

Before the Independent Hearings Panel
at Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Proposed private plan change RCP31 to the Operative
Waimakariri District Plan

and: **Rolleston Industrial Developments Limited**
Applicant

Summary of evidence of Gary Sellars

Dated: 3 August 2023

Reference: JM Appleyard (jo.appleyard@chapmantripp.com)
LMN Forrester (lucy.forrester@chapmantripp.com)

chapmantripp.com
T +64 4 499 5999
F +64 4 472 7111

PO Box 993
Wellington 6140
New Zealand

Auckland
Wellington
Christchurch



SUMMARY OF EVIDENCE OF GARY SELLARS

- 1 My full name is Gary Russell Sellars.
- 2 I am a Director of Valuation and Consultancy at Colliers Valuation. I have been in this position at Colliers for 15 years. Prior to that, I was the Managing Director of Fright Aubrey, where I worked for 23 years.
- 3 I am a Registered Valuer, Fellow of the New Zealand Institute of Valuers and a Fellow of the Property Institute of New Zealand. I was registered in 1976 and have been in continuous practice as a Registered Valuer since that time, including four years employed by the Hong Kong Government. I have been involved in the public sector since 1985 in Christchurch in positions with Fright Aubrey and more recently Colliers Valuation. I specialise in commercial, industrial and land development valuation and consultancy within the CBD and suburban locations of Christchurch and major metropolitan areas in the South Island.
- 4 I have been involved in the valuation of a number of large residential subdivision developments during the last 35 years including Pegasus Town, Ravenswood, Wigram Skies, Te Whariki, Yaldhurst Park, Karamu, Prestons, Belfast Village and Bellgrove. I have during this period regularly prepared and presented expert evidence before various courts or tribunals in relation to zoning applications and arbitrations.

SUMMARY

- 5 One of the key attractions of Inner North Canterbury is the low density rural environment where there are few two level residential dwellings. House buyers are attracted to Inner North Canterbury by the price advantage relative to suburban Christchurch, the larger section sizes and the low development density. I am of the opinion this situation is unlikely to change in the foreseeable future.
- 6 The construction costs per sqm of a three level dwelling are significantly higher than the construction costs of a single or two level dwelling due to the additional foundation and structural reinforcement requirements. Therefore, development to the density enabled by the new MDR is unlikely to be economic unless it is completed on larger lot sizes where there is demand for this type of housing product at a price level that is feasible to develop.
- 7 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 only suit locations where medium-high density residential housing is currently demanded close to major commercial hubs and transport

routes, such as the inner subjects of Christchurch in the likes of Riccarton, St Albans and Papanui.

- 8 Potentially developers of new residential subdivisions where medium-high density residential development of the type envisaged by the MDR is possible, will incorporate restrictive covenants which limit residential construction to one and/or two levels. These types of covenants are already common in many residential subdivisions.

CONCLUSION

- 9 In summary, I consider the MDRs will have negligible impact on Waimakariri District urban areas.

Dated: 3 August 2023

Gary Sellars