

HOUSING SUPPLY DISCUSSION

The Selwyn district (and Rolleston in particular) has experienced rapid population growth in recent years, in part resulting from the 2010/11 Canterbury earthquakes which resulted in the short term loss of approximately 12,000 dwellings in the greater Christchurch area. From 28,300 in 2011, the population of the district has risen to 65,600 in 2019 at a growth rate only matched by the Queenstown district. Projections from Selwyn District Council, Stats NZ and Market Economics all indicate that this strong growth will continue, and will focus around existing urban areas. Rolleston as the largest town in the district has, and will likely continue to, play a significant role in accommodating new residents and economic activity.

Since 2010, the lack of suitable land for housing to support this growth has challenged affordability in the area and the district's ongoing ability to capture and accommodate the growing demand. Various initiatives have, to varying degrees of success, sought to increase land capacity. In 2013, the Land Use Recovery Plan (**LURP**) was approved under the Canterbury Earthquake Recovery Act 2011, with key aims being to open up new land in greater Christchurch for housing and new business and provide for intensification and infill within existing areas. These aims were effected in part through various changes to the CRPS which included a new map and accompanying policy direction identifying greenfield priority areas for development. A review of the LURP in 2015 identified that the rate of new housing in Selwyn had doubled since February 2011, with Selwyn experiencing a 193 per cent increase in new residential units compared to the 10 years proceeding.

In 2015, a further intervention to increase the supply of land and housing in the Selwyn district was heralded with the signing of the Selwyn Housing Accord under the Housing Accords and Special Housing Act 2013. In short the Accord set targets and priority actions to increase the immediate and longer-term supply of land for the purpose of improving housing affordability in Selwyn. In 2016, Faringdon South (an extension of the existing Faringdon development) was established via Order-in-Council as a Special Housing Area. Between that time and 2018, 550 lots have been developed and sold, in addition to the 1000 lots previously sold as part of the earlier development. The average selling price for these lots ranged between **s 9(2)(b)(ii)**. Since 2018, two further Faringdon developments (totalling 246 lots) have been released to market and are also now sold.

Despite these initiatives, capacity assessments undertaken in recent years continue to show a shortfall in available land for housing to accommodate projected growth over the next 5 – 10 years. A 2019 land capacity assessment by Davie Lovell Smith (attached as **Attachment 7**) drew on Selwyn District Council monitoring data relating to granted resource consents, section 224c certificates, and building consents to critically determine whether the allocated yields for Outline Development Plan Areas and Special Housing Areas are feasible based on specific characteristics within each area. In short, the assessment identified that remaining, undeveloped, residentially zoned land for housing in Rolleston would only feasibly accommodate an additional 1372 households. According to demand projections, that capacity will be exhausted by 2023/2024. These findings offer a more realistic, detailed illustration of the land supply for housing compared to the Greater Christchurch Partnership Housing and Business Capacity Assessment undertaken in 2018. However, in broad terms, that assessment reached a similar conclusion regarding the impending shortfall of housing supply in the Selwyn district, and in Rolleston specifically, to meet projected demand.

In this context, the project will benefit the public through increasing the housing supply in Rolleston and the Selwyn district by a further 930 houses over the next 5 – 7 years. The residential capacity enabled through this project sits within the context of Rolleston's existing housing stock of approximately 6,440 dwellings, and construction of 500 new dwellings per annum. In this context, this development would represent less than two years of growth in the Rolleston residential market, or approximately 1% per annum growth over the next decade.

Consistent with the other Faringdon developments and the Rolleston Structure Plan design principles, the project will deliver a range of section sizes and housing typologies along a range of price points (including affordable options) that provide future residents with choice and promote a mixed community demographic. Existing development by HDL at Faringdon has an average selling price for lots of between **s 9(2)(b)(ii)**.