

Proposed Selwyn District Plan



Addendum to Section 42A Report

PDP Re-Zoning Framework

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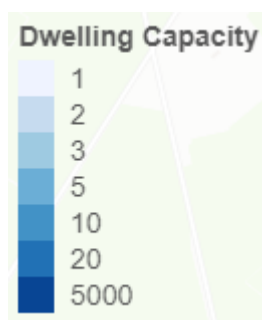
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1. Purpose of report

- 1.1 This report is prepared under s42A of the RMA to provide an update on capacity and demand for housing in certain towns. In addition, some commercial information is provided for specific towns. This is to assist in the assessment of rezoning submissions in accordance with the Rezoning Framework¹ and the flowchart² set out in the Rezoning Framework s42A report. Capacity and demand are one of several factors to be considered when assessing rezoning submissions. This additional work assesses sites across each town for potential capacity in more detail and outlines recent demand in these towns.

2. Methodology

- 2.1 The following numbers are retrieved from Selwyn District Council's Capacity Model. This model is developed by Formative Ltd. At its simplest, the model checks each parcel in the district and the potential capacity it can fit. Capacity is determined in two measures: plan-enabled and realistic and these are recorded as site sizes.
- Plan-enabled is the minimum within the proposed district plan, while realistic is the expected site size based on past trends.
 - Demand is based on net new building consent take-up across the district.
- 2.2 This work is based on the 2022 Capacity Model. The previous capacity modeling was completed at the end of 2019. The GCP 2021 Capacity Assessment was based on the modelling that occurred in 2019 with an update based on take-up and zoning changes since then. The key difference in modelling is that the model re-calculates capacity based on a site-by-site assessment. This information is displayed below.
- 2.3 Sites are shaded based on potential capacity, with the darker colour representing more capacity. This key represents the total capacity for a site, with sites shaded for '1' generally representing no additional capacity.



¹ https://www.selwyn.govt.nz/_data/assets/pdf_file/0018/515151/Re-Zoning-Framework-s42A-report.pdf

² https://www.selwyn.govt.nz/_data/assets/pdf_file/0019/515152/Appendix-1-Rezoning-Flow-Chart.pdf

West Melton



2.4 Capacity has been identified as follows. Note, the capacity listed does not include PC74 or PC77.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	141	141
Occupied sites with 2 additional capacity	31	62
Occupied sites with multiple additional capacity	5	16
Vacant sites with 1 additional capacity	3	3
Vacant sites with 2 additional capacity	-	-
Vacant sites with multiple additional capacity	3	112
TOTAL	183	334

2.5 Changing the zoning from LLRZ to GRZ in West Melton will lead to an additional 932 capacity.

2.6 In the past 10 years the take-up in West Melton has been as follows:

Year	Building Consents
2013	184
2014	69
2015	24
2016	33
2017	49
2018	52
2019	40
2020	20
2021	23
2022*	18
Average	51.2

**Up to Dec 2022*

2.7 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	2,420	2,762	4,499
Households	829	982	1,700
Dwellings	920	1,091	1,888

3. Dunsandel



3.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	5	5
Occupied sites with 2 additional capacity	1	2
Occupied sites with multiple additional capacity	1	5
Vacant sites with 1 additional capacity	29	29
Vacant sites with 2 additional capacity	-	-
Vacant sites with multiple additional capacity	-	-
TOTAL	36	41

3.2 In the past 10 years the take-up in Dunsandel has been as follows:

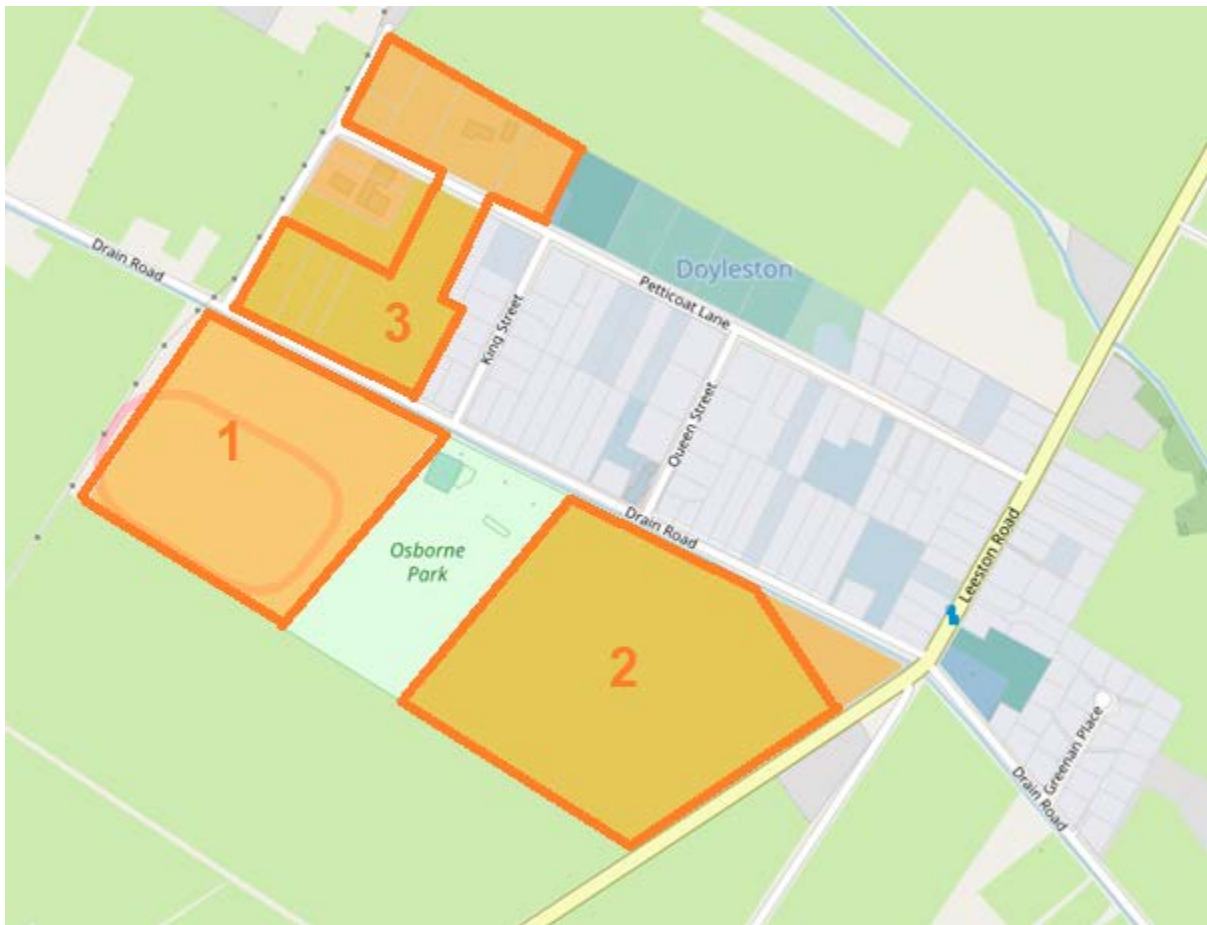
Year	Building Consents
2013	0
2014	1
2015	1
2016	0
2017	0
2018	0
2019	0
2020	1
2021	0
2022*	14
Average	1.7

**Up to Dec 2022*

3.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	477	501	560
Households	163	178	210
Dwellings	181	198	233

4. Doyleston



Areas 1, 2, and 3 shown above are identified as Preferred Future Development Areas in the Ellesmere Area Plan.

4.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	9	9
Occupied sites with 2 additional capacity	2	4
Occupied sites with multiple additional capacity	1	5
Vacant sites with 1 additional capacity	2	2
Vacant sites with 2 additional capacity	-	-
Vacant sites with multiple additional capacity	5	17
Preferred Future Development Areas	3	169
TOTAL	22	206

4.2 In the past 10 years the take-up in Doyleston has been as follows:

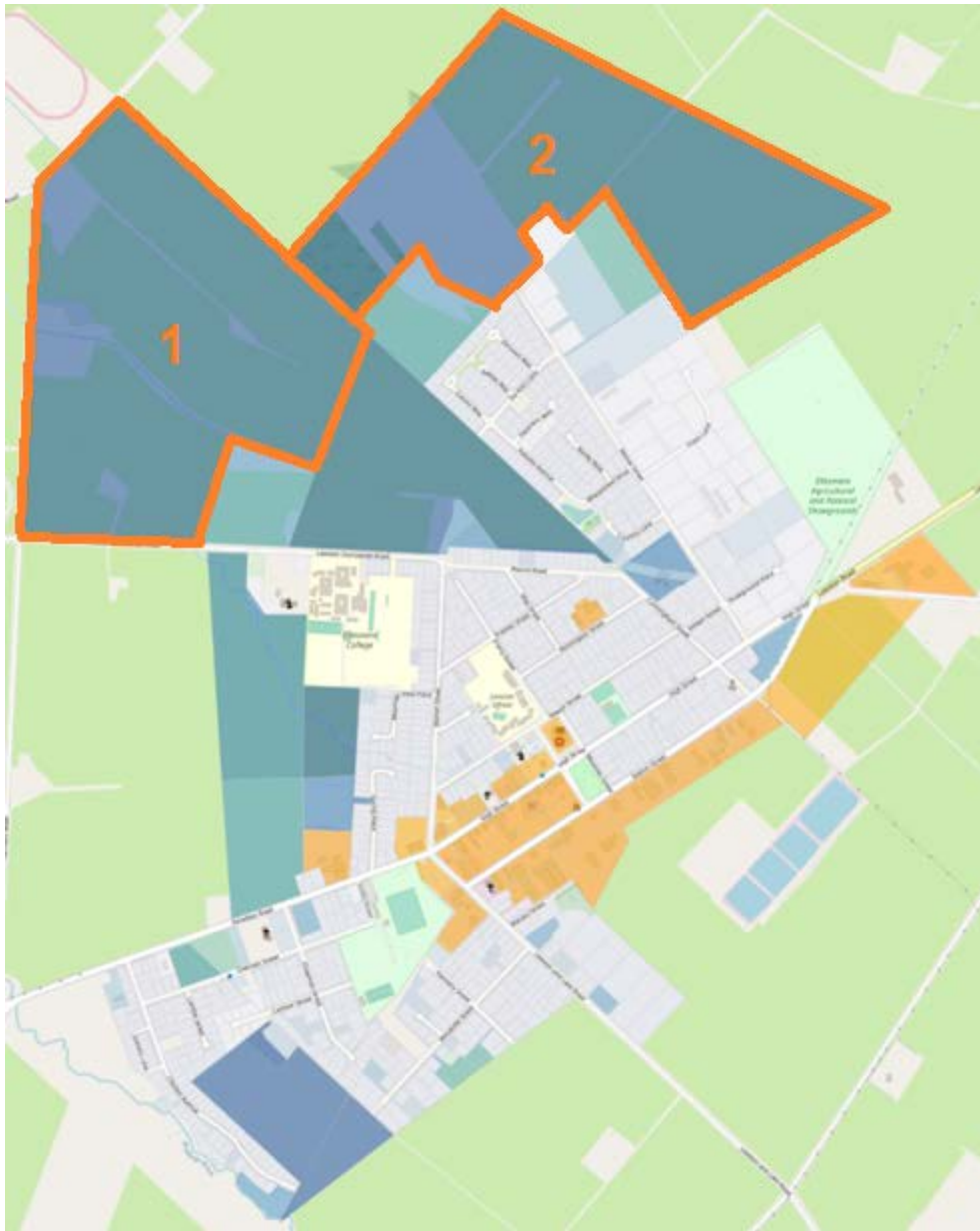
Year	Building Consents
2013	0
2014	1
2015	1
2016	4
2017	1
2018	1
2019	0
2020	1
2021	1
2022*	1
Average	1.1

**Up to Dec 2022*

4.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	310	339	343
Households	106	120	128
Dwellings	118	134	142

5. Leeston



Areas 1 and 2 shown above are identified as Preferred Future Development Areas in the Ellesmere Area Plan.

5.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	12	12
Occupied sites with 2 additional capacity	9	18
Occupied sites with multiple additional capacity	3	11
Vacant sites with 1 additional capacity	16	16
Vacant sites with 2 additional capacity	-	-

Vacant sites with multiple additional capacity	13	657
Preferred Future Development Areas	2	146
TOTAL	55	860

- 5.2 Changing the LRZ to GRZ (from 800m2 average to 700m2 average) would mean an additional 72 capacity.
- 5.3 There is anticipated Industrial Capacity in Leeston of 3ha in the Medium Term and 1ha in the Long Term. Demand is 5ha in the Medium and 13ha in the Long Term; with capacity of 8ha and 14ha respectively.
- 5.4 In the past 10 years the take-up in Leeston has been as follows:

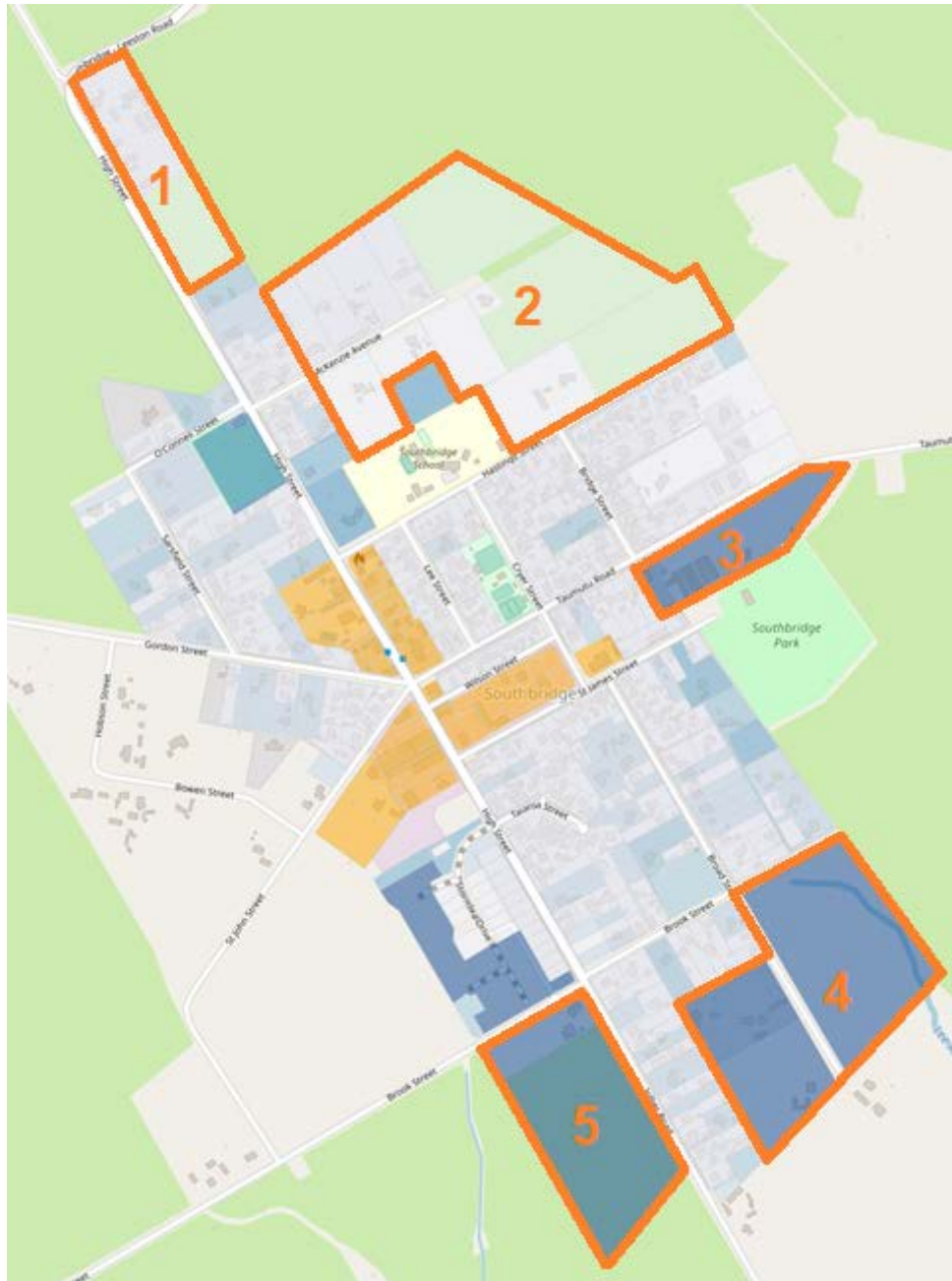
Year	Building Consents
2013	61
2014	47
2015	48
2016	40
2017	23
2018	9
2019	3
2020	8
2021	14
2022*	21
Average	27.4

**Up to Dec 2022*

- 5.5 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	2,592	2,953	4,672
Households	888	1,050	1,768
Dwellings	986	1,166	1,963

6. Southbridge



Areas 1, 2, 3, 4, and 5 shown above are identified as Preferred Future Development Areas in the Ellesmere Area Plan.

6.1 Capacity has been identified as follows. Note, the capacity listed does not include PC74 or PC77.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	53	53
Occupied sites with 2 additional capacity	9	18
Occupied sites with multiple additional capacity	5	27
Vacant sites with 1 additional capacity	4	4

Vacant sites with 2 additional capacity	10	20
Vacant sites with multiple additional capacity	2	30
Preferred Future Development Areas	12	364
TOTAL	95	516

6.2 Changing the zoning from LLRZ to GRZ (from 800m² average to 700m² average) would mean an additional 26 capacity.

6.3 In the past 10 years the take-up in Southbridge has been as follows:

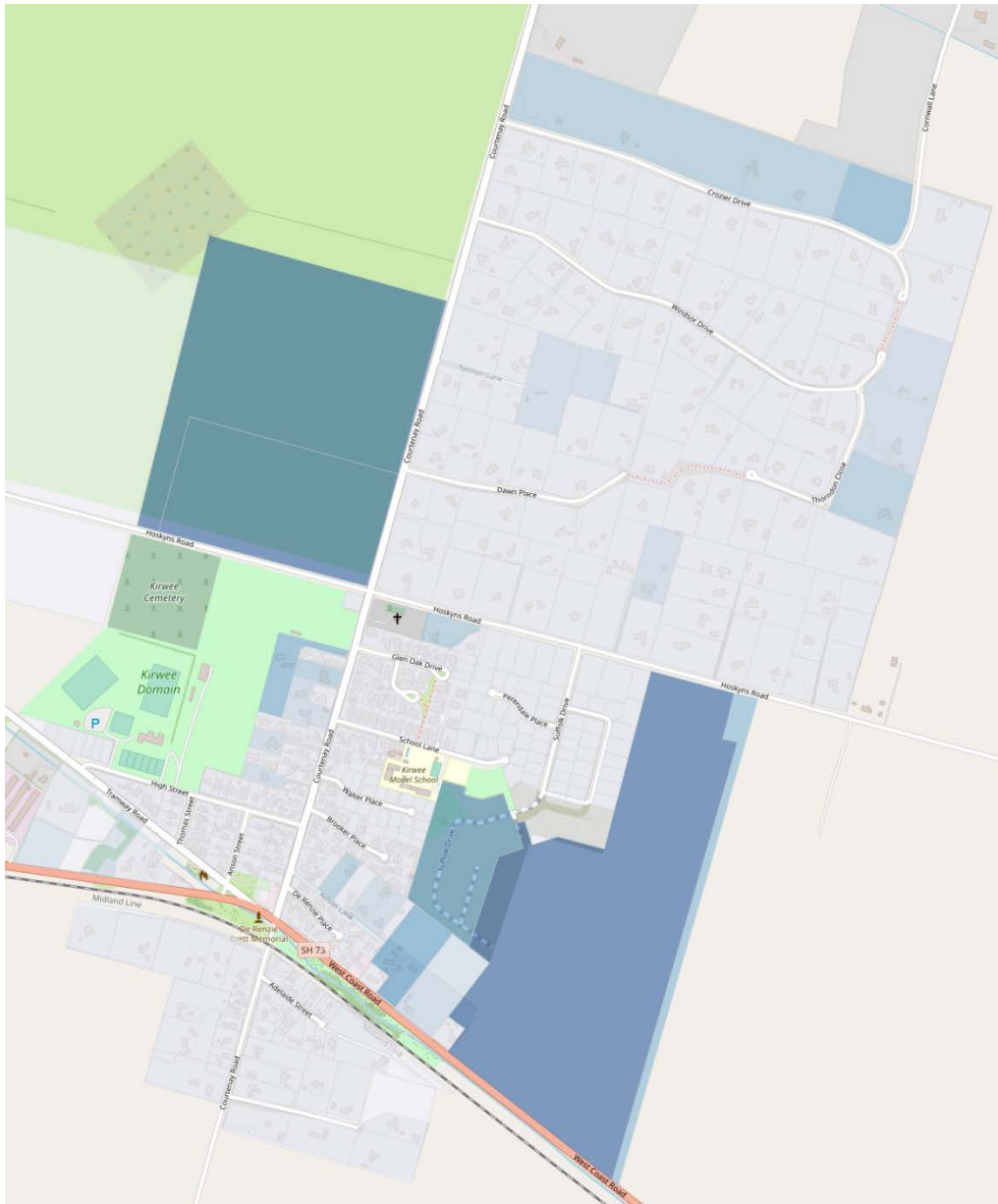
Year	Building Consents
2013	0
2014	2
2015	3
2016	3
2017	2
2018	1
2019	7
2020	4
2021	14
2022*	12
Average	4.8

**Up to Dec 2022*

6.4 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	983	1,110	1,153
Households	337	394	429
Dwellings	374	438	476

7. Kirwee



7.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	11	11
Occupied sites with 2 additional capacity	9	18
Occupied sites with multiple additional capacity	3	50
Vacant sites with 1 additional capacity	3	3
Vacant sites with 2 additional capacity	-	-
Vacant sites with multiple additional capacity	5	145
TOTAL	31	227

7.2 In the past 10 years the take-up in Kirwee has been as follows:

Year	Building Consents
2013	22
2014	9
2015	6
2016	14
2017	14
2018	9
2019	16
2020	20
2021	15
2022*	20
Average	14.5

**Up to Dec 2022*

- 7.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	999	1,071	1,397
Households	342	381	526
Dwellings	380	423	584

- 8.2 There is anticipated Commercial Capacity in Darfield of 1ha in the Medium Term and 1ha in the Long Term. Demand is 1ha in the Medium and 2ha in the Long Term; with capacity of 1ha and 4ha respectively.
- 8.3 There is anticipated Industrial Shortfall in Darfield of 5ha in the Medium Term though 12ha capacity in the Long Term. Demand is 12ha in the Medium and 31 in the Long Term; with capacity of 7ha and 44ha respectively.
- 8.4 In the past 10 years the take-up in Darfield has been as follows:

Year	Building Consents
2013	24
2014	23
2015	39
2016	24
2017	39
2018	26
2019	9
2020	16
2021	80
2022*	83
Average	36.3

**Up to Dec 2022*

- 8.5 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	3,374	4,122	5,807
Households	1,156	1,466	2,183
Dwellings	1,283	1,628	2,425

9. Sheffield and Waddington



9.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	2	2
Occupied sites with 2 additional capacity	4	8
Occupied sites with multiple additional capacity	3	10
Vacant sites with 1 additional capacity	4	4
Vacant sites with 2 additional capacity	3	6
Vacant sites with multiple additional capacity	1	63
TOTAL	17	93

9.2 In the past 10 years the take-up in Sheffield and Waddington has been as follows:

Year	Building Consents
2013	1
2014	1
2015	2
2016	2
2017	2
2018	0
2019	1
2020	3
2021	1
2022*	4
Average	1.7

**Up to Dec 2022*

9.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	471	593	660
Households	161	211	245
Dwellings	179	234	272

10. Springfield



10.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	1	1
Occupied sites with 2 additional capacity	-	-
Occupied sites with multiple additional capacity	-	-
Vacant sites with 1 additional capacity	3	3
Vacant sites with 2 additional capacity	-	-
Vacant sites with multiple additional capacity	2	39
TOTAL	6	43

10.2 In the past 10 years the take-up in Springfield has been as follows:

Year	Building Consents
2013	7
2014	0
2015	1

2016	4
2017	5
2018	5
2019	2
2020	1
2021	2
2022*	3
Average	3.0

**Up to Dec 2022*

10.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	475	511	583
Households	163	182	219
Dwellings	181	202	243

11. Coalgate, Glentunnel and Whitecliffs



11.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	10	10
Occupied sites with 2 additional capacity	7	14
Occupied sites with multiple additional capacity	7	87
Vacant sites with 1 additional capacity	114	114
Vacant sites with 2 additional capacity	2	4
Vacant sites with multiple additional capacity	9	139
TOTAL	149	316

11.2 In the past 10 years the take-up in Coalgate, Glentunnel, and Whitecliffs has been as follows:

Year	Building Consents
2013	5
2014	4
2015	7
2016	3
2017	2
2018	0
2019	2
2020	1
2021	7
2022*	6
Average	3.4

**Up to Dec 2022*

11.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	1,194	1,443	1,610
Households	409	513	599
Dwellings	454	569	665

12. Hororata



12.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	3	3
Occupied sites with 2 additional capacity	3	6
Occupied sites with multiple additional capacity	4	32
Vacant sites with 1 additional capacity	-	-
Vacant sites with 2 additional capacity	-	-
Vacant sites with multiple additional capacity	1	13
TOTAL	11	54

12.2 In the past 10 years the take-up in Hororata has been as follows:

Year	Building Consents
2013	4
2014	0
2015	0
2016	3
2017	2
2018	4
2019	2
2020	1
2021	1
2022*	3
Average	2.0

**Up to Dec 2022*

12.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	574	649	718
Households	196	230	268
Dwellings	218	256	297

13. Lake Coleridge



13.1 Capacity has been identified as follows.

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	-	-
Occupied sites with 2 additional capacity	1	2
Occupied sites with multiple additional capacity	1	4
Vacant sites with 1 additional capacity	-	-
Vacant sites with 2 additional capacity	1	2
Vacant sites with multiple additional capacity	1	8
TOTAL	4	16

13.2 In the past 10 years the take-up in Lake Coleridge has been as follows:

Year	Building Consents
2013	1
2014	0
2015	0
2016	1
2017	0
2018	2
2019	0
2020	3
2021	1
2022*	0
Average	0.8

**Up to Dec 2022*

13.3 The LTP 2021 projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031, then unconstrained to 2051.

Additional Growth	2021	2031	2051
Population	168	201	221
Households	58	71	82
Dwellings	64	79	91