

BEFORE THE GREATER CHRISTCHURCH PARTNERSHIP

IN THE MATTER of the Local Government Act 2002

AND

IN THE MATTER of a submission by Cathedral City Development Ltd on Greater Christchurch Settlement Update – Our Space 2018-2048

EVIDENCE – DAVID FOX

Introduction

My name is David Owen Fox. I have 58 years' experience in Surveying and Land Development. I am Director and Shareholder of Fox and Associates Ltd. I work extensively in the Greater Christchurch area, with numerous clients with interests in subdivision, land development and land use planning matters.

Cathedral City Developments has asked me to provide evidence as to the viability and practicality of developing their property at Harry Ell Drive. This submission is made in respect of the Greater Christchurch Settlement Update 2018 -2048.

Professional Experience

My involvement in residential development goes back to 1960. I qualified as a registered Surveyor in 1964 and apart from 8 years in Borneo working with British Overseas Aid and then the NZ Government, I have been involved with major land development projects in and around Christchurch but with a specific focus on the Port Hills.

Design

I have been involved in the design and development of more than 1,000 sections on the Port Hills over the last 50 years, some of these being Broad Oaks (286); Kennedys Bush (100); Longhurst Tce (125) etc etc; Soleares Ave and Cass Bay in the 1960s.

Business Experience

I have been a shareholder/owner and director of five land development companies over the last 30 years and so have a broad understanding and knowledge of factors affecting the land development business; legal, planning, development design, construction, financial and marketing

Marketing and Legal Issues

I am at present undertaking the marketing of sections in four different localities. I have bought, sold and quietly developed land for over 30 years and so have experience on the other side.!

Land Availability

I have undertaken a brief review of the National Policy Statement in order to gain an appreciation and understanding of the Central Governments drive to improve the availability of land for housing and the erection of houses thereon and thus meet this basic societal need.

My clients own an area of approx. 6.8 has on Harry Ell Drive (Cashmere) that is available and suitable for housing with the only factor limiting the development of this land for housing purposes being the zoning of the land.

Fox and Associates designed and developed some 100 sections on Longhurst Tce and Harry Ell Drive for Cathedral City Developments in the 1990s and they were keen to continue and develop these 6.8has but this was not possible because the land at the upper end of Harry Ell Drive was zoned rural. This land has no other practical or agricultural use and In my opinion it should be zoned residential and developed for housing purposes.

Submission to CCC and Independent Hearing Panel in 2015

A submission was lodged with the Independent Hearing Panel in Aug 2015 requesting that the land be zoned residential. However, despite the Council noting the merits of the case, the IHP were unable to consider our proposed amendment to the Council's Plan because the District plan would not then comply with the higher status Regional Plan.

The documents we submitted to the Council and the IHP in 2015 included a statement from myself on the overall land development proposal; a plan of the proposal; a supporting report from a 3-Waters engineer on water issues; plus, a supporting Geotech report confirming there would be no geo-tech problems in undertaking a residential development of the land.

Our Aug '15 report to The Panel covered many matters and some of these are worth repeating:

- **Land Use**

In what appeared to be the best land use/ economic return, this 6.8ha property was planted in Pinus-radiata. The trees planted some 20-25 years ago have however not prospered on these dry shallow soils as well as was expected. Despite the trees being 20+ years old they have no commercial value, it seems none!!

My client has tried to sell these Pinus-radiata but there are no buyers, not even from firewood companies. These trees have no commercial value and are potentially a fire hazard to adjoining residential properties.

My client sees the best value these trees might have, is to be used as a nursery cum shelter for the planting of native trees that will grow to enhance the environment and to embellish a low impact eco-style residential development of this land.... I consider this to be a wonderful vision for this property.

- **Choice**

One of the basic principles/ tenets of the Urban Design Protocol was Choice (one of the 7c's!).

There are those with the opinion that there is a more than adequate supply of land available for development and housing on the Port Hills. In general, that might be so, but I am sure that there are several persons who, for various reasons would be keen to choose Cashmere Hill over other hill areas. ...some people just like this hill; like the connection to Victoria Park ; like

the ease of access to Lyttelton Harbour ; like the existing facilities ; like the café ; the primary school; etc. There are not many sections available on Cashmere Hill and new sections off the end of Harry Ell Drive should be readily saleable.

- **The NPS and its PB1 Policy**

This reinforces the Urban Design Protocol policies; the rezoning of this land will help to satisfy a housing demand for different types of housing; in different locations; with differing price points

- **Ready to go**

We act for several developers who own property on the Port Hills, some are not in a hurry to develop and of course by its nature not all of the zoned land is suitable for development. This 6.8ha site has been assessed from a development perspective ; the land is of easy contour and will not be difficult to develop ; my client is keen to create an Eco-sub-divisional development with extensive native planting but needs to know that the land will in fact be zoned for residential development before he undertakes a massive and expensive planting programme (a slightly longer term plan that includes the establishment of native trees and plants, before actually subdividing).

- **Land supply**

Due to physical constraints in the development on the Port Hills land and the more complex need to fit with other landowners, it would be appropriate to have a greater margin than the standard 20% margin that the NPS requires. possibly 30% would be more appropriate

- **Section values**

Comparative properties are the sections being developed on the upper levels of Westmoreland: they are currently selling for around the \$300,000 mark: they are a long way up from Cashmere Road; there are not many public facilities and sections off Harry Ell Drive will certainly be more appealing to some buyers.

- **The LV**

Public records show the LV for these 6.8 ha to be \$680,000

The development of these sites for residential housing would, from a land development point of view, be easily achievable and financially viable. The residential development of this site would realize and achieve a practical and economic use of the land.

Selling and development costs for these large 2,000-2,500m² residential sites.

Based on a selling price of \$300,000 gst incl. per section	\$300,000
Deducting GST at 15%	\$40,000
Agents /selling.....	\$13,000
.....	\$247,000
Councils development contributions	\$20,000
Council consent /approval fees	\$1,000
Physical development and construction costs per site	\$50,000
Survey and engineering, legal and accounting	\$15,000
Allowance for contingency items	\$5,000
Allowance for profit and risk at 20% Of sale price	\$60,000
.....	\$151,000
Residual value per site	\$96,000

Land value for the property is based on the proposed 10 section larger lot development
\$960,000 + gst.

My clients wish however, is to undertake an extensive planting of native trees and native bush within the nursery of the existing Pinus-radiata and so create an eco-development that links up with Victoria Park.

Conclusion

This land has no value from an agricultural point of view, no value for forestry purposes, it should be zoned residential and from a development point of view the sooner the better so as to give my client the confidence to spend a small fortune on undertaking a major planting program. We request both the Council and the Regional Council to take the opportunity at the time of this review, to rezone the land for residential purposes.

Dated: 12 February 2019

Yours faithfully



**David Fox | Director
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Appendix A
Subdivision Concept



Concept Plan for Rezoning of 6.8ha Site

68 Harry Ell Drive, Cashmere
Pt Lot 1 DP 11796



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CHRISTCHURCH

Scale	1:2,000
Designed	DOF
Drawn	PRD
Date	28/05/15

Job No
0590C.01

Rev.
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Appendix B
Aerial Photo of site and surrounds

