliers physically inspected on the ground all developed and undeveloped land to quantify the potential number of vacant residential lots available, and considers that there are 1,029 potential vacant lots available.

In the following table, the parties have further identified the potential yield within the ODP Areas.

<sup>1</sup> Figures determined from subdivision resource consent data held by SDC

<sup>2</sup> Figures determined from the issue of s224 approval by SDC

<sup>3</sup> Figure calculated as (1) – (2) above

<sup>4</sup> See table below for analysis

ODP Areas (#'s on Fig 1)	SDC Theoretical Sites <sup>5</sup>	SDC Theoretical Future Capacity <sup>6</sup>	Colliers Vacant Lots <sup>7</sup>	Colliers Under Construction Lots <sup>8</sup>	Colliers Potential Lots <sup>9</sup>	Colliers Total
ODP Area 1	633	0	9			9
ODP Area 3	484	0	1			1
ODP Area 6	1,100	92	1		27	28
ODP Area 7	69	0	7			7
ODP Area 8	330	0	1			1
ODP Area 9	245	180	15	10	151	176
ODP Area 10	279	0	20		104	124
ODP Area 11	1,510	169	17	47	197	261
ODP Area 12	560	140	51	109	69	229
ODP Area 13	360	229	48		81	129
ODP LR	-	-	15		49	64
<b>Total</b>	<b>5,570</b>	<b>810</b>	<b>185</b>	<b>166</b>	<b>678</b>	<b>1,029</b>

For the most part, the difference between the two figures arrived at from the divergent methods adopted above is negligible. However, there is disagreement in relation to ODP Areas 3, 6, 8, 9, 11, 12 and 13.

ODP 3 – Colliers has identified 1 vacant residential lot and has excluded the development land associated with Woodcroft Retirement village as this is not available to the general market as sections. SDC accepts this analysis.

ODP 6 - Colliers has identified 1 vacant residential lot and further development potential for 27 residential lots. SDC accepts this analysis.

ODP 9 - Colliers has identified 15 vacant residential lots, 10 lots under construction and potential for 151 lots to be developed. SDC considers that there is the potential for a further 180 sites to be developed in this area.

ODP 10 - Colliers has identified 20 vacant residential lots and potential for 104 lots to be developed. SDC considers that, once the remaining s224 has been issued, this ODP Area will be fully developed such that there is no potential land to be developed.

ODP 11 – Colliers has identified 17 developed vacant residential lots, 47 lots under construction and potential for 197 lots to be developed. Included within the potential is part of Helpet Park which is zoned Living Z and owned by SDC. SDC considers that there is a potential yield for a further 169 sites within this area.

<sup>5</sup> Figure determined by Council based on gross area of ODP Area x 10-12 households per hectare

<sup>6</sup> Figure determined by SDC Theoretical Sites – Sites Consented (refer to table above)

<sup>7</sup> Figure determined by way of site inspection

<sup>8</sup> Figure determined by way of site inspection

<sup>9</sup> Figure determined by Colliers based on gross land area x 10-12 households per hectare, less an allowance existing dwellings and surrounding curtilage.

ODP 12 – Colliers has identified 51 vacant lots, 109 lots under construction and potential for 69 lots to be developed. The Boulevard Lifestyle Village land is excluded. SDC considers that there is a potential yield for a further 140 sites within this area.

ODP 13 – Colliers has identified 48 vacant lots and 81 potential lots to be developed. SDC considers that there is a potential yield for a further 229 sites within this area.

ODP LR (Lowes Road) – Colliers has identified 15 vacant lots and another 49 potential lots from large titles. SDC accepts this analysis.

Colliers has also identified a number of additional residential lots, or the potential for further lots, outside of the ODP areas in the original Rolleston Township. The following is a summary of those outside the ODP areas:

#### **Vacant Existing Residential Lots & Potential Outside ODP Areas**

Outside ODP Areas	79
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#### **Paragraphs 4(d) and (e) Sites subject to subdivision consents through other pathways**

This category includes all subdivision consents up to and including 31 October 2022.

<b>Consented Through Other Pathways</b>	<b>Theoretical Sites</b>	<b>Sites Granted s224</b>	<b>SDC Capacity Assessment</b>	<b>Colliers Capacity Assessment</b>	<b>Current Status</b>
HASHA - Hughes (Faringdon) (H on Fig 1)	400	484		3	Fully developed
HASHA – Geddes (Acland Park) (H on Fig 1)	900	607	293	231	Largely developed
COVID - Faringdon South West and South East (C on Fig 1)	959	833	126	569	Faringdon South East is fully developed and Faringdon South West is partially constructed to date.
COVID - Faringdon Oval (Referred) (CR on Fig 1)	1,044		1,044	1,044	Includes land additional to that of PC70. Currently undeveloped
<b>Total</b>	<b>3,303</b>	<b>1,924</b>	<b>1,463</b>	<b>1,847</b>	

The object of the analysis is to identify the remaining vacant residential capacity.

The table above quantifies the number of lots that have been granted Section 224 but, in many cases, these lots have been developed with residential dwellings.

SDC has identified that there are potentially 1,463 sites consented that are yet to be granted s224.

In August 2022 Colliers physically inspected on the ground all developed and undeveloped land to quantify the potential number of vacant residential lots available, which is reflected in the table above.

The following Colliers table identifies the developed vacant lots and the capacity from lots under construction and/or the potential from undeveloped land.

ODP Areas (#'s on Fig 1)	Vacant Lots	Under Construction Lots	Potential Lots	Total	Notes
HASHA - Hughes (Faringdon) (H on Fig 1)	3			3	Fully developed, save for 3 vacant sites
HASHA – Geddes (Acland Park) (H on Fig 1)	65	166		231	Largely developed.
COVID - Faringdon South West and South East (C on Fig 1)	360	209		569	Faringdon South East is fully developed. Capacity remains in Faringdon South West
COVID - Faringdon Oval (Referred) (CR on Fig 1)			1,044	1044	
<b>Total</b>	<b>428</b>	<b>375</b>	<b>1,044</b>	<b>1,847</b>	

#### Paragraph 4(f) Approved plan change areas

Operative Private Plan Changes	SDC ID	Land Area ha	Theoretical Sites	Sites Applied For	Total Capacity	Current Status
Plan Change 75	ODP Area 14	24.7000	280		280	
Plan Change 76	ODP Area 15	12.9690	155	50	155	Application lodged
Plan Change 78	ODP Area 16	63.3512	756	134	756	2 applications lodged
<b>Total</b>		<b>101.0202</b>	<b>1,191</b>	<b>184</b>	<b>1,191</b>	

None of the Operative Plan Change areas have been developed.

Approved Plan Changes		Land Area ha	Theoretical Sites	Total Capacity	Current Status
Plan Change 71	ODP Area 17	37.4000	440	440	Decision of Council to approve appealed 14 October 2022
<b>Total</b>		<b>37.4000</b>	<b>440</b>	<b>440</b>	

The Approved Plan Change 71 land has not been developed.

**Paragraph 4(g) Land to be rezoned through Variation 1 (labeled as V and in red on Figure 1)**

<b>Proposed Land in Variation 1 To be Zoned MRZ</b>	<b>Land Area ha</b>	<b>Net Area ha</b>	<b>Theoretical Sites</b>	<b>Current Status</b>
890 Selwyn Road	4.0000	3.5000	48-42	No Applications
545 East Maddison Road	4.0012	3.5000	48-42	RC for subdivision of 49 sites
435 Springston Rolleston Road (Lot 2 DP 82966)	11.5709	11.0709	138-132	No Applications
435 Springston Rolleston Road (Lot 1 DP 82966)	10.7220	10.7220	128	No Applications
Lot 2 DP 61162 Springston Rolleston Road	15.9235	15.9235	191	RC for subdivision of 274 sites
606 Selwyn Road	1.0000	0.5000	12-6	No Applications
<b>Total</b>	<b>47.2176</b>	<b>45.2164</b>	<b>565-541</b>	

The estimated theoretical capacity for land to be rezoned through Variation 1 is between 541 and 565 lots, based on 12 households per hectare, depending on whether this is determined based on gross or net area. This difference is considered negligible.

**Paragraph 4(h) Balance of land included in Urban Growth Overlay (labeled as 'UG Overlay' on Figure 1)**

<b>Urban Growth Overlay</b>	<b>Gross Area ha</b>	<b>Net Area ha</b>	<b>Potential Lots</b>	<b>Current Status</b>
Lincoln Rolleston Road/Weedons Ross Road	109.1774	96.1774	1,146	Various submissions to rezone (Variation 1)
Cnr Selwyn Road & Lincoln Rolleston Road	23.4730	23.4730	281	
<b>Total</b>	<b>132.6504</b>	<b>119.6504</b>	<b>1,427</b>	

The estimated theoretical capacity for this category is adopted at 1,427 lots, based on 12 households per hectare, depending on whether this is determined based on gross or net area.

**Summary**

The following table summarises the SDC vacant land capacity figures and compares these with the vacant land capacity identified in the original Colliers Statement of Evidence dated 26 August 2022. In the Colliers evidence summary the following has been included or excluded in order to compare on a like with like basis with the SDC summary:

Helpet Park has now been added. This land is zoned Living Z and owned by SDC. Colliers previously understood this land was to be utilised for council utility purposes.

The following plan change areas have now been excluded because PC73 has been declined and PC81 & PC82 form the subject of this application.

- Plan Change 73 – 2,100 lots
- Plan Change 81 – 350 lots

- Plan Change 82 – 1,320 lots

### Summary

Joint Minute #3 response	SDC	Colliers	Colliers Evidence (August 2022)	
Consented OPD Areas	678 <sup>10</sup>	1,029	Under Development (para 59)	578
Unconsented ODP Areas	810		Developed Vacant Lots (para 55)	695
Outside ODP Areas	79	79	Plan Changes (para 61)	6,415
Consented Through Other Pathways	1,463	1,847	Zoned Land (para 72)	451
Operative Plan Changes (4f)	1,191	1,191	Unzoned FUDA (para 72)	2,069
Approved Plan Change 71	440	440	<b>Total</b>	<b>10,208</b>
Variation 1	541	541	<b>Plus</b>	
			Helpet Park	111
			<b>Less</b>	
Urban Growth Overlay	1,427	1,427	Plan Change 73	(2,100)
<b>Total</b>	<b>6,629</b>	<b>6,554</b>	Plan Change 81	(350)
			Plan Change 82	(1,320)
			<b>Total</b>	<b>6,549</b>

The total vacant land capacity identified in the capacity table above by SDC and Colliers is between 6,629 lots in the SDC column and 6,554 lots in the Colliers column, with both figures including the Faringdon Oval COVID area. The difference between the two figures is considered negligible.

This compares with the total vacant land capacity identified in the Colliers' Statement of Evidence of 6,549 lots.

Notwithstanding the difference in methodology adopted by SDC and Colliers the results are very similar.

<sup>10</sup> This figure has been modified to adopt the Colliers figures for ODP Areas 3 and 8.



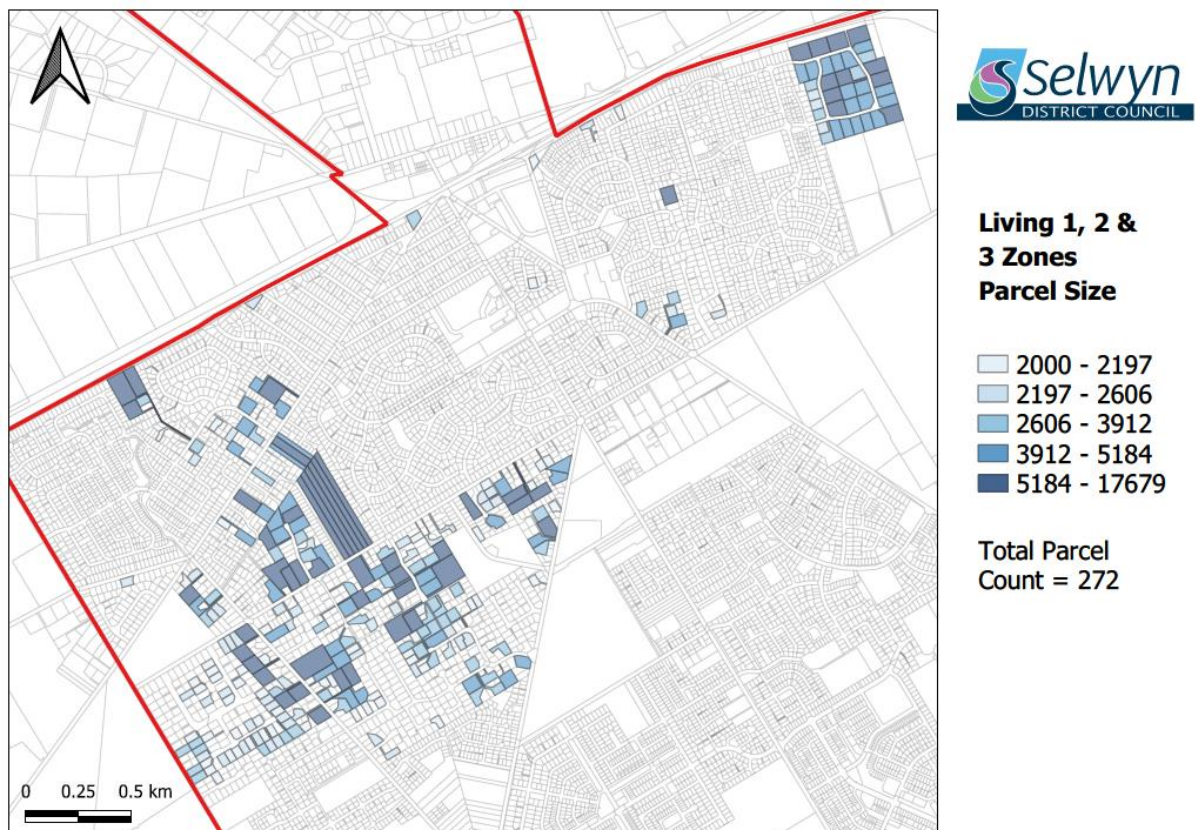
#### Paragraph 4(i)

No additional land beyond that already identified above is within a Future Development Area identified in the CRPS.

No additional land beyond that already identified above is within the Urban Growth Overlay identified in the PDP.

#### Paragraph 4(j) Number of existing sites within Rolleston larger than 2000m<sup>2</sup>

Below is a spatial representation of the existing developed residential lots in Rolleston greater than 2,000m<sup>2</sup> that are zoned Living 1, 2 and 3. Any parcels greater than 2,000m<sup>2</sup> that are zoned Living Z have been excluded as the capacity within these areas is included in the analysis of the ODP areas above in Paragraphs 4(a) – (c).



This figure includes 36, L3 Lots located on the north eastern periphery of Rolleston (top right lots shown in the figure above) which are located outside the Variation 1 boundary, and the 7 lots associated with Pineglades Naturist Club at 135 Brookside Road. Excluding these sites reduces the total of 272 lots to 229 lots.

Colliers has identified 223 existing improved residential lots greater than 2,000 sqm excluding Living Z land.

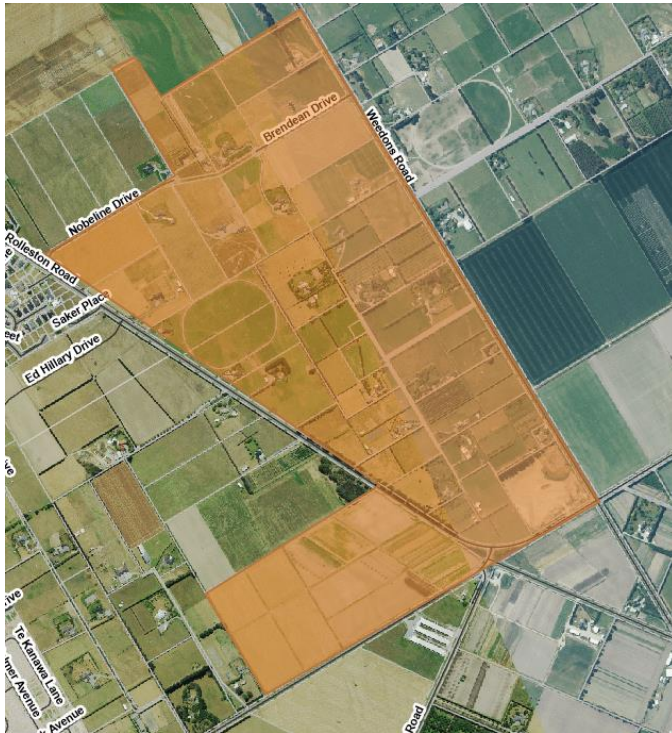
It is acknowledged that not all the above sites are capable of further subdivision. In many cases, the location of building improvements impedes the opportunity for further subdivision. Another factor is that properties may have been purchased specifically for a lifestyle choice and may never be subdivided. These factors make it difficult to accurately assess the potential for intensification of existing improved properties.



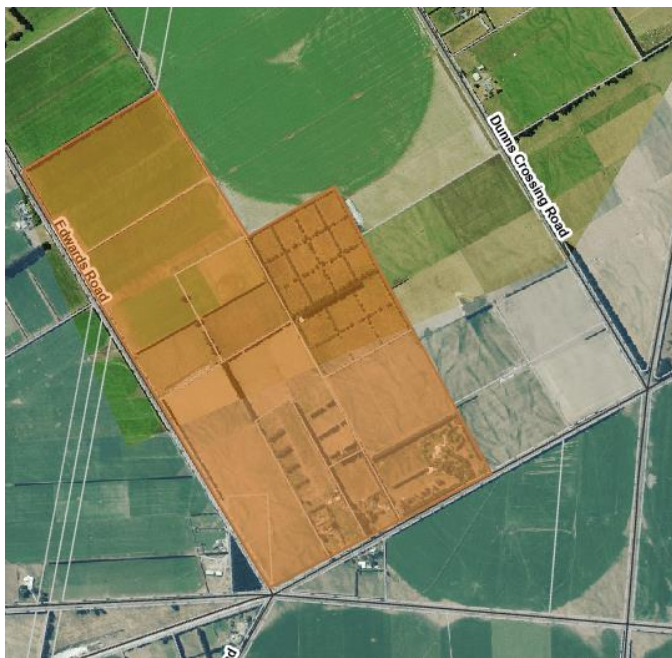
## Paragraph 6 Rezoning Submissions made on Variation 1

Submissions have been received on Variation 1 to rezone:

- The area of PC71 that was declined through the plan change process, being that area under the Airport Noise 50 dBA Contour (labelled as 'A' on Figure 1) (approximately 17.3 ha which could potentially yield 220 lots as per PC71 documentation)
- Land to the southeast of Rolleston, being the balance of land included in the Urban Growth Overlay of the PDP (already taken into account in Paragraph 4(h) above)



- Land to the southwest of Rolleston, south and west of PCs 81 and 82 (approximately 67.5447 ha, which at 12 hh/ha could potentially yield 810 lots)



### **Paragraph 7 Clarification**

The blocks identified as “Proposed Land in Variation 1 to be Zoned MRZ” (Para 4 (g) table) comprise only part of the overall FUDA net area of 173.32 ha identified by Colliers.

The SDC/Colliers gross area for the “Proposed Land in Variation 1 to be Zoned MRZ” of 47.2176 ha (Para 4(g) table) is comparable to the “Variation 1 statement at page 56 of the Section 32 report records stating 47 ha of land within the FDA areas is to be zoned MRZ.”

### **Conclusion**

The total vacant land capacity number from Collier’s modified original evidence-in-chief (6,549 ) and this Minute #3 response including the Faringdon Oval land of 6,097 ) shows a relative consistency in the overall numbers for Rolleston.

These numbers are specifically for Rolleston and do not include any other areas of the Selwyn District.