

## COMMENT ON LAND USE RECOVERY PLAN REVIEW

Environment Canterbury

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By email only: [LURP@ecan.govt.nz](mailto:LURP@ecan.govt.nz)

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(Signature of applicant or person authorised to sign on behalf of the applicant)

Date: May 29, 2015

### **Topic Areas: Direction and Coordination, Communities and Housing**

#### Introduction

This comment is made on behalf of the Dryden Trust ('the Trust'), who own an area of approximately 36.22 ha of land located on Springston Rolleston Road, south Rolleston, legally described as Lot 1 DP 305373, and currently Zoned Inner Plains ('the Site') - see Rolleston Structure Plan below showing location of the Site. It is within the Rolleston urban growth boundary and Rolleston Projected Infrastructure Boundary on Map A of Chapter 6 of the Regional Policy Statement.

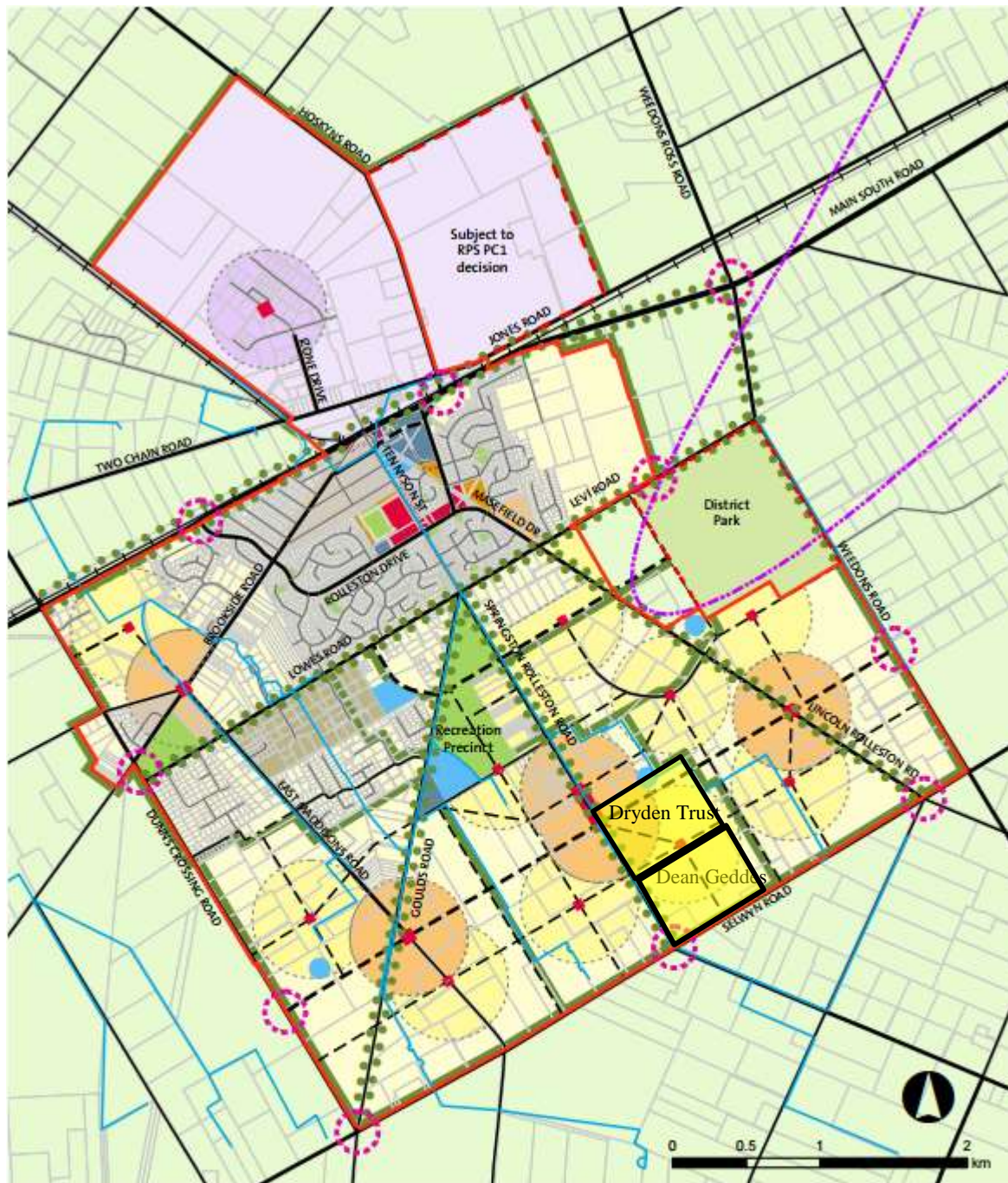


Figure 5.2: Rolleston Structure Plan

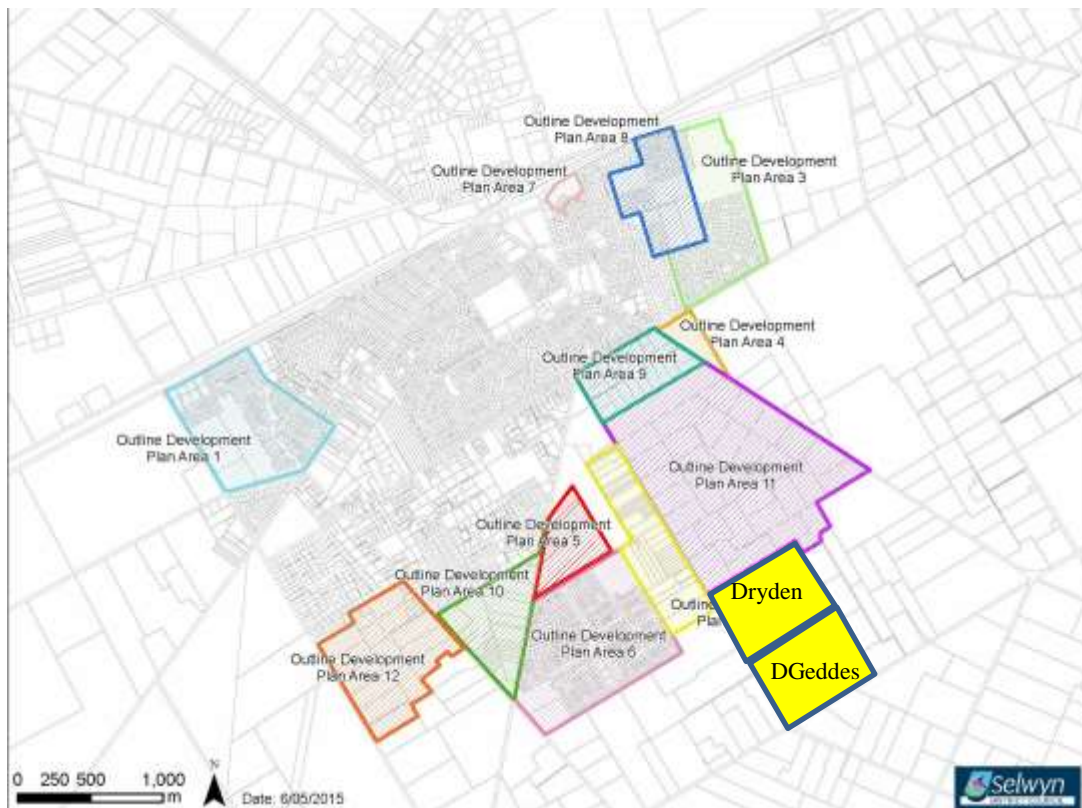


The Site is currently used as a dairy runoff block for Dryden Trust's Lincoln based dairy farm and contains a number of open paddocks separated by shelter belts. It is surrounded on



three sides with existing generally 4ha or smaller lifestyle development, with farmland adjoining the property to the south

The Site adjoins undeveloped Living Z zoned land to the north (ODP Area 11 Branthwaite Drive) and west (ODP Area 13 Selwyn Rolleston Road/Dynes Road). ODPs and Living Z zoning for these and a number of other areas in south Rolleston (Areas 4, 9, 10 and 12) were incorporated into the District Plan under LURP Action 18 (i)-(vi). ODP Area 6 (Faringdon) is located to the west. Residential subdivision is well underway in this area (see plan of south Rolleston ODP areas below).



### Selwyn District Council Rural Residential Strategy

The Selwyn District Council adopted a Rural Residential Strategy ('RRS') in June 2014, after the LURP was gazetted in December 2013. The Site is identified as Area 9 of the 15 areas identified in the RRS as suitable for rural residential development, subject to a Resource Management Act ('RMA') plan change process. The RRS requires that the Site is 'future proofed' to enable eventual redevelopment at full urban densities to be readily achieved if this should be considered appropriate at some stage in the future. Future proofing is required because the Site is within the future urban growth path for Rolleston, as shown in the Rolleston Structure Plan. It is also within the Rolleston Projected Infrastructure Boundary shown on Map of Chapter 6 of the Regional Policy Statement ('C6').

### Clustered Rural Residential Development Concept

The Trust and their advisors are currently working with SDC on a clustered rural residential concept for the Site. Rural residential development of the entire Site would yield up to 72 rural residential lots (based on a density of two households per ha). It is proposed to cluster 72 lots in the northwest portion of the Site as Stage 1, to be developed to Living Z densities (please refer to a possible concept plan attached as **Appendix A**). The balance of the Site would remain as open rural land until such time as it is required for urban purposes, at which time this area would be developed to urban densities as Stage 2. It would be held subject to appropriate covenants and continue to be farmed in the interim. It is anticipated that the covenants would prevent dwellings on the balance site until such time as a change to the rural residential character of the site becomes appropriate and possible.

The northwest portion of the Site has been chosen for the 72 residential lots from a strategic perspective as it adjoins the existing Living Z zones to the north and west and allows for the provision of infrastructure in the most economical and integrated manner due to proximity to existing services.

### Greenfield Priority Status for the Site in its Entirety – Possible Exemplar Housing/Housing Accord Status

A reasonably substantial area of land has been zoned for residential purposes in south Rolleston, in accordance with its priority greenfield status under C6. However, there is a high level of uncertainty as to when and how these areas will be developed for urban residential purposes. All of the ODP areas, except Area 6 (Faringdon) and Area 4 (7.2ha) are existing rural residential or 4 ha subdivisions with multiple landowners with varying development aspirations and development timeframes and generally no development experience. We understand that the experience of SDC with in-fill urban development of other existing 'non future proofed' rural residential and lifestyle areas is that this can occur in an ad-hoc manner and over variable timeframes, with difficulties arising due to the need to deal with multiple landowners and the inability in some cases to provide key infrastructure such as roading links where landowners do not wish to make the required land available. This can also result in uncertainty for SDC as to the funding and timing of infrastructure upgrades, and the potential infrastructure demand is largely unknown and cannot be forecast.

In contrast, the Site is a substantial land holding in single ownership. The Trust is committed and suitably resourced, to develop the Site for residential purposes in the immediate future, with joint venture partner Mike Greer.

### Proposed Business Model – Ability to Deliver Affordable Homes in Volume and Quickly

Mike Greer Homes is the largest supplier of new homes in Canterbury and New Zealand producing over 800 new homes last year throughout New Zealand. Mike Greer Homes now has their new Company Concision Construction that manufactures pre-fabricated homes from their Rolleston based factory and has the capacity to produce 4 new homes per day out of the factory revolutionizing house building in New Zealand. Concision is also about to start its new Auckland Factory which will be fully operational this time next year. The current average time to build a house from start to finish is 30 weeks. The new factory will have the occupiers living in their new homes within 10 weeks from signing the construction agreement. The other major benefit that Concision has over its competitors is that the same house on the same land will cost 20-30% less than the normal cost to build through the standard conventional building method. As a result Mike Greer Homes is able to supply high quality affordable homes at a price point which is far more competitive than any other conventional housing company servicing the Canterbury region and New Zealand.

The Trust and Mike Greer Homes recognize that there is an unmet demand for smaller high quality affordable housing (around 300m<sup>2</sup> – 400m<sup>2</sup> sections) in Rolleston and intend to focus their development on responding to this market need. The preliminary concept plan attached is very much a preliminary concept, to be amended as appropriate to facilitate higher density affordable housing as part of Stage 1 of the development. The overall housing density will be around 15 -17 households per ha, delivering a yield of around 500 households for the 36 ha block.

It is anticipated that there will be a take up rate of around 80 -100 sites per year, with the block being fully developed within a 5 - 6 year period. It is acknowledged that true affordable houses need to be put to the market at truly affordable prices, less than \$450,000. This would provide first home buyers through the government Kiwi saver scheme a 150sqm house on a 300 - 400sqm section for under \$450,000 with the requirement for little or no deposit.

Like Mike Greer Homes and Concisions competitive advantage the Trust has owned the land for many years and will be able to provide sections to the market under the market rate, which will help the development metrics, so this development partnership will have the edge over other market driven developments.

### High Quality Affordable Housing/Exemplar/Housing Accord Status

We are aware that SDC has concerns regarding the form of medium density housing that has developed at Rolleston to date – individual small lot housing which has generally not

resulted in good amenity outcomes and is not consistent with the Council's Medium Density Housing Guidelines. The preference is for a comprehensive and integrated design approach whereby the subdivision and house design is undertaken at the same time, with the subdivision layout providing for a mix of typologies including duplexes and 'terrace' housing.

Greenfield status for the Site in its entirety will enable the development of a comprehensively designed mixed use residential neighbourhood with a much greater range of housing types, including affordable housing, than has been delivered to date in most greenfield subdivisions. The possible development concept includes a local neighbourhood centre, areas of comprehensive housing facing onto a central open space and close to the local centre, with an area adjoining the open space for community uses. The Trust is fully committed to a high quality urban design outcome for the Site and has engaged experienced urban design and architectural expertise to help achieve its vision for the Site.

The possible development concept can be further developed and refined to provide the required mix of housing, noting that the LURP Review<sup>1</sup> has identified the need to broaden housing choice through a focus on enabling and encouraging smaller and more affordable housing to buy or rent.

There would be substantial benefit in the Site becoming an exemplar for best practice greenfield residential development in Selwyn District (and elsewhere).

Housing Accord status would enable residential development of the Site to proceed in an efficient manner, with minimal delay due to planning processes. We note that Selwyn District is included in Schedule 1 of the Housing Accord and Special Housing Areas Act 2013 as district with significant housing supply and affordable housing issues for the purpose of the Act.

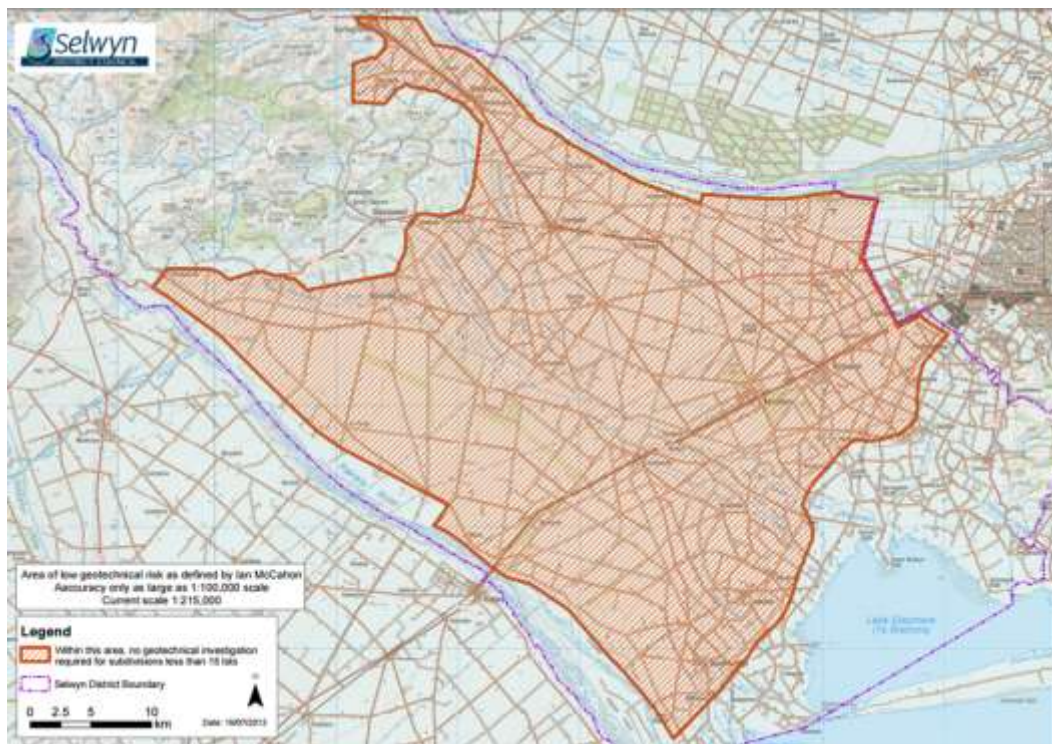
#### Suitability for Residential Development

Attached as **Appendix B** is a letter from Davis Ogilvie confirming that there are no servicing constraints to urban development of the Site. Subdivision and development will provide certainty to SDC that it can obtain development contributions to assist with funding the capital and depreciation costs of major infrastructure upgrades including the Rolleston Wastewater facilities in a timely manner (in contrast to the uncertainty surrounding the likelihood and timing of urban development of other South Rolleston ODP areas apart from Faringdon).

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<sup>1</sup> LURP Review Consultation Pamphlet page 6

The Site is within the areas of low geotechnical risk as defined by Ian McCahon (SDC geotechnical advisor) – see map below.



### Amendments to the LURP

Amendments to the LURP are requested to give effect to this Comment. These could include:-

- 1) Including the Site as a Priority Greenfield Residential Area on Map A of Chapter 6 of the Canterbury Regional Policy Statement.
- 2) Directing Selwyn District Council to rezone the Site in its entirety Deferred Living Z with the deferral to be uplifted once an approved ODP is included in the District Plan for the Site.
- 3) Including the Site as an exemplar housing project under Action 8 of the LURP.
- 4) Identifying the Site as a Special Housing Area under the Housing Accord Areas and Special Housing Areas Act 2013.

### **Appendices**

Appendix A Clustered Rural Residential Concept Plan

Appendix B Letter from Davis Ogilvie regarding servicing

## **Appendix A: Clustered Rural Residential Concept Plan**





**SITE**  
approx. 36.1 ha

**STAGE 1**  
approx. 6.6 ha (gross)  
72 lots  
average lots size approx. 650 m<sup>2</sup>

**BALANCE LOT**  
approx. 29.5 ha

**LZ medium density  
10 - 15hh/ha**

comprehensive  
development

**LZ medium density**  
**20 hh/ha**

**LZ medium density**  
**10 - 15hh/ha**

open space  
indicative location

**ROLLESTON SPRINGSTON ROAD**

green link

open space  
indicative location





comprehensive  
development

3500 m<sup>2</sup>

community  
1200 m<sup>2</sup>

open space  
indicative  
location

-  balance lot
-  residential lots
-  medium density comprehensive development
-  community development
-  local centre / commercial
-  open space
-  landscape areas / buffer to larger roads
-  potential to retain existing shelterbelt

-  roads
-  indicative alignment of future roads
-  stage boundary to rural
-  site boundary

**DRAFT FOR DISCUSSION**

ODP AREA 11













Note - interface with CRETS ROAD is still to be resolved in detail



**SITE**  
approx. 36.1 ha

**STAGE 1**  
approx. 6.6 ha (gross)  
72 lots  
average lots size approx. 650 m<sup>2</sup>

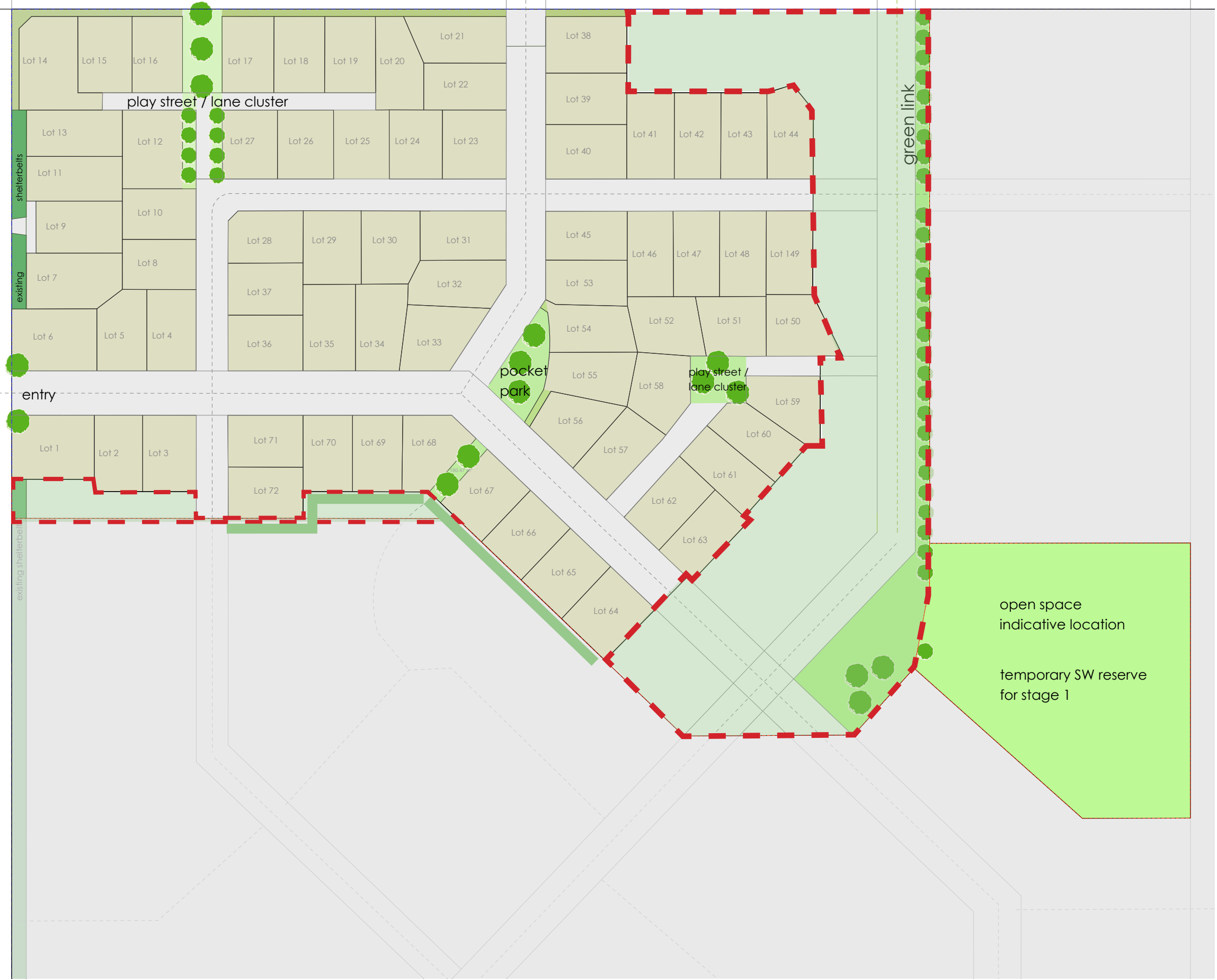
**BALANCE LOT**  
approx. 29.5 ha

-  balance lot
-  residential lots
-  buffer area to address reverse sensitivity
-  open space
-  landscape areas / buffer to larger roads
-  potential to retain existing shelterbelt
-  roads
-  indicative alignment of future roads
-  stage boundary to rural
-  site boundary

**DRAFT FOR DISCUSSION**

CRETS ROAD

Note - interface with CRETS ROAD is still to be resolved in detail



**STAGE 1**  
approx. 6.6 ha (gross)  
72 lots  
average lots size approx. 650 m2

buffer area to address reverse sensitivity  
kept as grassed areas fenced along  
edge to rural activities

fast growing hedge (i.e. pitosporum)  
to be kept to 4m height

tree planting along future green link  
to create a natural boundary to rural  
activities

balance lot

residential lots

open space

landscape areas / buffer to larger roads

potential to retain existing shelterbelt

roads

indicative alignment of future roads

stage boundary to rural

site boundary

**DRAFT FOR DISCUSSION**

SPRINGS TON ROLLESTON ROAD

Note - interface with CRETS ROAD is still to be resolved in detail

**CRETS ROAD**

NORTH

play street / lane cluster

green link

IRRIGATION PIVOT

pocket park

play street / lane cluster

entry

open space  
indicative location

temporary SW reserve  
for stage 1

IRRIGATION PIVOT

**DRAFT FOR DISCUSSION**

**SPRINGSTON ROLLESTON ROAD**

## **Appendix B: Letter from Davis Ogilvie regarding servicing**



File No: 32616

28 May 2015

Aston Consultants  
PO Box 1435  
Christchurch 8140

**Attention: Fiona Aston**

Dear Fiona,

**ROLLESTON – BM GEDDES AND J G I COOKE - LOT 1 DP 305373 CT21597 - RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING**

This letter summarises the preliminary servicing options for a residential development on Springston Rolleston Road in Rolleston (Lot 1 DP 305373). This letter is intended to support a submission by the applicants to the Land Use Recovery Plan (LURP).

The infrastructure required to service the proposed residential development for a medium density residential development (17 households per hectare) is discussed below.

**High Pressure Water**

A high pressure water reticulation network can be readily designed to accommodate a medium density development connecting to the existing water supply in Rolleston.

**Stormwater Runoff**

Stormwater runoff is generally discharged to ground in Rolleston. It is anticipated that stormwater is from a 2% AEP event will be discharged to ground via a combination of roadside soakpits and infiltration basins. The roading network will be designed to accommodate secondary flow from within the development.

**Roading**

The roading network as will be designed in accordance with the appropriate Council standards for medium density type residential development.

**Reticulated Wastewater**

There is currently no wastewater reticulation network servicing the site. It is likely that a new gravity system can be designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road. The reticulated wastewater network will be designed appropriately to suit medium density development.

**Telecommunication Network**

The telecommunication infrastructure will be connected to the existing surrounding infrastructure.

**Power Reticulation**

The power infrastructure will be connected to the existing surrounding infrastructure..

**Conclusion**

Based on the above information we believe that the applicant's site can be adequately serviced for a medium density residential development.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

Yours faithfully

**DAVIS OGILVIE & PARTNERS LTD**



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