

1 May 2024

Tim Carter
Carter Group Limited

Email: s 9(2)(a)
CC: s 9(2)(a)

Dear Tim

SUPPORT OF APPLICATION FAST-TRACK CONSENT (ŌHOKA, NORTH CANTERBURY)

In support of the above application, I offer my expertise regarding the current Waimakariri residential property market and demand.

As a shareholder and director of Bayleys Canterbury I have 22 years' experience in real estate specifically in the Canterbury Region and 14 years' experience selling residential subdivisions in Canterbury. Within this time I have sold over 2,700 sections throughout this region and understand the market well.

I believe that **this application complies with the objectives of the Fast Track Consenting Bill ('the Bill')** as both meeting the clear housing needs of a fast-growing region, and as a much-needed addition to Canterbury's residential and related utility infrastructure.

Ōhoka is in the Waimakariri District and is in a comfortable and safe commuter distance to the Christchurch CBD. Despite this, there has been **very few sections available in Ōhoka over recent years and a lack of consistent supply.**

There is unprecedented demand from people wanting to live in the area, and this is also consistent with **New Zealand's growing immigration numbers** since the Covid-19 pandemic. We're increasingly dealing with many potential homeowners who are looking for residential housing in the Waimakariri District, specifically they consider or prefer the Ōhoka area. In fact, recent information supplied from realestate.co.nz shows that **Ōhoka was the most searched rural suburb in Canterbury from April 2022 – March 2023.**

In my years of experience and knowledge of this area, the applicant's proposed development of **850 residential lots in Ōhoka are desperately needed in Waimakariri and North Canterbury,** and such a development would be considered regionally significant.

Furthermore, during the recent passing of the Waimakariri Plan Change 31, the **Commissioner highlighted an estimated shortfall of 1500 houses** within the next 10 years and, as such, **providing an additional 850 houses would prove very significant**, given the need and further projected growth of the area.

The applicant's Ōhoka development will greatly **help meet the region's urgent need for affordable residential property** would also **provide relief to much of the housing pressures in North Canterbury and the Waimakariri district**. Given **the clear, present, and growing need**, Rolleston Industrial Developments Limited's application to enable faster consent approval has my full support.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Jones', written over a horizontal line.

Chris Jones
WHALAN & PARTNERS LIMITED, BAYLEYS