

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991 (**RMA** or  
**the Act**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on the Proposed Waimakariri  
District Plan (**PWDP** or **the Proposed Plan**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on Variations 1 and 2 to the  
Proposed Waimakariri District Plan

**AND**

**IN THE MATTER OF**

Submissions and Further Submissions on the  
Proposed Waimakariri District Plan by  
**Momentum Land Limited**

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**SUPPLEMENTARY EVIDENCE OF FRASER JAMES COLEGRAVE  
IN RESPONSE TO OFFICER REPORT  
ON BEHALF OF MOMENTUM LAND LIMITED  
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

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## INTRODUCTION

- 1 My name is Fraser James Colegrave.
- 2 I have prepared a statement of evidence regarding Hearing Stream 12E in support of the submissions of Momentum Land Limited (**Momentum** or **MLL**) to rezone approximately 35ha (310 Beach Road and 143, 145 & 151 Ferry Road – the **Site**) in northeast Kaiapoi from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MRZ**) subject to an Outline Development Plan (**ODP**) through the Proposed Waimakariri District Plan (**PWDP**) and Variation 1 to the PWDP.
- 3 My qualifications and experience are set out in that statement. I confirm that this supplementary statement of evidence is also prepared in accordance with the Environment Court's Code of Conduct.
- 4 On 22 July 2024 the Waimakariri District Council (**Council**) released an Officer Report for Hearing Stream 12E prepared under section 42A of the RMA containing an analysis of submissions seeking residential rezoning and recommendations in response to those submissions (**Officer Report**).

## SCOPE OF SUPPLEMENTARY EVIDENCE

- 5 The Officer Report recommends that the Momentum rezoning submission be accepted. I acknowledge and support this so do not comment on the Office Report any further. Instead, this supplementary statement seeks to verify that the Momentum rezoning submission will provide significant development capacity, particularly for the purposes of the NPS-UD.

## SIGNIFICANCE OF PROPOSED DEVELOPMENT CAPACITY

- 6 In my primary evidence, I noted the following at paragraphs 81 and 82:

*In my view, and from an economic perspective, the proposal represents a highly significant boost in supply. To assess whether this satisfies the definition of "significant" in Objective 6(c) of the NPS-UD, I reviewed the latest HCA. At page 15, it discusses consultation with the development community (while writing the HCA) and describes landowners that could develop 20 or more dwellings as being significant.*

*As such, I consider that the proposed development of approximately 700 dwellings enabled on the site represents a significant increase in capacity for*

*the Waimakariri district, from both an economic and market perspective and by virtue of the way that term is used in the HCA (and by extension how it might be considered for the purposes of Objective 6(c) of the NPS-UD).*

- 7 While I am still firmly of this view, I acknowledge that it would be helpful to objectively clarify or confirm the likely significance of the proposal.
- 8 To that end, I was fortunate to recently receive data from a Tier 1 City Council in the North Island, which detailed the nature and scale of all residential subdivision consents granted there over the past six or seven years. The data covered 1,666 consents and enabled the creation of nearly 13,000 new residential lots.
- 9 Of those 1,666 consents:
- (a) The median number of new lots created was only 4;
  - (b) Only the top 10% provided 10 lots or more;
  - (c) Only the top 3% provided 30 lots or more; and
  - (d) Only the top 1% provided 75 lots or more.
- 10 While these data apply to a different part of New Zealand – which is larger and much more urbanised than the Waimakariri District – I consider them to provide a reliable basis for assessing the likely significance of the proposal.
- 11 Based on these data, and drawing on my considerable experience with more than 80 residential subdivisions across New Zealand over the past 20 years, I have derived the following rules of thumb for assessing the significance of development proposals under the relevant parts of the NPS-UD:
- (a) 15 to 30 lots represent a significant increase in capacity;
  - (b) 30 to 100 lots represent highly significant increases; and
  - (c) More than 100 lots represent extremely significant increases.
- 12 Applying these rules of thumb to the Momentum rezoning submission, it follows that it is an extremely significant increase in development capacity for the purposes of the NPS-UD.
- 13 Thank you for the opportunity to present my evidence.

Fraser Colegrave

2 August 2024