

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 Chris Jones

Dated: 3 August 2023

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SUMMARY OF EVIDENCE OF CHRIS JONES

- 1 My full name is Christopher Francis Jones.
- 2 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 sold within this time.
- 3 I consider there is considerably higher demand for housing in Ōhoka relative to other surrounding areas such as Kaiapoi, Swannanoa, Fernside, and Rangiora.
- 4 I have absolutely no doubt that the product being proposed as part of this plan change will be in high demand, provided it is priced correctly.
- 5 The amenities being proposed as part of this plan change will only increase the desirability of Ōhoka to prospective purchasers. The inclusion of a polo field, pub, café, and shops will provide a further point of difference for Ōhoka. These amenities have been much needed in Ōhoka.
- 6 Despite Ōhoka being the most popular lifestyle and residential location in North Canterbury by far, there has been a real lack of growth, and in particular master plan supply. This proposed plan change will provide that supply (which in my view is significant), through a carefully designed and considered master plan that guarantees the desired outcomes for the development and the village can be achieved.
- 7 I do not consider that the proposed plan change site would be economical for dairying. I note, in response to criticisms that the site should be maintained as a dairy farm, that I do not consider this would be an economical use of the land.
- 8 I do not consider the introduction of the medium density residential standards into the District Plan will have a material impact on development capacity in Waimakariri.
- 9 I consider there is significant demand for residential housing in Ōhoka, relative to all other villages or townships in the Waimakariri District.

Dated: 3 August 2023

Chris Jones