

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by **Mark
and Melissa Prosser**

**EVIDENCE OF MARK JAMES PRINGLE
IN RESPONSE TO OFFICER REPORT
ON BEHALF OF MARK AND MELISSA PROSSER
REGARDING HEARING STREAM 12C**

DATED: 8 July 2024

Presented for filing by:
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INTRODUCTION

- 1 My name is Mark James Pringle.
- 2 I have 36 years' experience in real estate specifically within the North Canterbury region. During this time, I have been extensively involved with lifestyle and section sales, totalling over \$900,000 million in sales value.
- 3 I hold the qualifications of: Licenced Real Estate Salesperson, Diploma in Agriculture, Advanced Diploma in Farm Management, Post Graduate Diploma in Commerce (Valuation), AREINZ Associate Qualification (Real Estate Institute).
- 4 During my 35 years selling Real Estate, I have specialised specifically within the Ohoka, Mandeville and Swannanoa areas, where I currently reside.
- 5 I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence

SCOPE OF EVIDENCE

- 6 My evidence is presented on behalf of Mark and Melissa Prosser, a submitter in these proceedings.
- 7 In my evidence I address the following matters:
 - (a) Demand for LLRZ lots in Mandeville / Ohoka;
 - (b) Features of LLRZ lots, that attract prospective purchasers;
 - (c) Lack of supply of LLRZ within most sought-after areas; and
 - (d) The s42A Reporting Officer's preliminary response to written questions on Large Lot Residential Rezoning (the **Response Document**).

CONTEXT

8 My evidence relates to the proposed rezoning of approximately 73 ha of land north of the Mandeville North village (2 Ashworths Road – Lot 6 DP 2038) from Rural Lifestyle (**RLZ**) to Large Lot Residential (**LLRZ**) in the proposed Waimakariri District Plan (**Proposed Plan**).

9 The location of the site is shown in the map at **Appendix A** to my evidence.¹

DEMAND FOR LLRZ LOTS IN OHOKA / MANDEVILLE

10 I am preparing this information based on an address search of the property on Property Guru (a property database by CoreLogic), which identifies the subject property being located within the Ohoka district, adjacent to Mandeville.

11 The level of demand for LLRZ within the Waimakariri District, and in particular the Ohoka / Mandeville area is high. I have no doubt that if the subject property was to be re-zoned, there would be very high demand.

12 The attached statistical information provided by Realestate.co.nz at **Appendix B**, shows that the Ohoka area, which includes Mandeville, is the fifth (5th) most searched location by buyers within the Waimakariri District from 11th June 2023 – 10 June 2024. I note that the four most searched areas above Ohoka, are all larger settlements or towns², so this needs to be read in context.

13 The lots that the proposed land would provide, would be generally larger than that MDRZ lots in Kaiapoi, Rangiora and Ravenswood. This is a major point of difference for buyers looking in the Ohoka / Mandeville area.

14 I regularly field enquiries from prospective buyers seeking rural residential type sections within the Ohoka / Mandeville area. These buyers specifically want Ohoka / Mandeville location, due to various factors.

15 In terms of buyer enquiry, the Ohoka / Mandeville area is generally the most popular location for all the buyers I regularly deal with looking for residential

¹ This location map is taken from sheet 7 of the Graphic Attachment to Evidence of Fraser Miller for Prosser dated 5 March 2024.

² Namely Rangiora, Kaiapoi, Oxford and Pegasus.

lifestyle properties in the Waimakariri District and correlates with the RealEstate.co.nz data for most searched suburbs.

- 16 Examples of demand for LLRZ in the area include successful sell downs of major LLRZ type developments including, Millfield, Mandeville Village Estate and Braeburn. Bayleys exclusively marketed Mandeville Village Estate with a complete sell down of the first stage comprising 8 lots within approximately 9 weeks, from late 2019 – early 2020. This is the largest bare land development recently undertaken in the area, and in total comprised 21 lots which all sold very successfully. These lots were between 4,000 – 5,000 sqm. This highlights the significant demand for lots less than four hectares.

Features of LLRZ lots in Ohoka / Mandeville, that attract prospective purchasers

- 17 LLRZ lot sizes are in high demand by purchasers. Most lifestyle buyers don't require as much as four hectares, which is the minimum rural allotment size in the existing District Plan and in the Rural Lifestyle Zone of the Proposed Plan. The LLRZ zoning provides the ideal size for residential lifestyle buyers that want a large residential section, because it is in-between MDRZ and rural zones. LLRZ also provides for better land utilisation.
- 18 Specific features that attract buyers include the rural environment surrounding Mandeville; the Mandeville Sports complex which caters for extensive sporting activities and proximity to the Mandeville shopping complex. Further complementing the Mandeville / Ohoka area is the close proximity of Ohoka Primary School. This school is in zone and is sought after by parents who want their children to attend. Proximity of Christchurch City and Christchurch Airport is also a major drawcard for this area, in comparison to other LLRZ locations.
- 19 Since its inception in 2018, the Mandeville Village retail centre has continued to establish and grow its consumer base significantly. This is due to the quality of the retail and services provided which includes, NPD fuel supplies, Super Value supermarket, The Platform Bar and Restaurant, Thai, Indian and fish and chip eateries, beauty salon and early childcare centre. Recent further additions to the complex includes EV charging stations, Mandeville Hire and the addition of a large second carparking area, which highlights the ongoing growth of this retail village.

- 20 Based on experience working and living in the area, Ohoka / Mandeville has a unique community spirit, which further compliments the overall appeal of the area.
- 21 Schooling is a further attraction, with both the Ohoka and Swannanoa primary schools being zoned due to high demand for new student enrolment.
- 22 The access from the Mandeville to Christchurch is also very appealing to buyers, with very minimal traffic congestion when compared to other urban areas of the Waimakariri District

LACK OF SUPPLY OF LLRZ WITHIN MOST SOUGHT-AFTER AREAS

- 23 There is a lack of affordable LLRZ sites available within the Ohoka / Mandeville area. Currently there are only three lots available, priced from \$525,000. I strongly believe that by allowing re-zoning of the subject property, it will provide for more affordable building sites for the general market.
- 24 Accordingly, the proposed re-zoning, would provide significant development capacity and supply within the rural residential land market, in an area which is the most in demand location for lifestyle buyers within the Waimakariri district.

REPLY TO RESPONSE DOCUMENT

- 25 I have been provided with a copy of the s42A report writer's preliminary response to the panel's written questions and disagree with the comments made by the report writer at page 37:

I do not agree that the proposed rezoning would provide significant development capacity. An assessment of the need for additional significant development capacity shows that sufficient capacity will be provided through the future development areas and intensification, and that no additional rezoning is required to meet demand.

- 26 My understanding is that the report writer is here saying that new residential growth should be provided through future development areas at Kaiapoi, Rangiora and Ravenswood, and through intensification of existing residential zones within these settlements.

- 27 I strongly disagree with the comment that all new growth should be located in main centres (Kaiapoi, Rangiora and Ravenswood), rather than providing for some of that growth at Mandeville via additional LLRZ lots. Most of the residential lifestyle buyers I deal with would prefer to reside in Ohoka / Mandeville, as opposed to the larger settlements and towns.
- 28 In paragraphs 10 through to 16 of my evidence, I have detailed the demand for LLRZ lots in Ohoka / Mandeville.








CONCLUSION

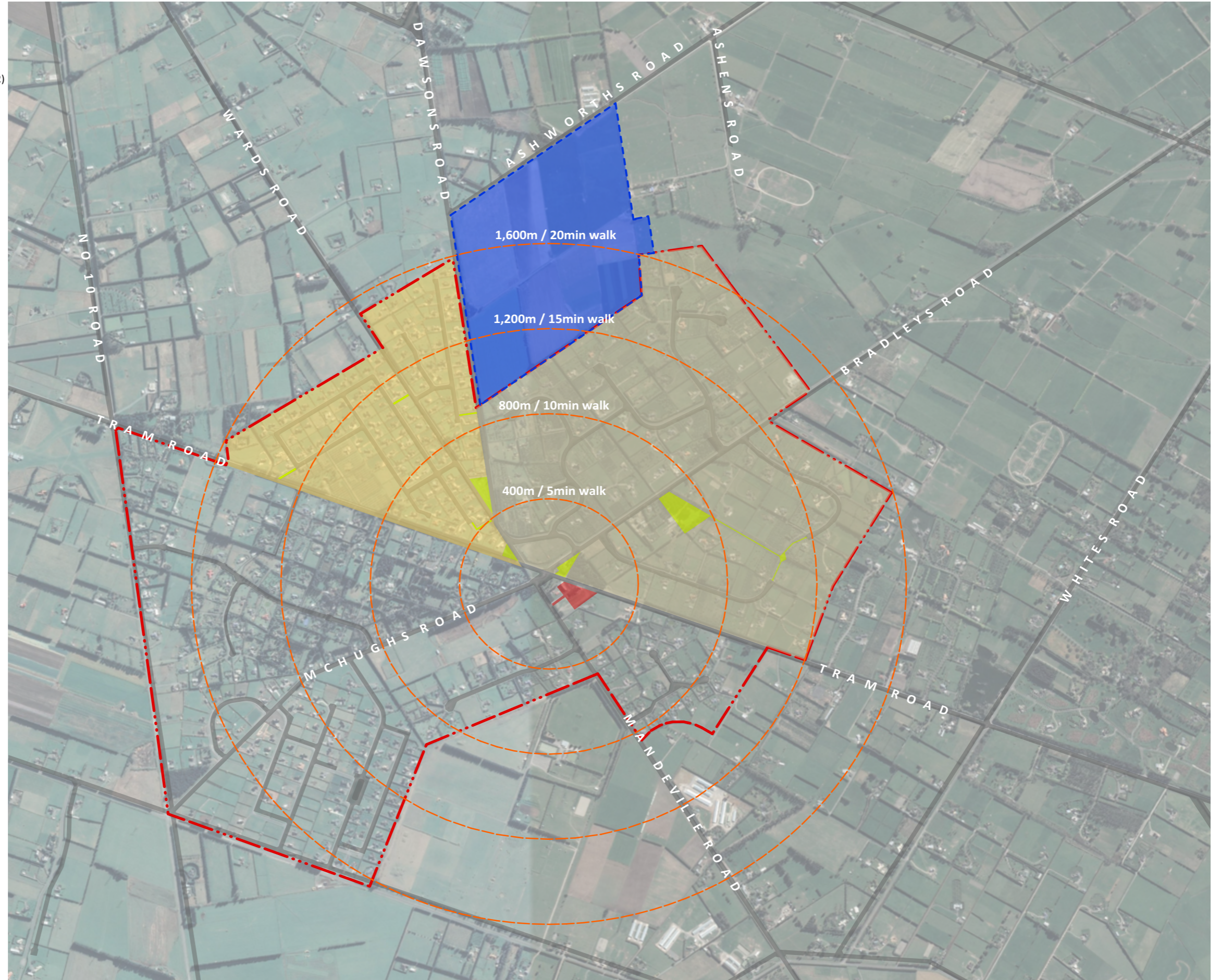
- 29 In summary, I consider there is significant demand for LLRZ in the Ohoka / Mandeville area, relative to other areas such as Kaiapoi, Rangiora and Ravenswood.
- 30 In my view it is important that supply of LLRZ land is increased in the areas where demand is most sought.
- 31 This increase in supply will lead to more affordable choices for prospective buyers.
- 32 Thank you for the opportunity to present my evidence.

Mark Pringle
8 July 2024

Mandeville Growth Boundary and Walkability Plan

Legend

-  Proposed ODP Boundary
-  Proposal Site (Lot 6 DP2038 + Lot 8 DP314202)
-  Mandeville Village (Local Centre Zone)
-  San Dona Development (1.5 to 2.5ha zoned Rural Lifestyle Zone)
-  Millfield Development (Large Lot Residential Zone)
-  Open Space Zone (OSZ)
-  Mandeville Growth Boundary



Scale: Not to Scale
 Data Source: Aerial photographs sourced from Google Earth (imagery date - 21/08/18)
 Zone Boundaries sourced from Waimakariri Proposed District Plan