

Before the Selwyn District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Proposed Private Plan Changes 81 and 82 to the  
Operative District Plan: Dunns Crossing Road, Rolleston

*and:* **Rolleston Industrial Developments Limited** and  
**Brookside Road Residential Limited**  
*Applicant*

Supplementary Evidence of Gary Sellars (Registered valuer)

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Dated: 24 November 2022

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## SUPPLEMENTARY EVIDENCE OF GARY SELLARS

- 1 My full name is Gary Russell Sellars. I am a Director of Valuation and Consultancy at Colliers Valuation. I have been in this position at Colliers for 14 years. My experience and qualifications are set out in my statement of evidence dated 26 August 2022.
- 2 In response to the Commissioner's Minute 3, I have worked in conjunction with Selwyn District Council (SDC) to answer the various questions raised in the Commissioner's Minute 3. A summary of the conclusions is outlined in the joint Response to the Commissioner's Minute 3 which I refer to in this supplementary evidence.
- 3 SDC and I have adopted slightly different methodology in identifying the remaining vacant residential land capacity in Rolleston.
- 4 In August 2022, Colliers physically inspected on the ground all developed and undeveloped land to quantify the number of vacant lots developed, those under construction and potential for further development of existing vacant land.
- 5 The following summary table from page 7 of the Response to the Commissioner's Minute 3 summarises the position.

### Summary

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

- 6 The joint response from myself and SDC to the Commissioner's Minute 3, concluded that there is general alignment in our estimates of total vacant land capacity at Rolleston, amounting to between 6,629 and 6,554 lots. The slight difference could be explained by the different methodology adopted to calculate the potential capacity from undeveloped land. I made an allowance for existing dwellings and surrounding curtilage to reflect the situation where in most cases, these are retained in any development. I am aware that SDC did not make any adjustment for existing residential dwellings and associated curtilage.
- 7 In my statement of evidence dated 26 August 2022, the total identified number of lots either existing, under development or potential was 10,208. After making adjustments to allow for the addition of Helpet Park and the exclusion of Plan Changes 73, 81 and 82, my adjusted total is 6,549.
- 8 The differences between the SDC figure of 6,629, the Colliers figure of 6,554 and the adjusted original evidence figure of 6,549 is negligible. The joint response serves to confirm the conclusions outlined in my evidence in chief regarding the supply of vacant residential land in Rolleston.

Dated: 24 November 2022

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Gary Sellars