

Before an Independent Hearings Panel  
Appointed by Waimakariri District Council

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*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 Gary Sellars

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Dated: 1 July 2024

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## **SUMMARY OF EVIDENCE OF GARY SELLARS**

- 1 My full name is Gary Russell Sellars.
- 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 **Impacts of Medium Density Residential Standards (MDRS)**

When quantifying the impact of MDRS, it is important to establish that any additional supply of dwellings is over and above what would be expected to have otherwise occurred without MDRS.
- 4 It is too early to gauge the likely take-up of this development opportunity, however I am of the opinion it is most likely to suit locations where medium-high density residential housing is currently in demand close to major commercial and transport hubs.
- 5 MDRS will result in some higher density residential development in Waimakariri District, however in my opinion in the medium term, this will be relatively limited, in all likelihood it will be little more than has occurred in specific higher density areas within modern subdivisions such as has occurred in Silverstream, Beach Grove and Pegasus together with central Rangiora.
- 6 I accept there is evidence of intensification in Waimakariri District, particularly in Kaiapoi which aligns with residential trends across Greater Christchurch. In my opinion, the move to greater intensification was already occurring prior to the introduction of MDRS.
- 7 Building consent data in Waimakariri District indicates a slight increase in higher density development over the last five year period which reflects the general trend across urban areas in Greater Christchurch.
- 8 **Demand for Land in Ōhoka**

Rezoning the Site will enable a new residential subdivision for provision of approximately 850 lots of varying size from 600 sqm to 3,300 sqm. The proposed rezoning will provide purchasers with a greater range of option and choice of larger lot sizes than are offered in the major Waimakariri District townships and the urban areas of Greater Christchurch.
- 9 One of the key attractions of inner North Canterbury is the low density rural environment where there are few double storey residential dwellings. House buyers are attracted to inner North Canterbury by the price advantage relative to suburban Christchurch, the larger section sizes and low development density.

I am of the opinion that this situation is unlikely to change in the foreseeable future.

- 10 Large vacant sections in the surrounding major townships are simply no longer available with all existing and proposed development providing sections less than 500 sqm and more likely in the 350-450 sqm range. Therefore, Rangiora, Kaiapoi and Woodend/Pegasus are not an option as a supply substitute to Ōhoka and the adjoining rural residential settlements.
- 11 It is difficult to quantify demand for housing in Ōhoka given there has been no new product of this type available in Ōhoka for many years, nor has there been any new rural lifestyle land available.
- 12 Ōhoka is premium residential location in North Canterbury. The Ōhoka rezoning application will create the opportunity for a large number of residents to live in a high quality residential environment with a rural village character in a sought after location.
- 13 In my view, demand would come from the Greater Christchurch area seeking a high quality rural village setting, much the same as has occurred at Prebbleton in Selwyn District. Prebbleton has expanded rapidly in recent years, and I do not consider this expansion has been at the expense of the nearby Christchurch suburbs of Halswell or Hornby, nor the nearby Selwyn townships of Lincoln and Rolleston.

**Alternative Highest and Best Use of Land**

- 14 I have considered the alternative highest and best use value of the land if it is not zoned for residential development.
- 15 Tim Banks of Colliers Rural Valuation and Advisory Services completed an indicative valuation based on the existing dairy farm use which was provided as part of my supplementary evidence. He assessed an indicative dairy farm value range of between \$41,000 - \$51,000 per ha.
- 16 I have completed an indicative valuation of the land based on a 36 lot (4.0 ha) rural lifestyle subdivision adopting the ODP Rural Concept Plan prepared by Rough Milne & Mitchell noting a similar concept subdivision was also attached to Mr Milne's primary evidence.
- 17 My indicative value adopted the conventional residual static hypothetical subdivision method and concluded a valuation of \$12,800,000 (\$83,900 per ha).

18 Therefore, I conclude the highest and best use and therefore value of the land if it is not zoned for residential development is for a lifestyle subdivision, and not a dairy farm.

Dated: 1 July 2024

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Gary Sellars