

Peter Wilson Speaking notes for Hearing 12D
27 June 2024

1. I note the following:
 - The memorandum I prepared on the Land Use Uptake Monitoring Survey for Mr Willis's s42A report (at Appendix H in his report)
 - Supplementary evidence provided by RIDL on housing capacity in response to the Land Uptake Monitoring Survey.
2. I should restate that the Land Use Uptake Monitoring Survey (LUMS) fulfils Council's requirements under the NPSUD to monitoring housing demand and supply in the District. The survey has traditionally monitored greenfield areas, however I have updated it to include multi-unit infill development based off resource consent and building consent data.
3. LUMS is not a model, it is a spatial analysis exercise, based primarily off the LINZ cadastre. It reviews land after it has been surveyed and subdivided, with titles issued to owners, with dwellings built and occupied.
4. To assist Mr Willis, I prepared a memo explaining the LUMS data, explaining the following:
 - The performance of the housing market in the district since 2016, and;
 - What this might mean for the future in the context of currently available land supply, and potentially available land for rezoning in the future development areas.
5. I note this additional information is not a monitoring requirement of the NPSUD, I undertook the task to assist in validating the predictions of the WDGCM22 and for my own understanding of capacity.
6. I restate the following:
 - As set out in the memorandum, at both a lower bound analysis of 12 houses per hectare and an upper bound of 15 houses per hectare, and current performance with respect to multi-unit intensification and infill, there is no short to medium term shortfall for housing capacity.
 - There is also no long term shortfall based on capacity in the FDAs, even in the event some of the FDA land is not available for development.
 - This is a conservative assessment, as I note that some developments are achieving well above 15 houses per hectare.
7. I note that no expert has directly questioned my statement, based on the LUMS data, that the district does not have a short-medium term shortfall of capacity for housing, nor

would it have a long-term shortfall on the basis of the assumed capacity within the FDA areas.

8. Similar to the comments and discussions on the WDCGM22 directed at Mr Yeoman, I note detailed questions on my analysis of the LUMS data, which even if I were to accept it, equates to minor unders and overs in the overall context of district housing performance and future capacity and does not materially change my overall findings or recommendations expressed in my memorandum.