



21. GREENFIELDS LAND AVAILABILITY

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PURPOSE OF REPORT

1. The purpose of this report is to advise Council of the availability of Greenfield Land.

BACKGROUND

2. Council resolved at its meeting on 16 February 2012:
 - (1) That staff prepare a detailed report detailing the infrastructure constraints on each of the identified Greenfield areas and timeframes of when these infrastructure constraints are planned to be resolved and report back to the council noting that any financial decision will be made during the Annual Plan/variation to Long Term process.
3. Attached to this report is a schedule (**Attachment 1**) detailing the status of Greenfield Land availability in Christchurch. This schedule shows for each Land Development area:
 - Plan change status
 - Potential sections as at February 2011
 - Status of section consenting
 - Timing of infrastructure availability.
4. The schedule also supports Council in meeting its obligation under the CERA Recovery Strategy.
5. The goals of the Building Environment Recovery Programme are identified in the Recovery Strategy and include *“zoning sufficient land for recovery needs within settlement patterns consistent with an urban form that provides for the future development of greater Christchurch”* and *“coordinating and prioritising infrastructure investment that effectively contributes to the economy and community during recovery and into the future”*.
6. The schedule details what land Council has identified and is working towards the release of, (along with the initiatives and actions of private landowners and developers) as well as summarising the key infrastructure priorities to support such land as part of the city’s wider recovery.

Land Availability

7. The Minister confirmed the Revised Metropolitan Urban Limit (MUL) for Greater Christchurch in October 2011. This adopted a series of greenfield and brownfield land targets across Waimakariri, Selwyn and Christchurch City. In terms of actual available greenfield sections for Christchurch the attached schedule (**Attachment 1**) identifies 22,435 possible sections in the Greenfield area. Waimakiri have circa 9,000 and Selwyn 11,000. The quantum of sections proposed is based on the established yields included as part of the UDS. While actual numbers may vary per development, the overall targets remain valid.
8. While the MUL establishes the City’s global capacity, the developed capacity is determined through a process of rezoning, subdivision and development. To date the City has rezoned sufficient land within the MUL to provide up to 10,390 sections. Table 1 below shows the location of the rezonings completed.

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Table 1: Current Greenfield Areas Rezoned in Christchurch City

Aidanfield	160 (sections)
Masham	490
Wigram	2,137
Fulton Hogan	1,462
Awatea	1,210
South East Halswell (Quarry view only)	27
Prestons	2,300
Belfast Park	640
Belfast 293	1,300
Residual small developments	664
TOTAL	10,390

9. Under the current Regional Plan, urban development requires comprehensive Outline Development Plans (ODPs) and Plan changes to give effect to the MUL. Council recently resolved to take the lead on two ODP processes to facilitate and accelerate the recovery process amongst different groups of landowners. There are currently six large potential blocks of land are engaged with Council on some rezoning. These are:

Table 2: Greenfield Plan Changes (including ODPs) currently being processed by Council

Sparks Road (pre lodgement)	1,810 (sections)
Hendersons Basin (RFI)	1,383
Highfield Park (to be notified)	2,100
Upper Styx (pre lodgement)	1,962
Langdons Road	190
TOTAL	7,445

10. There are also landholdings with a potential capacity of 4,600 sections for which no plan change process has been initiated. The reasons for this are numerous. In some instances it is simply landowner preference, while for others there may be market concerns regarding land oversupply. A number of the landowners are already developing other blocks and have a clear sequence of development in mind. From a market perspective there is a clear risk of oversupply, particularly if demand is uncertain and the holding costs associated with land development and local infrastructure are expensive. The areas identified are as follows:

Table 3: Capacity of Potential Plan Change Areas situated within Christchurch City Metropolitan Urban Limits

South Halswell	780
South West Halswell	1,744
South east Halswell	1,033
East Belfast	510
Russley	98
South of Masham	255
Maltworks (current Business Zone)	180
TOTAL	4,600

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11. In terms of actual availability, 1,767 sections have been granted subdivision consent since February 2011, and there are currently 1,020 sections with subdivision consents in train. The actual number of sections on the market is more difficult to estimate and it is dependent on the marketing and sales decision of individual developers.

Infrastructure Availability

12. The other side of the development equation is the availability of infrastructure both trunk (Council) and local (developer).
13. In terms of both trunk infrastructure and section capacity, the Council, CERA and the market need to ensure that the market has adequate supply and adequate distribution across a range of prices. As Councillors who are involved in the UDS will appreciate, one of the key goals of the UDS was to more closely match demand and supply closely together to reduce cost and increase efficiency.
14. As part of Chapter 12A approval, the sequence tables for land release adopted in the UDS were set aside. As a result Council engineers, whose long term plans have been based on that sequence, have been working to adjust their programme to best match known or emerging demand. Effective subdivision cannot occur without infrastructure capacity in place. At present there is sufficient available infrastructure to cater for an additional 1,104 sections. As Councillors will appreciate, the capacity is not evenly spread and some parts of the city have more available capacity than others.
15. The Council's engineering staff have, since the earthquakes, continued to adjust their capital design work programme. This programme is well aligned to the expectation of land being brought to market by developers, though in some instances there are timing and connection issues that need to be worked through. There are some instances in the city where development is unlikely to be able to commence in the short term as trunk capacity is still some years away and the city's network is progressively expanded. It is intended that the following capacity will be delivered against the following timeframes.

Table 4: Plan Infrastructure Programme Deliver Dates and Number of Potential Sections Serviced

by December 2012	2,000	<i>*Note 1</i>
by July 2012	5,896	<i>*Note 2</i>
by December 2012	200	
by July 2014	2,910	
by December 2014	1,762	
beyond 2014	600	
dependent on pace of development	3,196	
TOTAL	16,564	

Note 1: Requires ECan approval concerning potential wastewater overflows

Note 2: Development of 810 sections requires the relocation of the Kart Club

Monitoring Demand and Supply

16. In addition to the tables provided (Attachment 1) the Council has established, as part of the wider UDS programme, a process to monitor both supply and availability of land. While the Council is able to monitor the number of sections envisaged by individual plan changes and those being processed through subdivision consents, it is less able to accurately confirm the sections actively being made available by developers.

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17. To assist with this the Council website now contains a webpage (<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/landavailability/index.aspx>) which identifies subdivisions where sections are available and that subdivision consent has been granted for. This is updated as information is provided by developers. A new interactive webpage is under development that will enable users to access information more easily than at present. This will also provide a system for monitoring subdivision consents that links with the webpage while also allowing developers to update information on the number of sections available.
18. The material referred to in this report will be incorporated into the web environment to provide up to date information on planning and subdivision processes underway in the city. It is also intended to report quarterly to Council on both greenfields processes and infrastructure delivery progress.

RECOMMENDATION

- (a) That the report be received.
- (b) That the Greenfields Land Availability schedule be updated quarterly and placed on a Council agenda.
- (c) That the material contained in the attached spreadsheet tables be added to the Council Land Availability webpage.

Greenfields Land Availability - Christchurch City

Development Area / Name	Plan Change Status	Potential Sections as at Feb 2011	Sections Consented at or after Feb 2011	Sections Applied for but not yet consented	Balance of Sections (no application for subdivision consent received)	Infrastructure Provided		Constraints	Proposed completion of Infrastructure	Additional Notes
						Yes	No			
Large Development Areas										
Aidanfield	Zoning Operative	160	160							
Masham	Zoning Operative	490	358							
					132	132		Planning - development of remaining 132 sections for Enterprise Homes dependant on adjoining Noble Investment development completing road connection		
Wigram Skies	Stage 1	247	247							
	Plan Change 62 Operative	1890	200							
					1690	40	1650	Wastewater - Pump station and pressure main 105 Water supply - Wilmers Road pump station Stormwater - developer to provide facilites as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT Project to be delivered by SCIRT
Fulton Hogan Halswell West (Longhurst and Knights Stream)	Plan Change 60 Operative	1462	240							
						30		Wastewater - Pump station and pressure main 105 Wastewater - Pump station to Fulton Hogan Halswell West development Wastewater - Pressure main from development to Wigram Road sewer Water Supply - Wilmers Road pump station Stormwater - developer to provide facilites as included in South West Catchment Management Plan Stormwater - council to provide wetland areas	July 2013 July 2013 July 2013 July 2013	Project to be delivered by SCIRT Developer constructing Developer to install (partial funding by CCC) Project to be delivered by SCIRT
								Wastewater - Pump station and pressure main 105 Wastewater - Pump station to FH Halswell West development Wastewater - Pressure main from development to Wigram Road sewer Water Supply - Wilmers Road pump station Stormwater - developer to provide facilites as included in South West Catchment Management Plan Stormwater - council to provide wetland areas	July 2013 July 2013 July 2013 July 2013	Project to be delivered by SCIRT Developer constructing Developer to install (partial funding by CCC) Project to be delivered by SCIRT
								Wastewater - Pump station and pressure main 105 Wastewater - Pump station to Fulton Hogan Halswell West development Wastewater - Pressure main from development to Wigram Road sewer Water Supply - Wilmers Road pump station Stormwater - developer to provide facilites as included in South West Catchment Management Plan Stormwater - council to provide wetland areas	July 2013 July 2013 July 2013 July 2013	Project to be delivered by SCIRT Developer constructing Developer to install (partial funding by CCC) Project to be delivered by SCIRT
Awatea	North Awatea Plan Change 5 Operative	400			400		400	Wastewater - Pump station and pressure main 105 Wastewater - Pump station to pressure main on Wigram Road Wastewater - Pressure main from Fulton Hogan development to pump station on Wigram Road (shared infrastructure) Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013 July 2013	Project to be delivered by SCIRT Project to be added to Scirt programme Fulton Hogan to install (partial funding by CCC)
	South Awatea Plan Change 5 Operative	810			810		810	Wastewater - Pump station and pressure main 105 Wastewater - Pump station in Fulton Hogan development Wastewater - Pressure main from Fulton Hogan development to pump station on Wigram Road (shared infrastructure) Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan Planning - Development of the 810 sections subject to relocation / closure of Kart club	July 2013 July 2013 July 2013 July 2013	Project to be delivered by SCIRT Fulton Hogan constructing Fulton Hogan to install (partial funding by CCC) Project to be delivered by SCIRT Council working with organisations to secure new site and plan for relocation Multiple land owners likely to be constraint to development
Sparks Road	Plan Change 68 for part of Greenfield area - pre-lodgement stage	1810			1810		1810	Wastewater - Pump station and pressure main 105 Wastewater - Trunk sewer connection required from development site to PS 105 Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2014 July 2013	Project to be delivered by SCIRT Separate contract Project to be delivered by SCIRT
South Halswell	No plan change	780		255			255	Wastewater - Pump station and pressure main 105 Wastewater - Area is dependent on infrastructure provision for Sparks Road, South East Halswell and Hendersons Basin developments to enable outfall to PS 105 Water Supply - Wilmers Road pump station Stormwater - developer to provide facilites as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will not be available until infrastructure is in place for the Sparks Road, Henderson Basin and South East Halswell developments as these will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT Application for subdivision consent received for 255 allotments (Oakvale Farm Limited)
					525		525	Wastewater - Pump station and pressure main 105 Wastewater - Area is dependent on infrastructure provision for Sparks Road and South East Halswell developments to enable outfall to PS 105 Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will not be available until infrastructure is in place for the Sparks Road, Henderson Basin and South East Halswell developments as these will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT
South West Halswell	No plan change	1744			1744		1744	Wastewater - Pump station and pressure main 105 Wastewater - Upgrade of pump station 60 Wastewater - Connections mains to PS 60 and PS 61 catchments Water Supply - Wilmers Road pump station Stormwater - developer to provided facilities as included in South West Catchment Management Plan	July 2013 July 2013 July 2013	Project to be delivered by SCIRT Project to be delivered by SCIRT Developer to install Project to be delivered by SCIRT

Development Area / Name	Plan Change Status	Potential Sections as at Feb 2011	Sections Consented at or after Feb 2011	Sections Applied for but not yet consented	Balance of Sections (no application for subdivision consent received)	Infrastructure Provided		Constraints	Proposed completion of Infrastructure	Additional Notes
						Yes	No			
South East Halswell	Existing subdivision (Quarry View)		27							
	No plan change	1060			1033		1033	Wastewater - Pump station and pressure main 105 Wastewater - Dependent on infrastructure provision for Sparks Road / Henderson Basin developments Water Supply - Wilmers Road pump station Stormwater - developer to provided facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will be restricted until infrastructure is in place for the Sparks Road and Henderson Basin developments as these will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT
Hendersons Basin	Plan change 65 for part of Greenfields area - CCC awaiting further information from applicant.	1383			1383		1383	Wastewater - Pump station and pressure main 105 Wastewater - Infrastructure options to service the development have yet to be finalised and will be dependent on infrastructure provision for Sparks Road development Water Supply - Wilmers Road pump station Stormwater - developer to provided facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will be restricted until infrastructure is in place for the Sparks Road development as this will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT
Prestons Road	Plan Change 30 Operative	2300		400		400				
					200		200	Planning / transport - City Plan currently requires upgrading of four intersections 1. Marshland / Mairehau - Developer to provide 2. Marshland / Prestons 3. Mairehau / Burwood - Developer to provide 4. Lower Styx / Marshland	December 2013 December 2013	
					1100		1100	Wastewater - SCIRT has replacement of pumping stations 63 and 36 in its programme. These will be upgraded at time of replacement and cater for Prestons capacity, as an interim measure until final solution for waste water infrastructure is available. Stormwater - Secondary Treatment proposed using Clare Park Water Supply - Developer to construct new pump station's (required within development after 600 sections).	July 2014 June 2014	Provision of interim solution until new Northern Trunk Sewer constructed in 2015. May need CERA intervention to assist in purchase of required land.
					600		600	Planning - City Plan requirement for works to commence on a number of transport projects before the last 600 sections are created. This includes the Northern Arterial and 4 laning of QEII Drive between Main North Road and Innes Road, together with either the Northern Arterial Extension (NAE) or Hills Road extension (HRE).	Northern Arterial and associated Links planned for completion by 2020.	May need CERA intervention to assist in purchase of required land.
Belfast Park	Plan Change 43 Operative	640			640	640				
East Belfast (balance being Belfast Park)	No plan change	510			510	510				Transport - Intersection upgrades may become a requirement as part of the Plan Change.
Belfast 293	Operative	1300			1300	650		Environment Court requirement - Western part of Belfast 293 cannot progress until a Notice of Requirement designating the Western Belfast Bypass alignment is issued by NZTA Stormwater - developer to provide facilities as included in the draft Styx Catchment Management Plan	December 2012	
						650				
Highfield Park	Plan Change 67 approved for notification	2100			2100		1100	Stormwater - Developer requires Ecan consent, assumption is that developer will provide infrastructure that is included in the Styx Catchment Management Plan.	December 2012 July 2012	Instead of waiting for construction of new Northern Trunk Sewer, existing damaged network could be utilised to meet wastewater requirements. This action would require Ecan approval as it would marginally increase the number of overflows (estimated to be an extra 3-5 times per annum). Permanent new Northern Trunk Sewer planned for completion by December 2015.
							1000	Water Supply - new water supply pumping station required to supplement supplies in the north-west zone.	December 2014	

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						Yes	No			
Upper Styx	Plan Change 71 for part of Greenfield area - pre-lodgement stage	1962			1962	300				
							900	Wastewater - new Northern Trunk Sewer	July 2016	Instead of waiting for construction of new Northern Trunk Sewer, existing damaged network could be utilised to meet wastewater requirements. This action would require Ecan approval as it would marginally increase the number of overflows (estimated to be an extra 3-5 times per annum).
							762	Stormwater - Developer requires Ecan consent, assumption is that developer will provide infrastructure that will need to align with Styx Catchment Management Plan. Water supply - new water supply pumping station required to supplement supplies in the north-west zone.	December 2014	
Russley	No plan change	98			98	98				
South of Masham	No plan change	255			255	255				
Small Development Areas										
Te Repo Oaks - Halswell	Operative zoning	13	13							
288 Kennedys Bush Rd	Operative zoning	11	11							
Quarry Hill - Kennedys Bush	Operative zoning	8	8							
Southwest Motorway	Operative zoning	100			100		100	Pump station and rising main 105	July 2013	
Halswell on Park	Operative zoning	42	42							
Parkridge - Mt Pleasant	Operative zoning	24	24							
158 McGregors Road - Rangers Close	Operative zoning	32	32							
Greenwood Farm - Richmond Hill	Operative zoning	24	24							
Waltikiri	Operative zoning	82	82							
Clearwater	Operative zoning	27	27							
Rostrevor Estate	Operative zoning	29		29		29				
Philpotts Rd (EPUnits)	Operative zoning	180	180							Elderly Person units
Alpine View (EPUnits)	Operative zoning	40	40							Elderly Person units
9 Pavilion Crescent, Addington	Operative zoning	5	5							
424 Manchester Street, St Albans	Operative zoning	7	7							
172 Fitzgerald Avenue, Linwood	Operative zoning	5	5							
12 Leaver Terrace, North New Brighton	Operative zoning	5	5							
86 St Lukes Street, Woolston	Operative zoning	18	18							
103 Mandeville Street, Riccarton	Operative zoning	12	12							
Bridgestone - Langdons Rd, Papanui	Draft Plan Change lodged for rezoning from Business 4/ 5 to Living 3	190			190	190				Subject to approved Plan Change
Former Maltworks Site - Port Hills Rd, Heathcote Valley	Business 4	180			180	180				Elderly Person units and rest home
TOTAL		22435	1767	1020	19648	4104	16564			

