

1 May 2024

Tim Carter
Carter Group Limited

s 9(2)(a)
s 9(2)(a)

Dear Tim

SUPPORT OF CARTER GROUP APPLICATION FAST-TRACK CONSENT (ROLLESTON, CANTERBURY)

In support of the above application, I offer my expertise regarding the current greater Christchurch residential property market and demand with a particular focus on Rolleston, Canterbury.

As a shareholder and director of Bayley's Canterbury I have 22 years' experience in real estate specifically in the Canterbury Region and 14 years' experience selling residential subdivisions in Canterbury, specifically in the townships on the fringes of Christchurch city where Rolleston is situated. Within this time I have sold over 2,700 sections 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.

This application put forward by Carter Group Limited is for the creation of 4,200 sections for housing situation in south-west Rolleston, I believe that, in line also with the Bill's objectives, this intended residential development signifies a regionally and nationally significant development.

To the best of my knowledge, there has never been a residential development of this size or scale proposed in Canterbury or indeed within the South Island. My view is that, once built, this development would have a significant effect on the property market and contribute to making housing more affordable, both now and in the future.

Over the past 10-15 years, Rolleston have proven to be one of New Zealand's fastest growing districts and has become the epicentre of housing and growing commerce in Canterbury's Selwyn District. From my deep understanding of the area, this south-west area is the only direction that Rolleston can expand, and this development is very much needed.

Given this growth and need, residential housing in Rolleston has become highly sought after as it has become a major hub for workers and employers. This is even more so with the rise in living costs over the last three years meaning different ways of working and also the need for affordable housing.

Data has shown the sharp rise in immigration since the Covid 19 pandemic which has added to the numbers interested in the residential market in Rolleston, specifically stand-alone housing rather than apartments. This has also broadened to include retirees, traditional young families, and buyers in the 25-to-50-year age bracket.

Furthermore, the Selwyn District recently reported on a Statistics New Zealand December 2022 population projection that indicated the district will exceed 100,000 by 2029 and will reach almost 150,000 by 2053 - compared to 137,000 that was projected in 2018. This of course will increase pressure on the need for more housing to be built, and especially for sale at an affordable price.

The applications' development will greatly help meet the region's urgent and projected need for residential property at a reasonable price and has my full support.

Yours sincerely



Chris Jones
WHALAN & PARTNERS LIMITED, BAYLEYS

s 9(2)(b)(ii)