

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Changes 81 and 82 to the
Operative District Plan: Dunns Crossing Road, Rolleston

and: **Rolleston Industrial Developments Limited** and
Brookside Road Residential Limited
Applicant

Summary of Evidence of Chris Jones (Real estate)

Dated: 12 September 2022

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SUMMARY OF EVIDENCE OF CHRIS JONES

- 1 My full name is Christopher Francis Jones. I have 21 years' experience in real estate specifically in the Selwyn District and 13 years' experience selling down residential subdivisions South and South West of Canterbury. I have sold over 2,700 sections within this time.
- 2 Residential housing in Rolleston has become highly sought after in recent years, as it has become a major hub for workers and employment. This is even more so with the rise in living costs observed in 2022.
- 3 The type of consumer interested in the residential market in Rolleston has also broadened and includes retirees, traditional young families and buyers in the 25 to 50 year age bracket. People who are looking to own stand-alone properties on a reasonable section with a garden.
- 4 The Rolleston residential land market in 2021 was a product of unprecedented demand and unprecedented lack of supply. Demand was the highest it had ever been, and that I had ever seen in my 21 years by a long way. This generated an artificial housing market, whereby demand far outstripped supply.
- 5 The frantic demand for residential land in Rolleston has settled slightly in 2022 and we have seen prices stabilised. This is a result of a shift in the market, but also availability of residential land which has recently been provided by rezonings in Selwyn.
- 6 Despite changes in the residential land market, I am still of the view that significant rezoning is required in Rolleston to provide stability and certainty for the years ahead. I do not consider there to be any risk or problems arising from an oversupply of residential zoned land given current demand trends. In fact, it is preferable that there is an oversupply of appropriately zoned land at all times so that the market can determine whether and when land is developed based on market demand.
- 7 I consider the Proposed Plan Changes to be a significant opportunity for the Selwyn District to stay on top of housing supply and demand moving forward.

Dated: 26 August 2022

Chris Jones