

20th February 2024

To Who it May Concern,

Submission by Ashton Consultants – Proposed review of Waimakariri District Plan

Submission by Andrew Mcallister – 1275 Tram Road, Swannanoa

Introduction

Mark Pringle, Bayleys Real Estate - I have been involved in the Real Estate industry since 1988 and have been based in Rangiora since 1991, having completed over \$900 million in sales to date, with Bayleys Real Estate.

Over this period, I have been extensively involved in the sales in the Waimakariri District and in particular the sale of lifestyle properties in the Mandeville / Swannanoa area. This includes the marketing and full sell down of San Dona subdivision (109 lots) in Mandeville, and more recently Mandeville Estate, which included 21 large lot residential sections.

I write this letter in support of Andrew Mcallister's application to re-zone his property in Swannanoa to large lot residential (LLR). I note this is approximately 21.2 hectares, which currently has a subdivision approval to split into 4 hectare lots.

We also note that the subject property is located adjacent to Swannanoa Fields - an existing large lot residential (LLR) zoned subdivision. In addition, the Swannanoa Primary School, Preschool and Domain are in the immediate vicinity, which further enhances the appeal and suitability for the subject property to be re-zoned as large lot residential.

Swannanoa and Mandeville continue to be highly sought-after locations for lifestyle buyers in the Waimakariri District, over recent years the population has increased significantly due to a population drift from the North Island and a large re-location after the earth quakes, especially from the Brooklands area. This has resulted in the introduction of the retail and service precinct in Mandeville which has been very well supported since its establishment.

I believe a Large Lot Residential (LLR) development as proposed would benefit the local businesses immensely, input further investment into the local community and overall be a positive for the area.

Another reason why I support the proposed development is due to the rapidly increasing prices of available land and existing dwellings. Over the past 12 months prices have become less unaffordable for the average family, due to a lack of supply of bare land and established properties which is having an inflationary effect on all real estate values in the area. The creation of new residential bare land lots would level these prices out and create options for new purchasers.

Over the past 12 months we have also seen a significant change in the origin of where our buyers are coming from, with a significant percentage estimated at 25% moving to the area from outside Canterbury, especially the North Island, and particularly the greater Auckland area. Due to this large influx of buyers to the area, the available supply is fast being depleted.

In general, the enquiry Bayleys have been receiving over the past ten years in Mandeville / Swannanoa district is very strong, and we firmly believe that this enquiry / demand will only continue to increase.

Current data and market evidence

Current vacant sections available

- Currently within Mandeville and Swannanoa there are only two large lot residential sections available for sale, one of which is currently under contract.
- The stock of sections demonstrates the extreme lack of supply currently available.

Vacant zoned land available

- We are not aware of any zoned land that is likely to become available in the Mandeville / Swannanoa area in the immediate future. Accordingly, we believe there will be no availability (other than re-sales) within the next 6 – 12 months, which is very concerning given the level of demand being shown by purchasers wanting to re-locate and establish in these areas.

Case study of demand and increase in value

Mandeville Village Estate

- Mandeville Village Estate, developed in 2017/18, adjacent to the Mandeville Retail Village. This included 21 Large lot residential lots, which had an average sale price of \$346,571 including GST in 2017/2018. The development was completed in stages and sold very well over a 17 month period.
- Two sections within this development have since been on-sold for \$530,000 and \$545,000, which indicates an increase in value of 60.6% and 65.1% respectively. Primarily we see the bulk of this gain has occurred post Covid-19 and correlates to the increasing popularity of the area and general lack of supply available.

Hallfield (Off Bradleys Road, Ohoka)

- Whilst not in the subject areas, this development is still being sold down. Section sales have been undertaken in stages over the past five years, with consistent sell downs of the stages, to the point now where is only one section available.
- Section sales were from \$305,000, the last section available is currently marketed at \$525,000.

More recently in September 2023, I sold a 5,113sqm large lot residential section in Swannanoa for \$585,000 including GST, which further highlights the level that values have risen to for large lot residential.

Whilst some lifestyle buyers require 4 hectares, a substantial amount do not, and would prefer a Large Lot Residential (LLR) size allotment similar to Mandeville Village Estate, Millfield, Braeburn Estate and Hallfield, which have all been incredibly popular.

In summary, there is an extreme shortage of large lot residential (LLR) lots in the Mandeville / Swannanoa Districts, with substantial demand present. As mentioned above, due to the changing demographics and large amount of people relocating to the Swannanoa / Mandeville area, we are fast approaching a point where the supply to Large Lot Residential (LLR) lots will be completely exhausted. I believe that by re-zoning the subject property to Large Lot Residential (LLR), it will result in the better utilisation of land available, help to support local businesses and schools and prevent underutilisation of larger four hectare lots. It will also better utilise the existing amenities and services in the area and cater for the high demand.

Yours faithfully,



Mark Pringle

Residential & Lifestyle Sales

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