



Memo

To: Matt Bacon, Development Unit, Waimakariri District Council
From: Rodney Yeoman, Director
Date: 24 July 2024
Re: Stream 12D Provision of Information to Inform Expert Conferencing

The purpose of this memo is to provide information in relation to three points on the demand calculations in the WCGM22. These points are set out in Minute 31 – Expert Conferencing and Next Steps for Hearing Stream 12D, paragraph 4 (16 July 2024), as follows:

- a) The results of the WCGM22 for Demand, Feasible & RER Capacity, and therefore Sufficiency, for each urban area in the model (i.e. those areas listed in Appendix A of the Formative Report, 8 December 2023) for the short-medium term and long term.
- b) The concordance of SA2s (and specify boundary year) used to attribute StatisticsNZ projections to each of the areas above in the model (as an input to Demand in the WCGM22).
- c) The spatial level of building consent data used as an input to demand at the urban area level in the model. Please confirm whether this also included StatisticsNZ SA2 consent data or parcel/zone level building consent data provided directly by the council.

Provision of Information to Inform Expert Conferencing

I address each of the three points set out in Minute 31, to provide available information to inform the expert conferencing for Stream 12D.

- a) The results of the WCGM22 for Demand, Feasible & RER Capacity, and therefore Sufficiency, for each urban area in the model (i.e. those areas listed in Appendix A of the Formative Report, 8 December 2023) for the short-medium term and long term.**

WCGM22 only assesses “Demand” and “Sufficiency” for the main towns, and this data is provided in the public reports on Hearing Stream 12 website.¹ There is no “Demand” and “Sufficiency” results for the settlement and large lot residential zones outside the main towns. Therefore, I confirm that no

¹ Formative (2023) Waimakariri Residential Capacity and Demand Model – IPI 2023 www.waimakariri.govt.nz/_data/assets/pdf_file/0021/151455/Waimakariri-Residential-Capacity-and-Demand-Model-December-2023.pdf



additional “Demand” or “Sufficiency” information can be provided from the WCGM22 which is not already before this hearing and available to the submitters.

The “Feasible & RER Capacity” has been provided online at a parcel level (31 May 2024) and is available in Hearing Stream 12 website². This data includes the capacity in settlement and large lot residential zones outside the main towns. Therefore, I confirm that the “Feasible & RER Capacity” data from the WCGM22 is already available to the public and the submitters.

b) The concordance of SA2s (and specify boundary year) used to attribute StatisticsNZ projections to each of the areas above in the model (as an input to Demand in the WCGM22).

The spatial locations used in WCGM22 are township level and the allocations are explained in WCGM22 report. The township demand allocation assumptions for Statistics NZ were calculated using data at the SA2(2018) geography, the SA2 of Rangiora³, Kaiapoi⁴ and Woodend/Pegasus⁵.

c) The spatial level of building consent data used as an input to demand at the urban area level in the model. Please confirm whether this also included StatisticsNZ SA2 consent data or parcel/zone level building consent data provided directly by the council.

The spatial locations used in WCGM22 are township level and the allocations are explained in WCGM22 report. The township demand allocation assumptions for Building consents data was calculated using data at the SA2(2018) geography, the SA2 of Rangiora⁶, Kaiapoi⁷ and Woodend/Pegasus⁸. I confirm that this was based on the StatisticsNZ SA2 level data.

Conclusion

The WCGM22 was designed to assess sufficiency in the three main townships for the Housing Capacity Assessment for the NPS-UD. It was not designed to answer whether there is sufficient urban capacity to meet urban demand within the rural areas or small settlements elsewhere in the District, as these areas did not have urban capacity or demand.

²www.waimakariri.govt.nz/council/district-development/proposed-district-plan-hearings/hearing-streams/hearing-stream-12

³ Rangiora North West, Kingsbury, Ashgrove, Rangiora North East, Oxford Estate, Rangiora Central, Rangiora South West, Lilybrook, Rangiora South East, and Southbrook.

⁴ Kaiapoi North West, Silverstream (Waimakariri District), Sovereign Palms, Kaiapoi West, Kaiapoi Central, Kaiapoi South.

⁵ Woodend, Pegasus, and Waikuku.

⁶ Rangiora North West, Kingsbury, Ashgrove, Rangiora North East, Oxford Estate, Rangiora Central, Rangiora South West, Lilybrook, Rangiora South East, and Southbrook.

⁷ Kaiapoi North West, Silverstream (Waimakariri District), Sovereign Palms, Kaiapoi West, Kaiapoi Central, Kaiapoi South.

⁸ Woodend, Pegasus, and Waikuku.