

**BEFORE THE HEARINGS PANEL FOR THE OUR SPACE 2018-2048: GREATER CHRISTCHURCH SETTLEMENT  
PATTERN UPDATE**

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**STATEMENT OF EVIDENCE OF DEAN MICHAEL CHRYSTAL  
ON BEHALF OF THE COCKBURN FAMILY TRUST (SUBMISSION NO 53)**

**DATED: 14 FEBRUARY 2019**

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## **Introduction**

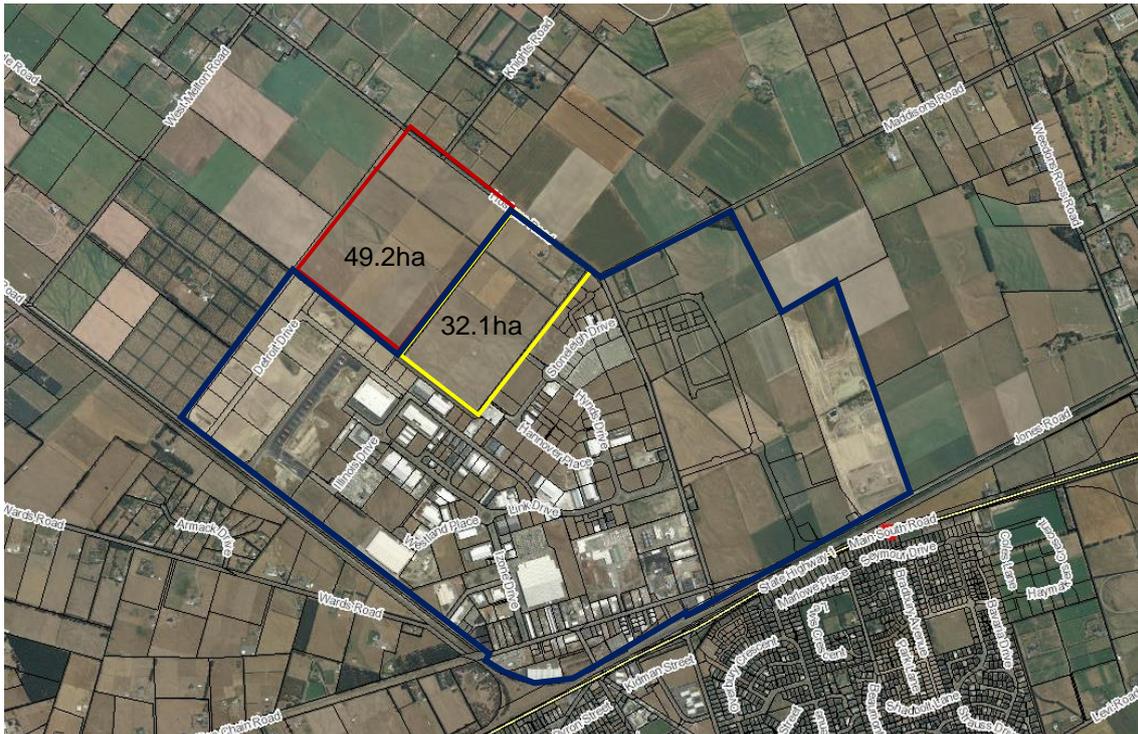
- 1 My name is Dean Michael Chrystal. I am a Director with Planz Consultants Limited, a planning consultancy based in Christchurch.
- 2 I have been asked by the Cockburn Family Trust to provide evidence in support of their submission on the Our Space 2018-2048: Greater Christchurch Settlement Pattern Update seeking inclusion of land inside the Urban Limits Boundary for Business (Industrial) purposes.
- 3 In preparing my evidence I have reviewed:
  - Our Space 2018-2048: Greater Christchurch Settlement Pattern Update (the Update)
  - Report 5 – Business Development Capacity Assessment
  - Business Development Capacity Assessment Appendix 12: Feasibility Assessments; and
  - The Officer Report

## **Qualifications and Experience**

- 4 I hold a Bachelor of Regional Planning degree and am an accredited Commissioner. I have been employed in the practice of Planning and Resource Management for over 30 years, both in New Zealand and the United Kingdom. I am a full member of the New Zealand Planning Institute and hold the Institutes Distinguished Service Award.
- 5 My experience includes the policy and rule development associated with commercial provisions, including Industrial, for both Councils and private clients such as Fonterra.
- 6 While this is a hearing under the Local Government Act, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note (updated 1 December 2014) and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

## **Introduction**

- 7 The Cockburn Family Trust (the Trust) owns two rural blocks of land inside the Projected Infrastructure Boundary (PIB) in the Canterbury Regional Policy Statement (CRPS) on the north side of State Highway 1 at Rolleston. Both blocks are bounded to the south and west by the I-Zone Southern Business Park (I-Zone). The two blocks and the present wider industrially zoned area are shown below:



- 8 The first block at 151 Hoskyns Road (Lot 2, DP 501038, being 32.1ha) is identified in the CRPS – Appendix 1, as a Greenfield Priority – Business and has been zoned B2A under the Selwyn District Plan and is part of Outline Development Plan 22. This block contains two dwelling houses, implement sheds, woolshed and sheep yards and is presently for sale and under contract.
- 9 The second adjoining block at 171 Hoskyns Road (Lot 1, DP 501038, being 49.2ha) is also identified as being inside the PIB but has not been included as a Greenfield Priority – Business. This block contains no buildings and is traversed by high tension power across its north-western corner. A potential road connection to this block has been provided from the I-Zone off Detroit Drive.
- 10 The Trust has sought that the 49.2ha of land at 171 Hoskyns Road, be included in the Our Space 2018-2048 Greater Christchurch Settlement Pattern Update (Update) as a Green Field Priority Area – Business or Future Development Area – Business.

### Assessment

- 11 Given the location of the Cockburn submission I have focussed my evidence on Selwyn District and in particular Rolleston and the business development capacity assessment report associated with this.
- 12 As a point of note the growth of industrial activity at Rolleston over recent years has been significant and has included in particular the two inland ports. These are both considered to be Strategic Infrastructure under the definitions in the CRPS.<sup>1</sup> The two inland ports coupled with good rail and road connections and a relatively liberal planning framework has made the Rolleston Industrial area an attractive location for industry. This

<sup>1</sup> The definition of Strategic Infrastructure includes Strategic transport networks which includes significant regional transport hubs.

seems unlikely to change in the short to medium term and I am not aware of any environmental constraints that might restrict it from doing so.

- 13 The Business Development Capacity Assessment Report states for Selwyn that *“in the short term, the NPS-UDC requirement is around 9 hectares per annum. In the medium term the NPS requirement does not increase significantly. This small difference reflects the ending of the earthquake rebuild and the reduction in demands for inputs to the rebuild efforts, which has flow on impacts to sectors that tend to locate in industrial zones. In the long run, the NPS-UDC requirements indicate that 2 hectares per annum will be required. Initial discussions with a PB5 stakeholder has indicated that demand for vacant industrial land in Rolleston in particular may be higher than what has been projected by the SCGM. However, at the time this report was compiled there was no evidence provided to Council to substantiate the levels of demand outlined, but further engagement and scenario testing is recommended to validate the current estimates”*.<sup>2</sup>
- 14 However, under Section 6.3 – Industrial Land Supply the report states that *“the plan-enabled industrial supply in the Business 2 zone is estimated to contain **245 hectares of Vacant land and 27 hectares of Vacant Potential land**, comprising between 245 and 272 hectares of available supply through to 2048”*<sup>3</sup> (emphasis added). The source of this information is said to be SDC, Market Economics Limited, however I was unable to locate the document to analysis it further. Nevertheless, these supposed vacant land figures for Selwyn appear to be extraordinarily high.
- 15 To put the figures into context the Rolleston industrial area (identified above) comprises approximately 390ha of Business 2 and Business 2A land including roads. The only other Business 2 zoning within Selwyn District inside the Greater Christchurch Metropolitan Area (GCMA) is at Lincoln where there is approximately 14ha of Business 2B to the south of Lincoln University. That gives a total of 404ha. Given the development that has occurred at Rolleston and that which is already consented I find it difficult to accept that 67% of the Business 2 land in Selwyn inside the GCMA is consider vacant and *“available supply through to 2048”*.
- 16 The situation becomes even more clouded when considering the commentary under Appendix 12 Business Development Capacity Assessment: Feasibility Assessment, for the I-Zone and I-Port Rolleston Industrial Hub where it identifies that total cluster of 156ha was considered (well short of 272ha) which includes the B2A ODP Areas, Appendix 22 - Cockburn and Appendix 43 – Rolleston Industrial Holdings, **but excludes I-Zone that is close to being fully developed**. (emphasis added). The commentary goes onto state for both Undeveloped Land and Feasible Undeveloped Land that the information is *“Pending the mapping of the SCGM Vacant land at the cluster level”*. I am unclear what the writers considered to be I-Zone but I note that the I-Zone Master Plan on their website covers some 190ha and excludes the older developed area adjoining Jones Road which encompasses a further 45ha. Therefore if I-Zone and the Jones Road area are excluded because they’re considered to be close to fully developed (although I believe there are sections in the Detriot Drive area which

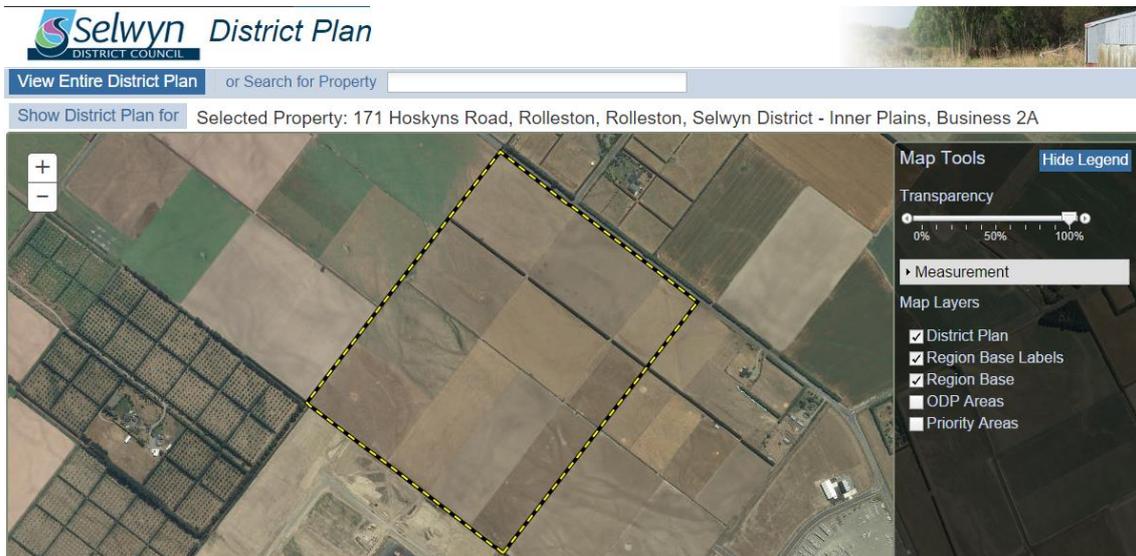
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<sup>2</sup> Page 60

<sup>3</sup> Page 76

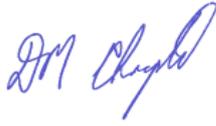
are uncommitted) that only leaves 169ha which would include areas already developed for the I-Port (27ha) and other activities and land already consented for bulk retail purposes.

- 17 Overall the situation, from the documentation available, is confusing. However I consider it seems very unlikely that there is upwards of 272ha of vacant industrial land available for supply in Selwyn within the GCMA. One point of note is that the electronic version of the Selwyn District Plan Planning Maps does create some confusion in relation to the piece of land subject to this submission. A property search of this site (shown below) indicates it as being Inner Plains, **Business 2A**. (emphasis added) If as a result of the error in the electronic system the 49ha of the Cockburn block was being counted as vacant industrial land it might go some way to explaining the discrepancies.



- 18 Therefore, in order to be better informed on the land availability within Rolleston I sought information from CRBE and in particular Mr Mike Beresford who has a high level of understanding of the Industrial land market. Mr Beresford has undertaken an analysis of virtually all the Industrial land in Rolleston and categorised it into Sold, Developable and Purchasable. As he states it is important to understand the difference between Developable and Purchasable because the former does not suit many potential industries who might look to locate in the area.
- 19 Mr Beresford considers that the annum take up of land has been approximately 19.0 hectares per annum and that there now remains only 140 hectares available within the Rolleston Industrial area of which only 80 hectares is available with unencumbered purchase conditions. Based on the current take up of land the 140 ha might last 8-10 years.
- 20 As Mr Beresford notes future growth potential of this industrial precinct continues to be positive given the Inland Ports and the forthcoming completion of the Southern Motorway.

- 21 In conclusion the 49.2ha block of land subject to this submission is already included inside the PIB. The block is bordered on two sides by industrially zoned land and provision has been made within existing subdivisions and Outline Development Plans for access to the site. The site is vacant of buildings and it is in my opinion a logical extension to the Rolleston industrial area which could provide for continued growth over the next 10-20 years.



**Dean Chrystal**

14<sup>th</sup> February 2019

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SETTLEMENT PATTERN UPDATE

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**STATEMENT OF EVIDENCE OF MICHAEL JOSEPH BERESFORD  
ON BEHALF OF THE COCKBURN FAMILY TRUST (SUBMISSION NO 53)**

**DATED: 14 FEBRUARY 2019**

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## **Introduction**

- 1 My name is Michael Joseph Beresford. I am a Director with CBRE Limited, an international commercial real estate company and my office is based in Christchurch.
- 2 I have been asked by the Cockburn Family Trust to provide evidence in support of part of their submission on the Our Space 2018-2048: Greater Christchurch Settlement Pattern Update. That part of the submission seeks
- 3 In preparing my evidence I have reviewed:
  - Reviewed the Business Capacity Report
  - Analysed extensively the Rolleston Industrial Land

## **Qualifications and Experience**

- 4 I hold a Licensed Real Estate Certificate and have been involved with the sale and development of industrial properties in the Canterbury Region for almost 25 years.

## **Introduction**

- 5 The Cockburn Family Trust (the Trust) owns two rural blocks of land inside the Projected Infrastructure Boundary (PIB) in the Canterbury Regional Policy Statement (CRPS) on the north side of State Highway 1 at Rolleston. Both blocks are bounded to the south and west by the I-Zone Southern Business Park (I-Zone).
- 6 The first block at 151 Hoskyns Road (Lot 2, DP 501038, being 32.1ha) is identified in the CRPS – Appendix 1, as a Greenfield Priority – Business and has been zoned B2A under the Selwyn District Plan. This block contains two dwelling houses, implement sheds, woolshed and sheep yards and is presently for sale and under contract.
- 7 The second adjoining block at 171 Hoskyns Road (Lot 1, DP 501038, being 49.2ha) is also identified as being inside the PIB but has not been included as a Greenfield Priority – Business. This block contains no buildings and is traversed by high tension power across its north-western corner. A potential road connection to this block has been provided from the Izone off Detroit Drive.
- 8 The Trust sought that the 49.2ha of land at 171 Hoskyns Road being Lot 1, DP 501038, be included in the Our Space 2018-2048 Greater Christchurch Settlement Pattern Update (Update) as a Green Field Priority Area – Business or Future Development Area – Business.

## Assessment

- 9 The Trust indicated in its submission that it understood that industrial land development at Rolleston was continuing to grow and that it intended to address this further at the hearing. My evidence provides that further detail.
- 10 In order to consider Industrial land availability at Rolleston, I have undertaken an analysis of virtually all the industrially zoned land holdings in the Rolleston area. While I was unable to find detail on a handful of sites these were all relatively small and would not impact upon my finding below.
- 11 In order to provide some context around the table below and the attached charts these outline the total volume of industrial land at Rolleston, what has Sold over the past 10 years, volume of sites available for development (Developable) and the volume of sites available to be purchased (Purchasable).

Total Vol hectares	No. sites	Sold hectares	No. sites	Developable hectares	No. sites	Purchasable hectares	No. sites
<b>336</b>	<b>220</b>	<b>190.5</b>	<b>157</b>	<b>60.3</b>	<b>33</b>	<b>80.0</b>	<b>28</b>

- 12 The definition of “Sold” is a site that has been developed, has a proposed unit development planned or is owned by a neighbouring property for the purpose of expansion.
- 13 The definition of “Developable” is an undeveloped site owned by a developer not willing to sell the land but will develop and then lease or sell the property to an occupier or would sell the land with building ties.
- 14 The definition of “Purchasable” is an undeveloped site owned by a developer prepared to sell the land or develop with no building ties.
- 15 It is important to understand in particular the difference between Developable and Purchasable land because the former does not suit many potential industries looking to locate in Rolleston or indeed the wider Christchurch Metropolitan area. Put another way simply considering vacant land as a measure does not provide a proper and informed indication of the particular types of land availability.
- 16 The key factors from my analysis is that the average annual land sales of industrial land at Rolleston has been approximately 19.0 hectares per annum and that there remains only 140 hectares available of which only 80 hectares is available with unencumbered purchase conditions. This will not include sales that have occurred in the last six months for which titles have yet to be issued.
- 17 These sales have been achieved over the past 10 years and the future growth potential of this industrial precinct is positive for the following reasons.

- 17.1 Two inland ports have been established, Lyttelton Port Company and Port of Tauranga which will create increased demand for export and agriculture sectors.
- 17.2 Motorway is due for completion later this year making this area logistically more accessible for warehousing and distribution.
- 18 Finally, the economic benefit of including the 49.2ha block of the Cockburns land as Green Field Priority Area – Business is that it provides for a fair market supply therefore maintaining truly competitive fair market land values. Alternatively, a short supply of available land at Rolleston which now appears likely will produce an artificially high land value thus limiting future development.



**Michael Beresford**

14<sup>th</sup> February 2019

## **Appendix 1**

**Detailed Spreadsheet analysing the sales history of Industrial Land in the Rolleston area.**

Rolleston Industrial Land Analysis

address	owners	suburb	town	ta_name	prope	sale_date	capital_val	gross_sale	bedrooms	land_area	floor_area	building_a	listing_date	Owner	SOLD	DEVELOPABLE	PURCHASABLE	N/A						
151 HOSKYNYS ROAD			ROLLESTON	SELWYN DI IV			16650000			32.194	0		3/03/2017 0:00	PURCHASABLE	1	0	0	32.194	1	0	0	1		
686 JONES ROAD			ROLLESTON	SELWYN DI IV	11/19/2014		25500000	24300000		27	370	Mixed/Ren	8/23/2017 0:00	SOLD	1	27	1	0	0	0	0	0	1	
Carters			ROLLESTON	SELWYN DI IV			18500000			18.4435	0			DEVELOPABLE	1	0	0	18.4435	1	0	0	0	1	
Carters			ROLLESTON	SELWYN DI IV			16700000			17.6193	0			PURCHASABLE	1	0	0	17.6193	1	0	0	0	1	
5 BALTIMORE DRIVE			ROLLESTON	SELWYN DI IV	18/12/2013		16500000	15000400		15.0432	0			SOLD	1	15.0432	1	0	0	0	0	0	1	
686 JONES ROAD			ROLLESTON	SELWYN DI IV	22/03/2013		11900000	1200000		12.5258	0			SOLD	1	12.5258	1	0	0	0	0	0	1	
36 IZONE DRIVE			ROLLESTON	SELWYN DI IW	5/04/2002		43300000	1262160		10.021	49387	2000 - 2009		SOLD	1	10.021	1	0	0	0	0	0	1	
Detroit Calders										10				DEVELOPABLE	1	0	0	10	1	0	0	0	1	
Carters Part Sold 50%			ROLLESTON	SELWYN DI IV	5/09/2018		9000000	662400		9	0		1/29/2018 0:00	PURCHASABLE	1	0	0	0	0	9	1	0	0	1
41 RAILWAY ROAD			ROLLESTON	SELWYN DI IW	13/11/2006		24500000	4746735		8.969	18506	Mixed/Remod		SOLD	1	8.969	1	0	0	0	0	0	1	
Iport Hoskyns Road										8				PURCHASABLE	1	0	0	0	0	8	1	0	0	1
1036 JONES ROAD			ROLLESTON	SELWYN DI IH	12/07/2016		10200000	15060877		7.802	7900			SOLD	1	7.802	1	0	0	0	0	0	1	
Jones Road - Iport										7.3				DEVELOPABLE	1	0	0	7.3	1	0	0	0	1	
899 MADDISONS ROAD			ROLLESTON	SELWYN DI IV	22/03/2013		3560000	1200000		4.04	180	1990 - 1991	6/04/2016 0:00	PURCHASABLE	1	0	0	0	0	4.04	1	0	0	1
111 DETROIT DRIVE			ROLLESTON	SELWYN DI IF	27/11/2015		10800000	4110625		3.3365	5723	2010 - 2019		SOLD	1	3.3365	1	0	0	0	0	0	1	
48 WESTLAND PLACE			ROLLESTON	SELWYN DI IV	6/07/2007		4090000	2128035		3.2739	0			SOLD	1	3.2739	1	0	0	0	0	0	1	
36 HYNDS DRIVE			ROLLESTON	SELWYN DI IV	9/05/2012		4220000	3248500		3.2485	0			SOLD	1	3.2485	1	0	0	0	0	0	1	
25 HOSKYNYS ROAD			ROLLESTON	SELWYN DI IL	7/11/2012		6900000	3550000		3.0683	1027		24/07/2018 0:00	SOLD	1	3.0683	1	0	0	0	0	0	1	
35 Hoskyns Road Rolleston Selwyn District			ROLLESTON	SELWYN DI IW	3/07/2015		9650000	3000000		2.8498	6300	2010 - 2011	19/12/2018 0:00	SOLD	1	2.8498	1	0	0	0	0	0	1	
45 ILLINOIS DRIVE			ROLLESTON	SELWYN DI IL	8/12/2011		16900000	2248103		2.8457	13290	2010 - 2019		SOLD	1	2.8457	1	0	0	0	0	0	1	
804 JONES ROAD			ROLLESTON	SELWYN DI IS	12/03/2007		3680000	2000000		2.724	430			SOLD	1	2.724	1	0	0	0	0	0	1	
28 RAILWAY ROAD			ROLLESTON	SELWYN DI IS	11/11/1999		6400000	2200000		2.54	4286	2000 - 2009		SOLD	1	2.54	1	0	0	0	0	0	1	
1 BALTIMORE DRIVE			ROLLESTON	SELWYN DI IW	29/09/2016		10700000	3000000		2.5	5210	2010 - 2019		SOLD	1	2.5	1	0	0	0	0	0	1	
20 ILLINOIS DRIVE			ROLLESTON	SELWYN DI IL	29/06/2007		3600000	1641430		2.3449	1036	2010 - 2019		SOLD	1	2.3449	1	0	0	0	0	0	1	
40 STONELEIGH DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		2990000	2660640		2.2172	0		30/08/2016 0:00	DEVELOPABLE	1	0	0	2.2172	1	0	0	0	1	
21 WESTLAND PLACE			ROLLESTON	SELWYN DI IV	6/05/2011		2420000	1719120		2.204	0			SOLD	1	2.204	1	0	0	0	0	0	1	
3 GEORGE HOLMES ROAD			ROLLESTON	SELWYN DI IL	1/02/2012		8100000	1887875		2.0778	7941	2010 - 2019		SOLD	1	2.0778	1	0	0	0	0	0	1	
98 DETROIT DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		2710000	19014840		2.0524	0			DEVELOPABLE	1	0	0	2.0524	1	0	0	0	1	
104 DETROIT DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		2710000	19014840		2.0126	0			DEVELOPABLE	1	0	0	2.0126	1	0	0	0	1	
2/131 Hoskyns Road Rolleston Selwyn District			ROLLESTON	SELWYN DI IV	10/10/2014		2700000	2400000		2	0			SOLD	1	2	1	0	0	0	0	0	1	
33 Izone Drive Rolleston Selwyn District			ROLLESTON	SELWYN DI IV	18/12/2014		2570000	2195929		1.9433	0			SOLD	1	1.9433	1	0	0	0	0	0	1	
25 LINK DRIVE			ROLLESTON	SELWYN DI IW	6/06/2012		12900000	1061720		1.9065	9500	2010 - 2011	7/06/2018 0:00	SOLD	1	1.9065	1	0	0	0	0	0	1	
790 JONES ROAD			ROLLESTON	SELWYN DI IL	27/11/2013		3340000	2800000		1.88	2338			SOLD	1	1.88	1	0	0	0	0	0	1	
			ROLLESTON	SELWYN DI IV	17/02/1995		4210000	140000		1.83	160	2010 - 2019		N/A	1	0	0	0	0	0	1.8	1	1	
107/99 IZONE DRIVE			ROLLESTON	SELWYN DI IW	9/12/2011		12200000	10800000		1.77	9450			SOLD	1	1.77	1	0	0	0	0	0	1	
85 Hoskyns Road Rolleston Selwyn District			ROLLESTON	SELWYN DI IV	20/12/2013		2460000	1757400		1.7574	0			PURCHASABLE	1	0	0	0	0	1.7574	1	0	0	1
57 DETROIT DRIVE			ROLLESTON	SELWYN DI IL			11100000			1.7525	8370	2000 - 2009		SOLD	1	1.7525	1	0	0	0	0	0	1	
873-889 JONES ROAD			ROLLESTON	SELWYN DI IL			2320000			1.623	180			SOLD	1	1.623	1	0	0	0	0	0	1	
799 JONES ROAD			ROLLESTON	SELWYN DI IW	22/07/2011		5050000	1341573		1.5903	2613	2010 - 2019		SOLD	1	1.5903	1	0	0	0	0	0	1	
15 ILLINOIS DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		1910000	19014840		1.4473	0			DEVELOPABLE	1	0	0	1.4473	1	0	0	0	1	
33 DETROIT DRIVE			ROLLESTON	SELWYN DI IL	21/11/2011		6750000	1500000		1.4087	4911	2010 - 2019		SOLD	1	1.4087	1	0	0	0	0	0	1	
45 IZONE DRIVE			ROLLESTON	SELWYN DI IW	19/03/2010		8650000	1029600		1.408	3979			SOLD	1	1.408	1	0	0	0	0	0	1	
53 IZONE DRIVE			ROLLESTON	SELWYN DI IW	9/10/2015		4420000	3606992		1.408	2525	2010 - 2019		DEVELOPABLE	1	0	0	1.408	1	0	0	0	1	
63 HOSKYNYS ROAD			ROLLESTON	SELWYN DI IS			1780000			1.34	210			SOLD	1	1.34	1	0	0	0	0	0	1	
7 HANNOVER PLACE			ROLLESTON	SELWYN DI IW	12/09/2016		9500000	10000000		1.3393	5184	2010 - 2019		SOLD	1	1.3393	1	0	0	0	0	0	1	
1 GEORGE HOLMES ROAD			ROLLESTON	SELWYN DI IW	26/08/2015		8250000	1491086		1.3047	3582	2010 - 2019		SOLD	1	1.3047	1	0	0	0	0	0	1	
20 WESTLAND PLACE			ROLLESTON	SELWYN DI IW	23/05/2014		8650000	8000000		1.2669	4634	2010 - 2019		SOLD	1	1.2669	1	0	0	0	0	0	1	
846 JONES ROAD			ROLLESTON	SELWYN DI IX	23/09/1997		2280000	230000		1.2149	1358		17/05/2017 0:00	SOLD	1	1.2149	1	0	0	0	0	0	1	
31 Hannover Place Rolleston Selwyn District			ROLLESTON	SELWYN DI IV	3/04/2014		1510000	1313760		1.1901	0			DEVELOPABLE	1	0	0	1.1901	1	0	0	0	1	
			ROLLESTON	SELWYN DI IV	16/03/2009		1250000	1490000		1.1472	0			N/A	1	0	0	0	0	0	1.1	1	1	
13 Hannover Place Rolleston Selwyn District			ROLLESTON	SELWYN DI IV	29/05/2013		1480000	1233430		1.1213	0			SOLD	1	1.1213	1	0	0	0	0	0	1	
32 Hynds Drive Rolleston Selwyn District			ROLLESTON	SELWYN DI IV			1500000			1.1095	0			SOLD	1	1.1095	1	0	0	0	0	0	1	
14 KIDMAN STREET			ROLLESTON	SELWYN DI IS	3/12/2015		3180000	337750		1.0816	480	Mixed/Remod		N/A	1	0	0	0	0	0	1.1	1	1	
122 DETROIT DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		1290000	19014840		1.0569	0			DEVELOPABLE	1	0	0	1.0569	1	0	0	0	1	
9 LINK ROAD			ROLLESTON	SELWYN DI IW	29/06/2009		5750000	3900000		1.0003	3803	2000 - 2009		SOLD	1	1.0003	1	0	0	0	0	0	1	
128 DETROIT DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		1290000	19014840		1.0001	0			DEVELOPABLE	1	0	0	1.0001	1	0	0	0	1	
134 DETROIT DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		1290000	19014840		1.0001	0			DEVELOPABLE	1	0	0	1.0001	1	0	0	0	1	
110 DETROIT DRIVE			ROLLESTON	SELWYN DI IV	17/10/2016		1290000	19014840		1	0			DEVELOPABLE	1	0								

2 HYNDS DRIVE	ROLLESTON	SELWYN DI IW	14/03/2017	6800000	7634753	0.8021	3282 2010 - 2019	SOLD		1	0.8021	1	0	0	0	0	0	0	1
1/131 HOSKYNYS ROAD	ROLLESTON	SELWYN DI IW		4300000		0.7769	0	SOLD		1	0.7769	1	0	0	0	0	0	0	1
34 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	29/11/2016	1060000	1015740	0.7695	0	DEVELOPABLE		1	0	0	0.7695	1	0	0	0	0	1
878 JONES ROAD	ROLLESTON	SELWYN DI IL	22/05/2013	1110000	844910	0.7681	360	SOLD		1	0.7681	1	0	0	0	0	0	0	1
811 JONES ROAD	ROLLESTON	SELWYN DI IL	11/03/2011	720000	43010	0.7679	434 2000 - 2009	SOLD		1	0.7679	1	0	0	0	0	0	0	1
70 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	6/05/2016	7100000	7285000	0.7587	4058 2010 - 2019	SOLD		1	0.7587	1	0	0	0	0	0	0	1
25 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IW	17/11/2016	5550000	854565	0.7431	3432 2010 - 2019	25/10/2018 0:00	DEVELOPABLE	1	0	0	0.7431	1	0	0	0	0	1
35 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IW	8/08/2013	5450000	791230	0.7193	3330 2010 - 2019	14/03/2018 0:00	SOLD	1	0.7193	1	0	0	0	0	0	0	1
35 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IX	25/11/2014	1410000	808335	0.7029	155 2010 - 2019		SOLD	1	0.7029	1	0	0	0	0	0	0	1
20 RAILWAY ROAD	ROLLESTON	SELWYN DI IL	25/07/2013	2920000	600000	0.6963	2400 2010 - 2019		SOLD	1	0.6963	1	0	0	0	0	0	0	1
74 IZONE DRIVE	ROLLESTON	SELWYN DI IV	1/11/2016	950000	788440	0.6856	0	26/10/2016 0:00	DEVELOPABLE	1	0	0	0.6856	1	0	0	0	0	1
19 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	20/09/2011	910000	491475	0.6558	0		SOLD	Fraser Engineering	1	0.6558	1	0	0	0	0	0	1
47 LINK DRIVE	ROLLESTON	SELWYN DI IV	6/07/2016	1070000	900480	0.6432	0	13/12/2018 0:00	PURCHASABLE	1	0	0	0	0	0.6432	1	0	0	1
25 Izone Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IL	8/09/2011	3200000	500000	0.634	1638 2010 - 2019		SOLD	1	0.634	1	0	0	0	0	0	0	1
100 IZONE DRIVE	ROLLESTON	SELWYN DI IV	27/06/2007	950000	569070	0.6323	0	20/09/2018 0:00	SOLD	1	0.6323	1	0	0	0	0	0	0	1
14 RAILWAY ROAD	ROLLESTON	SELWYN DI IV	24/07/2015	930000	825000	0.5988	0	15/12/2014 0:00	SOLD	1	0.5988	1	0	0	0	0	0	0	1
65 IZONE DRIVE	ROLLESTON	SELWYN DI IW	4/11/2015	1780000	750000	0.5971	635 2010 - 2019	14/08/2015 0:00	SOLD	1	0.5971	1	0	0	0	0	0	0	1
121 Izone Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IW		1350000		0.5942	325 1880 - 1889		SOLD	1	0.5942	1	0	0	0	0	0	0	1
108 IZONE DRIVE	ROLLESTON	SELWYN DI IS	23/12/2013	3670000	3000000	0.5924	2385	15/05/2017 0:00	SOLD	1	0.5924	1	0	0	0	0	0	0	1
89 IZONE DRIVE	ROLLESTON	SELWYN DI IV		940000		0.5903	0		SOLD	1	0.5903	1	0	0	0	0	0	0	1
91 IZONE DRIVE	ROLLESTON	SELWYN DI IW	15/05/2007	4550000	1062000	0.5901	2729 2000 - 2009		SOLD	1	0.5901	1	0	0	0	0	0	0	1
2 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IV	8/03/2002	720000	155000	0.5745	100 1960 - 1969		DEVELOPABLE	1	0	0	0.5745	1	0	0	0	0	1
1/131 HOSKYNYS ROAD	ROLLESTON	SELWYN DI IW	30/07/2014	4270000	768320	0.5488	2560 2010 - 2019		SOLD	1	0.5488	1	0	0	0	0	0	0	1
38 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	30/03/2012	860000	542500	0.5425	0	27/08/2015 0:00	DEVELOPABLE	1	0	0	0.5425	1	0	0	0	0	1
1/131 HOSKYNYS ROAD	ROLLESTON	SELWYN DI IV	4/09/2014	890000	722115	0.5349	0		SOLD	1	0.5349	1	0	0	0	0	0	0	1
8 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		840000		0.5292	0		PURCHASABLE	1	0	0	0	0	0.5292	1	0	0	1
17 IZONE DRIVE	ROLLESTON	SELWYN DI IV	15/09/2015	850000	700000	0.5249	0		SOLD	1	0.5249	1	0	0	0	0	0	0	1
13 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	9/05/2012	840000	2003800	0.5209	0		SOLD	1	0.5209	1	0	0	0	0	0	0	1
12 HANNOVER PLACE	ROLLESTON	SELWYN DI IV	21/10/2016	830000	725000	0.5196	0		SOLD	1	0.5196	1	0	0	0	0	0	0	1
40 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IV	8/02/2013	860000	530000	0.5181	0		DEVELOPABLE	1	0	0	0.5181	1	0	0	0	0	1
21 IZONE DRIVE	ROLLESTON	SELWYN DI IL	28/06/2006	2000000	305460	0.5091	1362 2000 - 2009		SOLD	1	0.5091	1	0	0	0	0	0	0	1
857 JONES ROAD	ROLLESTON	SELWYN DI IW	21/02/2014	2630000	625000	0.505	1129 2010 - 2019		SOLD	1	0.505	1	0	0	0	0	0	0	1
80 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	18/07/2016	4410000	750000	0.5	2430 2010 - 2019	19/07/2018 0:00	SOLD	1	0.5	1	0	0	0	0	0	0	1
61 HOSKYNYS ROAD	ROLLESTON	SELWYN DI IV	5/07/2016	830000	700201	0.5	0		SOLD	1	0.5	1	0	0	0	0	0	0	1
42 DETROIT DRIVE	ROLLESTON	SELWYN DI IS	20/06/2008	2000000	422960	0.4976	865 2010 - 2019		SOLD	1	0.4976	1	0	0	0	0	0	0	1
25 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	19/03/2018	800000	796160	0.4976	0		DEVELOPABLE	1	0	0	0.4976	1	0	0	0	0	1
1/131 HOSKYNYS ROAD	ROLLESTON	SELWYN DI IV		780000		0.4821	0		SOLD	1	0.4821	1	0	0	0	0	0	0	1
79 IZONE DRIVE	ROLLESTON	SELWYN DI IW	28/11/2013	4010000	3290000	0.4778	2349 2010 - 2019	3/09/2014 0:00	SOLD	1	0.4778	1	0	0	0	0	0	0	1
14 LINK DRIVE	ROLLESTON	SELWYN DI IV	22/07/2011	720000	1190000	0.4665	0		SOLD	1	0.4665	1	0	0	0	0	0	0	1
32 LINK DRIVE	ROLLESTON	SELWYN DI IW	24/11/2016	4010000	710985	0.4587	2564 2010 - 2019		SOLD	1	0.4587	1	0	0	0	0	0	0	1
4 RADIUS LOOP	ROLLESTON	SELWYN DI IW	30/10/2008	1520000	364800	0.456	816 2000 - 2009		SOLD	1	0.456	1	0	0	0	0	0	0	1
9 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		740000		0.4468	0		PURCHASABLE	SDC	1	0	0	0	0.4468	1	0	0	1
874 JONES ROAD	ROLLESTON	SELWYN DI IV	22/10/2013	830000	675000	0.4464	120 1920 - 1929	10/12/2018 0:00	SOLD	1	0.4464	1	0	0	0	0	0	0	1
12 HYNDS DRIVE	ROLLESTON	SELWYN DI IW	27/03/2013	1760000	666488	0.4292	976 2010 - 2019	16/02/2017 0:00	SOLD	1	0.4292	1	0	0	0	0	0	0	1
1/131 HOSKYNYS ROAD	ROLLESTON	SELWYN DI IV	4/02/2015	690000	600000	0.4264	0		SOLD	1	0.4264	1	0	0	0	0	0	0	1
12 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	27/07/2018	680000	655600	0.423	0	18/10/2016 0:00	SOLD	1	0.423	1	0	0	0	0	0	0	1
18 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	19/10/2018	680000	651000	0.42	0	20/06/2018 0:00	SOLD	1	0.42	1	0	0	0	0	0	0	1
24 DETROIT DRIVE	ROLLESTON	SELWYN DI IL	27/02/2015	3260000	2032500	0.42	1796 2010 - 2019	14/08/2016 0:00	SOLD	Black Diamond Enterprises	1	0.42	1	0	0	0	0	0	1
8 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	23/06/2015	3140000	2450000	0.4176	1609 2010 - 2019		SOLD	1	0.4176	1	0	0	0	0	0	0	1
17 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	4/09/2009	670000	410000	0.4168	0		SOLD	1	0.4168	1	0	0	0	0	0	0	1
20 LINK DRIVE	ROLLESTON	SELWYN DI IV	27/02/2012	660000	388740	0.4092	0		SOLD	1	0.4092	1	0	0	0	0	0	0	1
884 JONES ROAD	ROLLESTON	SELWYN DI IL	6/06/2018	660000	650000	0.4049	288	24/04/2018 0:00	SOLD	1	0.4049	1	0	0	0	0	0	0	1
838 JONES ROAD	ROLLESTON	SELWYN DI IX	23/08/2007	840000	587000	0.4047	330 1990 - 1999		SOLD	1	0.4047	1	0	0	0	0	0	0	1
848 JONES ROAD	ROLLESTON	SELWYN DI IX	11/11/2014	720000	620000	0.4046	204	17/04/2018 0:00	SOLD	1	0.4046	1	0	0	0	0	0	0	1
850 JONES ROAD	ROLLESTON	SELWYN DI IS	27/08/2006	2690000	360000	0.4046	3000		SOLD	1	0.4046	1	0	0	0	0	0	0	1
854 JONES ROAD	ROLLESTON	SELWYN DI IW	29/07/2014	2150000	525000	0.4046	1080 2010 - 2019	15/03/2017 0:00	SOLD	1	0.4046	1	0	0	0	0	0	0	1
856 JONES ROAD	ROLLESTON	SELWYN DI IL	8/05/1994	640000	26000	0.4046	160		SOLD	1	0.4046	1	0	0	0	0	0	0	1
866 JONES ROAD	ROLLESTON	SELWYN DI IV	25/07/2008	0	360000	0.4046	0		SOLD	1	0.4046	1	0	0	0	0	0	0	1
30 WESTLAND PLACE	ROLLESTON	SELWYN DI IW	9/12/2011	2070000	1270000	0.404	1218 2000 - 2009		SOLD	1	0.404	1	0	0	0	0	0	0	1
10 RAILWAY ROAD	ROLLESTON	SELWYN DI IV	22/04/2016	800000	1030000	0.4022	0		SOLD	1	0.4022	1	0	0	0	0	0	0	1
35 HYNDS DRIVE	ROLLESTON	SELWYN DI IW	8/07/2013	2450000	586800	0.3912	1383 2010 - 2019	20/05/2015 0:00	DEVELOPABLE	1	0	0	0.3912	1	0	0	0	0	1
48 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	8/08/2018	630000	519500	0.3906	0	3/11/2017 0:00	DEVELOPABLE	1	0	0	0.3906	1	0	0	0	0	1
52 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	8/08/2018	630000	519365	0.3905	0	9/02/2016 0:00	DEVELOPABLE	1	0	0	0.3905	1	0	0	0	0	1
1 FREIGHT DRIVE	ROLLESTON	SELWYN DI IV	9/05/2018	665000	662400	0.3902	0		N/A	1	0	0	0	0	0	0	0.4	1	1
7 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	9/05/2012	630000	2003800	0.3889	0		SOLD	1	0.3889	1	0	0	0	0	0	0	1
40 WESTLAND PLACE	ROLLESTON	SELWYN DI IV	20/02/2007	620000	348930	0.3877	0		DEVELOPABLE	1	0	0	0.3877	1	0	0	0	0	1
79A IZONE DRIVE	ROLLESTON	SELWYN DI IW	14/09/2018	2400000	2595000	0.3865	1386 2010 - 2019		SOLD	1	0.3865	1	0	0	0	0	0	0	1
801 JONES ROAD	ROLLESTON	SELWYN DI IV	20/03/2018	820000	835000	0.3836	0	4/05/2018 0:00	PURCHASABLE	1	0	0	0	0	0.3836	1	0	0	1
18 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		600000		0.383	0		PURCHASABLE	SDC	1	0	0	0	0.383	1	0	0	1
16 WESTLAND PLACE	ROLLESTON	SELWYN DI IL	7/03/2017	2930000	466200	0.3785	1629 2000 - 2009	20/02/2017 0:00	SOLD	1	0.3785	1	0	0	0	0	0	0	1
109 IPORT DRIVE	ROLLESTON	SELWYN DI IV	30/05/2018	635000	1127640	0.3747	0		SOLD	1	0.								



2 CONTAINER DRIVE	ROLLESTON	SELWYN DI IV	26/09/2017	310000	298255	0.1527	0	N/A	1	0	0	0	0	0	0	0.2	1	1
	ROLLESTON	SELWYN DI IV	8/10/2008	445000	570000	0.148	0	N/A	1	0	0	0	0	0	0	0.1	1	1
12A CENTRUM LANE	ROLLESTON	SELWYN DI IW	30/07/2015	930000	810000	0.1458	305 2010 - 2019	SOLD	1	0.1458	1	0	0	0	0	0	0	1
12 CENTRUM LANE	ROLLESTON	SELWYN DI IW	30/07/2015	930000	700000	0.1306	300 2010 - 2019	21/10/2013 0:00 SOLD	1	0.1306	1	0	0	0	0	0	0	1
105 IPORT DRIVE	ROLLESTON	SELWYN DI IV	26/09/2017	300000	298255	0.1295	0	SOLD	1	0.1295	1	0	0	0	0	0	0	1
18 RADIUS LOOP	ROLLESTON	SELWYN DI IL	22/08/2011	870000	160000	0.1257	400 2010 - 2019	SOLD	1	0.1257	1	0	0	0	0	0	0	1
8 FREIGHT DRIVE	ROLLESTON	SELWYN DI IV	25/07/2017	250000	246000	0.12	0	N/A	1	0	0	0	0	0	0	0.1	1	1
10 FREIGHT DRIVE	ROLLESTON	SELWYN DI IV	3/08/2017	250000	246000	0.12	0	N/A	1	0	0	0	0	0	0	0.1	1	1
827/825 JONES ROAD	ROLLESTON	SELWYN DI IL	25/06/2008	790000	186000	0.12	352 2000 - 2009	SOLD	1	0.12	1	0	0	0	0	0	0	1
847 JONES ROAD	ROLLESTON	SELWYN DI IL	1/04/2011	750000	400000	0.1104	360 2000 - 2009	SOLD	1	0.1104	1	0	0	0	0	0	0	1
849 JONES ROAD	ROLLESTON	SELWYN DI IW	19/09/2007	820000	149175	0.1104	476 2000 - 2009	2/10/2013 0:00 SOLD	1	0.1104	1	0	0	0	0	0	0	1
	ROLLESTON	SELWYN DI IV		126000		0.1094	0	11/08/2009 0:00 N/A	1	0	0	0	0	0	0	0.1	1	1
14 CONTAINER DRIVE	ROLLESTON	SELWYN DI IV	24/12/2017	235000	233860	0.1064	0	N/A	1	0	0	0	0	0	0	0.1	1	1
2 CENTRUM LANE	ROLLESTON	SELWYN DI IW	19/12/2012	840000	178850	0.1022	430 2010 - 2019	19/09/2016 0:00 SOLD	1	0.1022	1	0	0	0	0	0	0	1

336.7169

	Total	Sold	Developable	Purchasable	N/A
Av Size	336.72	233	190.5776	157	60.2585
Year	10	19.05776	Annual Uptake		

Available Land

Developable	60.2585
Purchasable	80.0254
171 Hoskyns	49
<b>Total</b>	<b>189.2839</b>

233  
220