

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 Variation 1

*and:* Hearing Stream 12: Rezoning requests (larger scale)

*and:* **Crichton Developments Limited**  
(Submitter 299)

Statement of evidence of James Twiss (Real estate) on behalf of  
Crichton Developments Limited in relation to Gladstone Road  
rezoning request

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Dated: 5 March 2024

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## **STATEMENT OF EVIDENCE OF JAMES TWISS ON BEHALF OF CRICHTON DEVELOPMENTS LIMITED**

### **INTRODUCTION**

- 1 My full name is James William Twiss.
- 2 I have worked in real estate in North Canterbury and Christchurch for 22 years, holding Branch Manager and AREINZ qualifications from Massey University. I have been the Principal Officer of Harcourts Four Seasons/ Twiss Keir for 19 years and have a Bachelor of Arts in Geography from Canterbury University.

### **CODE OF CONDUCT**

- 2 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

### **SCOPE OF EVIDENCE**

- 3 I have been asked to comment on the relief sought by Crichton Developments Limited (*Submitter 299*) in relation to the proposed Waimakariri District Plan (*Proposed Plan*). Specifically, the request to rezone land at 145-167 Gladstone Road, Woodend (*site*) to Large Lot Residential Zone (*the Proposal*).
- 4 My evidence will address:
  - 4.1 The need and demand for Large Lot Residential property in the Waimakariri District, with specific consideration to the Woodend locality.

### **EVIDENCE**

- 5 Woodend is a small commuter town located in what could be deemed a semi-rural location on the eastern side of the Waimakariri District. It is within close proximity to the main centres of Waimakariri, being Kaiapoi and Rangiora, and is an easy commuting distance to Christchurch city as State Highway 1 bisects the Woodend township.
- 6 There have been a number of residential developments in and around Woodend over the past 10 to 15 years, almost exclusively focused on small to medium density residential lots sizes. These are:

- 6.1 Pegasus Town - on Woodend's northeastern boundary, which included around 50 larger lots (1500-3500sqm) surrounding a golf course and 1600 small to medium residential lots (350-1100 sqm). The development includes some commercial lots which are currently still being developed.
  - 6.2 Ravenswood – located on the northern boundary of the Woodend township. Currently still under construction, Ravenswood is mixed residential and commercial development with around 1352 residential small to medium lot size (350-750 sqm) along with big box and smaller local retail operators.
  - 6.3 Two Roads – located immediately adjacent to the site comprised of around 160 medium residential lots (650-850sqm) which is now completed and fully developed.
  - 6.4 Copper Beach – located south of the site, and comprises of 50 rural residential lots. Sizes vary from 2742sqm-1.85 hectares with an average lot size of no less than 5000sqm. Copper Beech has sold 44 of the 50 lots and is currently marketing its final stage 7 for sale.
  - 6.5 Woodlands Estate – located on the northeastern side of Woodend, with around 150 medium residential lots (650-900 sqm).
- 7 There will be others, but these are the key developments within the general area that I am aware of and have considered.
  - 8 In recent years, there have been very few rural residential lots available in Woodend, with Copper Beach being the only rural-residential offering. Further Copper Beach is possibly one of the only recent rural-residential offerings that has been developed in the Waimakariri District.
  - 9 Woodend is not always the first choice for purchasing a section in the Waimakariri District, with buyers often looking in Rangiora and Kaiapoi before looking at Woodend. Sections in this location tend to be slightly lower value.
    - 9.1 Although difficult to measure we receive regular requests for rural-residential, larger sections in Waimakariri. Many enquiries are from retiring farmers or those coming off larger blocks that have become too difficult to manage. At Harcourts we have little to offer them other than the larger section or resales of rural-residential developments in Ohoka and Oxford. New rural-lifestyle options are rare within the Waimakariri District at present.
    - 9.2 There are a large number of 4 hectare lots in Waimakariri, but not every person looking for a rural-residential offering wants

to maintain 4 hectares. We find that most buyers want lot sizes less than 0.4 hectares (1 acre) as this may still give them a rural outlook and feel whilst allowing them to maintain the property without great effort.

- 9.3 Recent search activity on realestate.co.nz (refer **Appendix 1** of this evidence) shows Woodend and Pegasus are searched closely behind only key metropolitan areas of Rangiora, Kaiapoi and Oxford for the past two months. This is consistent with our experience when selling property in the Waimakariri District. Given these are semi-rural townships, many of the buyers are looking for the rural lifestyle and/or the ability to live in a residential rural setting and commute to Christchurch for work or schooling. This demonstrates that there is an existing demand for the product being offered as part of the Proposal.
- 10 Woodend is attractive due to its location (as outlined above), which has become more relevant since the opening of the Northern arterial connection to Christchurch city and the Western bypass in 2017. The commute to Christchurch is not necessarily an issue that is raised by purchasers in the general area.
- 11 People are also attracted to Woodend because of the value for money offered versus other markets in Waimakariri and more generally the north side of Christchurch city. We find existing homes in Woodend tend to be better value than those in Christchurch city, and with a short commute many people see this as a great reason to buy in Woodend.
- 12 It is important to note that, should someone want to stay in and around Woodend and want a lifestyle choice or a larger house on a larger section, there is very little choice outside of Copper Beach and the surrounding rural properties. As noted above, Copper Beach is in its final stage with only seven lots remaining. Therefore, the proposal to increase the supply of larger rural-residential lots would make sense to keep people in the area who might otherwise move to other locations looking for bigger housing options.
- 13 The provision of additional Large Lot Residential development would offer the market a good range of potential housing options in Woodend, noting the available supply is predominantly for smaller residential lots. In turn, this would drive further growth in Woodend and the commercial centre of Ravenswood, meaning there would be further investment in amenities in the area. This is a positive outcome as Ravenswood, with its larger commercial hub, will likely draw potential tenants to that location, and thus more visitors. With further growth in Woodend itself the main street would likely need further investment, again a positive for Woodend itself.
- 14 Woodend as a town is known as a great small village to raise children, with a good school and plenty of activities nearby including beaches, mountains and a full array of sports activities offered by the local community. Facilitating growth in this area through

additional housing, in the form of large lot residential, would only cement this reputation and continue to keep Woodend on potential buyers' shopping lists.

### **CONCLUSION**

- 15 To conclude, I consider the Proposal will support the provision of additional rural residential in an area where there is a demand for this type of property.

Dated: 5 March 2024

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James Twiss

district: Waimakariri (1)

Platform

listing\_category

Oct 1, 2023 - Nov 27, 2023

Active users  
**103,097**

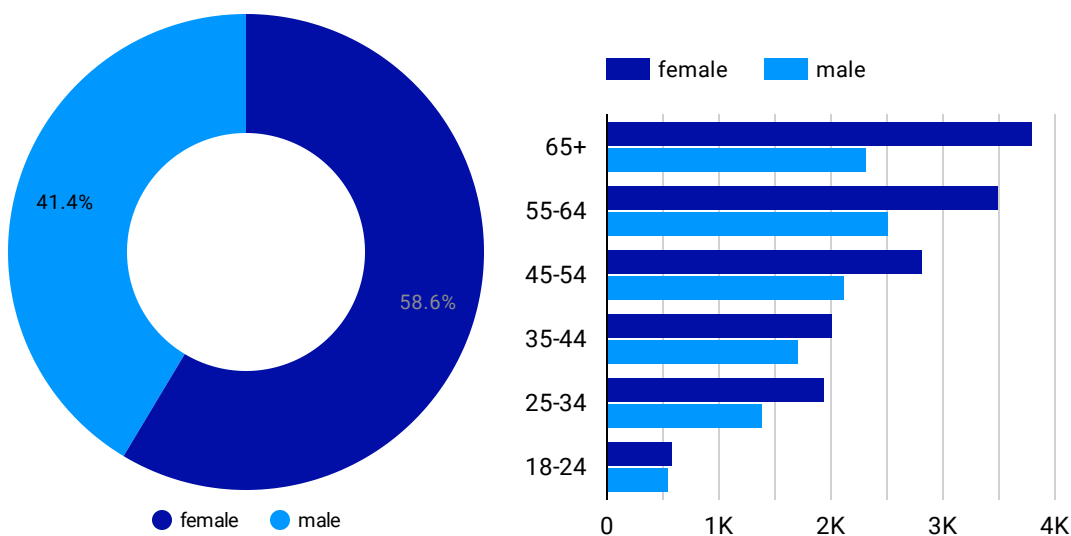
Enquires submitted  
**486**  
-3.0%

International Enquiries  
**53**  
+26.2%

Agent Phone Interaction  
**1,411**  
+72.5%

Average session in mins  
**1.7**  
-4.2%

### Users by age and gender

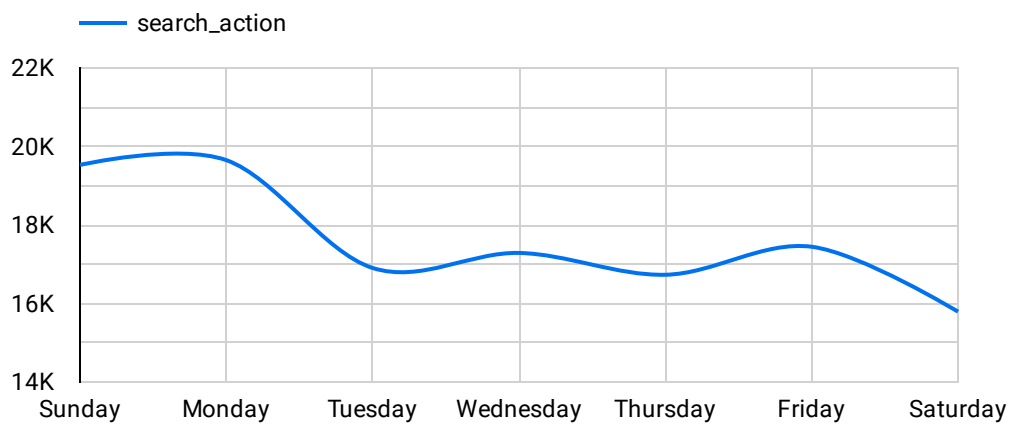


### Where are Users Located

Region	Country	Searches
1. Canterbury	New Zealand	55,275
2. Auckland	New Zealand	37,528
3. Queensland	Australia	4,216
4. Wellington	New Zealand	3,150
5. New South Wales	Australia	2,953
6. Waikato	New Zealand	2,431
7. Otago	New Zealand	2,362
8. Victoria	Australia	1,873
9. Nelson	New Zealand	1,221
10. England	United Kingdom	1,101

1 - 10 / 811

### What day of the week users are searching



### Top suburbs searched by users

Suburb	Searches
1. Rangiora	29,416
2. Kaiapoi	14,971
3. Pegasus	8,062
4. Oxford	7,084
5. Ohoka	5,832
6. Woodend	4,599
7. Swannanoa	2,440
8. Loburn	1,954
9. Waikuku Beach	1,921
10. Clarkville	1,714

1 - 10 / 1037

### Top price bands searched by users

Price range	Searches
1. 0 - 600000	2,461
2. 0 - 700000	2,107
3. 0 - 800000	2,082
4. 0 - 500000	1,488
5. 0 - 900000	1,444

1 - 5 / 397

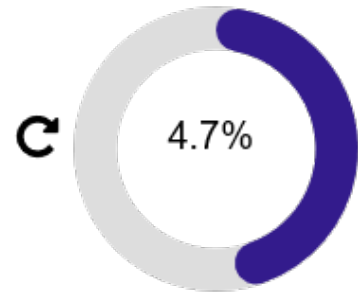
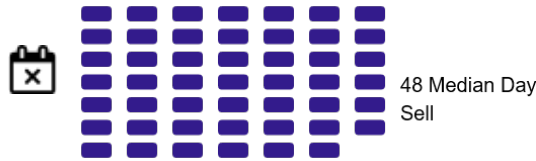
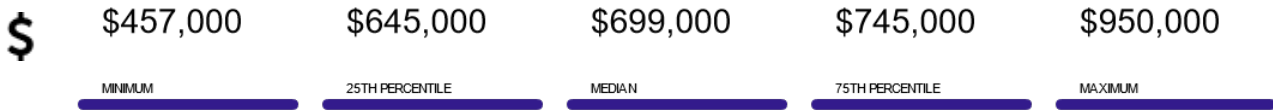
### Top keywords searched by users

Keyword	Searches
1. "rangiora"	20
2. irrigation	16
3. "rodney"	14
4. "Kaiapoi"	14
5. "Rangiora"	13
6. "cust"	12
7. "oxford"	11
8. shed	10
9. "waimakariri"	9
10. "hurunui"	9

1 - 10 / 571

## Sales Statistics - Last 12 Months

Woodend



\$ - Sales Price    Σ - Total Sales Volume    # - Number of Sales

🏠 - Addresses in Area    📅 - Days to Sell    ↻ - Turnover

## Bedroom Breakdown - Median Sale Price - Last 12 Months

Woodend



## Year-on-Year Medians - Last 12 Months

Woodend

**\$699 thousand**

Current Median Sale Price

**\$729 thousand**

1 Year Ago  
Current prices are down 4% compared to this period

**\$487 thousand**

3 Years Ago  
Current prices are up 44% compared to this period

**\$453 thousand**

5 Years Ago  
Current prices are up 54% compared to this period

# Age in Woodend

Woodend

Under 4 Years	6%
5 - 9 Years	5%
10 - 14 Years	7%
15 - 19 Years	6%
20 - 24 Years	6%
25 - 29 Years	5%
30 - 34 Years	6%
35 - 39 Years	5%
40 - 44 Years	6%
45 - 49 Years	8%
50 - 54 Years	9%
55 - 59 Years	7%
60 - 64 Years	8%
65 - 69 Years	5%
70 - 74 Years	5%
75 - 79 Years	4%
80 - 84 Years	2%
Over 85 Years	1%

Source: Statistics New Zealand Census Data

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