

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12D: Ōhoka rezoning request

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Summary of evidence of Chris Jones

Dated: 1 July 2024

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SUMMARY OF EVIDENCE OF CHRIS JONES

- 1 My full name is Christopher Francis Jones.
- 2 I prepared the following statements in support of the Submitters' rezoning request:
 - 2.1 Statement of evidence dated 5 March 2024; and
 - 2.2 Supplementary statement of evidence dated 13 June 2024.
- 3 I have 22 years' experience in real estate specifically in the Canterbury Region and 14 years' experience selling down residential subdivisions in Canterbury, specifically in the townships on the fringes of Christchurch City. I have sold over 2,700 sections within this time.
- 4 I consider that there is high demand for residential-style sections or homes in Ōhoka relative to other areas in the Waimakariri District, including surrounding areas such as Kaiapoi, Swannanoa, Fernside and Rangiora;
 - 4.1 In North Canterbury, Bayleys receive far more enquiries from buyers looking to purchase in the Ōhoka area, than any of the main centres (Kaiapoi, Rangiora, Woodend/Pegasus). I have recently reconfirmed this with Bayleys' senior marketing consultants in Rangiora who confirmed that:
 - (a) Demand for Ōhoka outstrips other suburbs in the Waimakariri District primarily due to Ōhoka being closer to Christchurch City and Christchurch International Airport than other areas in the Waimakariri District.
 - (b) Proximity to Christchurch City is a key driver for demand for real estate in the Waimakariri District. In our experience, suburbs that are further outlying from Christchurch City diminish in appeal depending on how many minutes/kilometres they are from Christchurch City.
- 5 I have read the evidence of Carl Davidson and his associated survey results, and I believe that this supports my findings in relation to residential demand in Ōhoka.
- 6 I have absolutely no doubt that the product being proposed as part of this proposed re-zoning will be in high demand, provided it is priced correctly.
- 7 The sections being offered within the proposed rezoning request would be larger (at around 600-1,00m², as well as some large lot residential) than the residential sections being offered in the likes of Kaiapoi, Woodend, and Rangiora. This is a point of difference for buyers looking in the Ōhoka area who seek the amenities offered by

that part of the Waimakariri District but do not wish to look after lifestyle blocks (minimum 4ha). I strongly disagree with any suggestion that demand in Ōhoka can be substituted by, or would draw growth away from, Kaiapoi, Rangiora, Woodend/Pegasus.

- 8 From my experience, these same buyers looking to purchase within the Ōhoka area would not be interested in the higher-density offerings of those larger towns. Rather, they will:
 - 8.1 Opt for alternatives in the adjacent areas of Mandeville, Swannanoa, Fernside, or Clarkville which provide a similar offering to Ōhoka; or
 - 8.2 Opt for alternatives even further afield, including in different districts, such as Tai Tapu, West Melton, Marshland, or Oruruhia (again which provide a similar offering to Ōhoka); or
 - 8.3 Settle for a lifestyle block in the Ōhoka area, despite having no need for the 4ha+ of land these offer. With respect to this last trend we are seeing, this generally leads to under-utilised and inefficient use of land which could be avoided through the provision of more supply that provides a range of housing options in areas of high demand.
- 9 The amenities being proposed as part of this re-zoning will increase the desirability of Ōhoka to prospective purchasers. The inclusion of public transportation provisions, a polo field, a café, and shops will provide a further point of difference for Ōhoka. These amenities have been much needed in Ōhoka which currently provides little offerings for the day-to-day needs of residents.
- 10 In my experience, the price of housing is significantly influenced by the amount of supply available. In terms of supply, I mean both physical supply of subdivided sections and homes, but also the availability of vacant zoned land. Where supply cannot keep up with demand, prices increase as people compete for land and are willing to pay higher prices. The more supply there is, the more stable housing prices become. Given the outlying townships of Greater Christchurch (including Ōhoka) tend to have limited supply, this may well be having an influence on the prices we are seeing in these areas. I consider the proposed rezoning, and the releasing of the significant capacity it would provide, may assist in lowering these prices we are seeing in the area, or at the very least assist in keeping them stable.

Dated: 1 July 2024

Chris Jones