

**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 **Mike
Greer Homes NZ Limited**

**SUPPLEMENTARY EVIDENCE OF FRASER JAMES COLEGRAVE
IN RESPONSE TO OFFICER REPORT
ON BEHALF OF MIKE GREER HOMES NZ LIMITED
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

Presented for filing by:
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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 Mike Greer Homes NZ Limited (**Mike Greer Homes** or **MGH**). Mike Greer Homes seek to rezone approximately 14 ha of land at the southern entrance to Kaiapoi (the **Site**) 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**).
- 5 The Officer Report recommends that the Mike Greer Homes rezoning submission be rejected. My supplementary evidence is filed in response to that Report. Specifically, this supplementary statement seeks to verify that the Mike Greer Homes 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 paragraph 78:

"In my view, and from both an economic and NPS-UD perspective, the proposal is a significant boost in capacity for the Waimakariri district."
- 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 Mike Greer Homes 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