

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12B: Rezoning requests

and: **Crichton Development Group Limited**
(Submitter 299)

Summary of evidence of Natalie Hampson

Dated: 23 July 2024

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SUMMARY OF EVIDENCE OF GEORGIA BROWN

INTRODUCTION

- 1 My full name is Natalie Dianne Hampson.
- 2 I prepared the following statements in support of the Submitters' rezoning request in their submission on Variation 1 to the Proposed Waimakariri District Plan (PWDP):
 - 2.1 Statement of evidence dated 5th March 2024; and
 - 2.2 Supplementary statement of evidence dated 11th July 2024.
- 3 My evidence addresses the need for Council to provide sufficient capacity for expected demand for rural residential dwellings over the life of the Proposed District Plan (PDP) (i.e. 10 years, or the medium-term), and specifically within the Woodend/Pegasus location of the Greater Christchurch urban environment. I consider that the NPS-UD provides scope for this requirement through various objectives and policies set out in my evidence, and the evidence of Ms Brown. Furthermore, the RMA directs an over-riding requirement for local authorities to provide sufficient capacity for growth (s31).
- 4 Rural residential housing is recognised as a distinct segment of the housing market (including in the Canterbury Regional Policy Statement) and as such it is important for the Council to assess and monitor its demand and capacity (irrespective of whether the NPS-UD requires this level of detail or not). The Council's Rural Residential Strategy (Strategy) delivers on this requirement (although the 2019 Strategy is now out of date).
- 5 The 2019 Strategy, that informed the drafting of the PDP, projected district-wide demand for rural residential dwellings over a 10 year period, and quantified remaining capacity for 260 dwellings in rural residential zones at the time (i.e. Residential 4A and 4B). Comparing demand against capacity showed a shortfall of capacity would arise over a 10 year period (2018-2028). The Strategy did however identify four areas that may be suitable for further growth of rural residential activity. The PDP in turn identified these areas as within the LLRZ Overlay.
- 6 The Council's Waimakariri Capacity for Growth Model 2022 (WCGM22) provides guidance on remaining dwelling capacity in the proposed LLRZ (and LLRZO) across the district as at mid-2022. Mr Yeoman and I agree that feasible zoned capacity in the proposed LLRZ would provide for growth of around 143 rural residential dwellings. This capacity is therefore much lower than the capacity of 260 dwellings assessed at the time of the Strategy. Mr Yeoman and I also agree that for planning purposes, medium-term demand for rural residential dwellings between 2023-2033 is likely to be

between 30-40 dwellings per annum (i.e., 300-400 additional dwellings over the next 10 years excluding a competitiveness margin). Comparing demand and capacity shows the PDP does not provide for expected rural residential demand over the life of the Plan (medium-term).

- 7 Submissions which seek to rezone the LLRZ Overlay to LLRZ would help provide additional capacity but may still not provide sufficient capacity for 10-years' of projected demand.
- 8 Woodend/Pegasus is one of the three main townships of the district and is an important and popular location for housing growth. There are two areas of LLRZ on the fringes of Woodend that help provide for a range of housing options in that location. According to the WCGM22, the estimated remaining LLRZ capacity in Woodend is 25 additional rural residential dwellings.
- 9 As the WCGM22 projects that Woodend/Pegasus will have a shortfall of total feasible housing capacity in the short/medium-term under the PDP and Variation 1 zoning (including the LLRZ), I consider it likely that there is a shortfall of MDRZ *and* LLRZ capacity in the township to meet projected demand in this location over the medium-term.
- 10 Based on my assessment, I consider that more LLRZ capacity needs to be zoned in the district to meet a projected shortfall over the medium-term, and that some of that additional capacity is needed in Woodend/Pegasus to help address a likely shortfall of LLRZ capacity in that location.
- 11 The submitter's rezoning request is one of only a small number of submissions seeking to increase LLRZ capacity in Woodend. The proposal would provide capacity for 27 net additional rural residential dwellings. This would increase LLRZ capacity in Woodend by 108% to help meet medium-term demand and help ensure that a range of housing options continues to be available in the Woodend/Pegasus township. I consider that the Proposal is significant in that context, and in the context of the district-wide shortfall of LLRZ capacity.

- 12 I have considered both likely economic benefits and costs of the proposed rezoning and consider it to be an efficient outcome (i.e., providing net economic benefits). Mr Yeoman reaches the same conclusion. I consider that the proposal is consistent with the objectives and policies of the NPS-UD, including Policy 8, and contributes to a well-functioning urban environment in Waimakariri District.

Dated: 23 July 2024

Natalie Hampson