

Our Space 2018-2048 – Greater Christchurch Settlement Plan

Submission No: 6. Geoff Spark for Spark Bros Ltd. Hearing 9am 27/2/19 WDC

The land owner, the Spark family, supports the inclusion of more land to be included as Greenfield Priority Area.

The following is further detail in support of our submission;

1. The Our Space document states that current dwelling development capacity may not be sufficient to meet demand over the medium term. It refers to Rangiora being the principal centre in Waimakariri, and that it is expanding mostly eastwards to support household growth. It is proposed that some new greenfield housing areas should be released in Rangiora. Additional capacity is to be directed in the first instance in key towns including Rangiora, in support of the public transport enhancement opportunities ie. Light rail.
2. Refer to Map. The suggested Greenfield Priority Area is marked in red on the map. It is a logical addition to the Greenfield Priority Area because;
 - A. It is on the east side of Rangiora and helps to 'balance' the town development and centralise the town centre.
 - B. It is immediately adjacent to the potential light rail.
 - C. It already has sewage infrastructure including WDC easements
 - D. There is a natural site for stormwater retention/detention
 - E. The Middlebrook stream provides an aesthetic appeal to an urban development
 - F. The Southbrook commercial area including supermarket is in close proximity.
 - G. Road transport links to Christchurch are in close proximity.
3. Developing residential land across multiple ownerships can be problematic, impacting on design and overall outcomes. The Spark family own the land within the suggested Greenfield Priority Area, as well as the majority of the land east of the suggested Greenfield Priority Area. A single ownership across such a large area on the fringe of Rangiora is a significant aspect in considering growth options. We have a track record of good collaboration with the Waimakariri District Council including the installation of two Council sewage main easements over our land.
4. We understand that any rezoning of land to urban uses would need to be enabled through changes to the CRPS and Waimakariri District Plan under the RMA. By being transparent that we are supportive of this rezoning development on our land, we have used this submission process to assist the Greater Christchurch Partnership, and in particular Waimakariri District Council with their future planning options.

5. Refer to expert opinion from Bayleys Real Estate on potential future demand for housing in Rangiora

Thank you for your consideration. Geoff Spark

15/2/2019

14th February 2019

To Whom it may Concern,

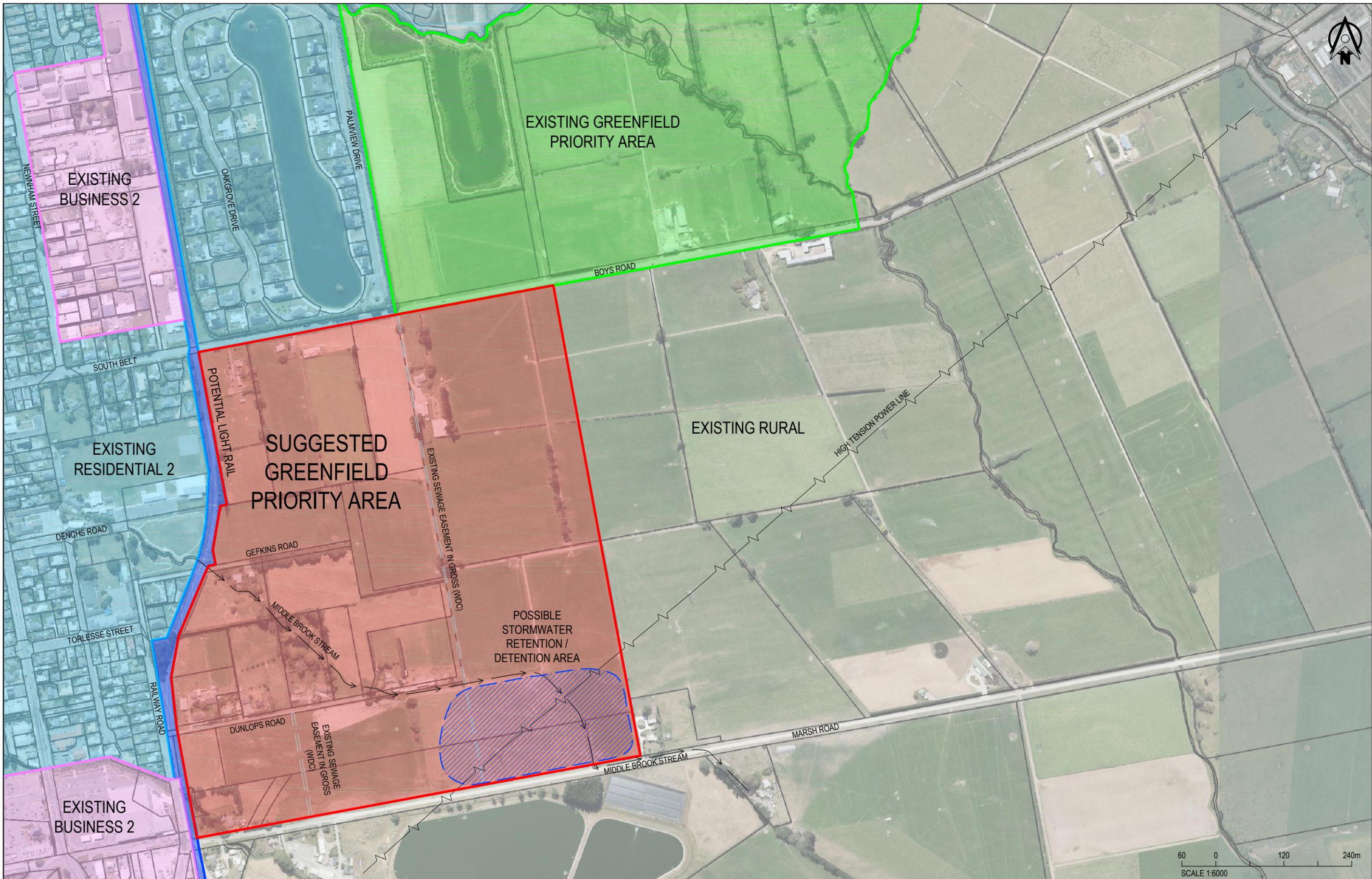
Re: Our Space 2018-2048 - Greater Christchurch Settlement Plan
Submission No: 6 - Geoff Spark for Spark Bros Limited
Hearing: 9am 27th February 2019 - Waimakariri District Council

The land owner, the Spark Family, have asked for my expert opinion relating to their submission for the inclusion of more land to be included as Greenfield Priority area.

1. My name is Mark Pringle and I am a licensed Marketing Consultant working for Bayleys Real Estate in Rangiora. I have close to 30 years experience in the Real Estate industry and feel well qualified to comment on demand for sections now and into future.
2. Presently there is strong demand for all types of residential sections, both for smaller residential sections and also larger Residential 4 (Rural/Residential) type sections. This is evidenced by the successful sell down of various residential developments within the Rangiora township and other Rural/Residential developments in the Ohoka/Mandeville and Fernside areas.
3. Demand continues to increase from buyers within the Canterbury area and also we have noticed a significant increase in buyers of late who are relocating to the Waimakariri District from the greater Auckland area. I am strongly of the opinion that this level of demand will continue to increase, especially once the new Northern corridor motorway is completed.
4. A large number of these buyers are seeking residential allotments to build new dwellings on, their preference is to have sections that are located close to amenities such as schools, transport links and other services which are located within the Rangiora township.
5. Whilst there are available Rural/Residential sections largely in the Ohoka/Mandeville areas - a large number of buyers find that these locations are lacking in essential services which are more commonly found in the Rangiora Metropolitan area, hence the need to provide this type of section availability in the area as specified in Mr Spark's submission.
6. The proposed additional area would also better balance the population concentrations and shape of the Rangiora township.

Yours faithfully,

Mark J Pringle
Senior Real Estate Marketing Consultant
Bayleys Rangiora



REV	DATE	COMMENT	BY	APP
A	14.02.19	ISSUED FOR DISCUSSION	LK	MH



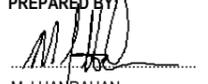
MISURA

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PREPARED BY:



 M.J. HANRAHAN

 Registered Professional Surveyor

 DATE: 14/02/2019

DRAWN	L.KIDWELL	DATE	14.02.19
SURVEYED	-	DATE	-
APPROVED	M.HANRAHAN	DATE	14.02.19
SCALE:	1:6000		A3

CLIENT:

SPARK BROS LTD

BOYS ROAD

RANGIORA

PROJECT:

SUGGESTED ADDITIONAL GREENFIELD

PRIORITY AREA

 DRAWING NUMBER: 19008-00-001

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