

WAIMAKARIRI DISTRICT COUNCIL
MEMO

FILE NO AND TRIM NO: DDS-06-10-02-01 / 240816137549

DATE: 16 August 2024

MEMO TO: Waimakariri District Council PDP and IHP Hearings Panel

FROM: Peter Wilson, Principal Planner

SUBJECT: Council response to Minute 34 – WCGM22

1. At paragraph 6 of Minute 34, the IHP have asked for information to understand the WCGM22 and its formulation better. The IHP directed, under s41C that the Council provides the following:
 - a. A copy (ies) of the brief(s), provided to Formative for the WCGM22 and any subsequent iterations; and
 - b. An explanation, which should include details from any briefs to Formative, of why the WCGM22 is limited to only assessing “demand” and “sufficiency” for the main towns of Rangiora, Kaiapoi, and Woodend/Pegasus.
2. Given my involvement in the hearings process and my discussions with Mr Yeoman throughout the hearings process the Council has asked me to review the questions and provide a response.

Briefs provided to Formative for the WCGM22 and any subsequent iterations

3. The WCGM22 (Waimakariri Capacity and Growth Model 2022) is the Waimakariri District input to the Greater Christchurch Housing Capacity Assessment.
4. This is part of the same model that is used to generate the 3-yearly Housing Capacity Assessments on behalf of the four councils. The WCGM22 is I understand an iteration of over 10 years of previous modelling efforts.
5. The Greater Christchurch Housing Capacity Assessment was independently reviewed for consistency with the MfE guidelines by the Ministry for Environment¹.
6. The briefs for the development of the WCGM22 are provided in Appendix 1 of this memorandum. Where cost or intellectual property of Formative Limited is discussed in the briefs, these parts have been redacted.

¹ <https://environment.govt.nz/assets/Publications/Files/Guidance-on-Housing-and-Business-Development-Capacity-Assessments-HBAs-under-the-NPS-final.pdf>

An explanation, which should include details from any briefs to Formative, of why the WCGM22 is limited to only assessing “demand” and “sufficiency” for the main towns of Rangiora, Kaiapoi, and Woodend/Pegasus.

7. Mr Yeoman explains the following:

“The WCGM22 draws in the High Projection² of demand for housing for the whole District as an input. Most of this future demand for housing in the district will be accommodated in urban zoned land and some in rural zoned land. The model assumes that 10% of future demand for housing in the district is accommodated in rural areas i.e. via lifestyle lots or additional dwellings on farms.³ The remaining 90% of demand is accommodated in the urban areas which is assessed within the WCGM22. Therefore, the WCGM22 is not limited to only assessing urban housing demand for the main towns of Rangiora, Kaiapoi, and Woodend/Pegasus, per se, as it assesses all urban housing demand that is expected for the District. Only rural housing demand for the district is excluded from the WCGM22.”

“In contrast to the assessment of the district's urban housing demand which draws on the High Projection of demand for housing as an input, the WCGM22 draws on the Proposed District Plan zones as an input to estimate capacity. The proposed zones only show urban housing capacity in the Urban Environment within the three main towns Rangiora, Kaiapoi, and Woodend/Pegasus. Therefore, the assessment of sufficiency in the WCGM22 was based on a comparison of future demand for urban housing in the district (not limited to the three townships) against the housing capacity in the Proposed District Plan for these three townships”

8. From my discussions with Mr Yeoman, I understand the following:

- The WCGM22 receives demand for housing information for the whole District.
- It also contains zoning information for the whole District.
- Council, under the NPSUD, is required to assess housing sufficiency in urban areas. It is not required to assess housing sufficiency in rural areas.

9. The WCGM22 was developed primarily to inform the Housing Capacity Assessment (HCA) for the National Policy Statement on Urban Development 2020 (NPS-UD). This assessment is required to assess the sufficiency of capacity to meet demand within the Urban Environment. There is no requirement to assess demand or sufficiency within rural areas within the NPS-UD.

10. I have discussed with Mr Yeoman that demand and sufficiency for rural areas can be modelled but that such a model would be substantially different in design and formulation to the WCGM22.

Appendix 1 – Briefs Provided to Formative to develop the WDCGM22

² This is a statistical scenario used by Statistics NZ to project population growth.

³ The assumption for rural and urban share was based on recent dwellings consents (2019-2022). The rural share encompasses rural lifestyle dwellings (i.e. over 4ha - RLZ) and general rural dwellings (i.e. over 20ha GRUZ) in the rural zones. Large Lot Residential, which allows subdivision of lots down to 2,500m² and an average of 5,000m², is treated as urban for the purposes of the WCGM22.

Memo

To: Matthew Bacon, Development Planning Manager
From: Rodney Yeoman, Director
Date: 1/12/2022
Re: Supply and CfGM2022 and Feasibility – WMK

Dear Matt,

Thank you for meeting to discuss the research requirements of the Waimakariri District Council in October and November. The focus of the research will be to produce a 2022 growth model, which will be the third iteration of the Waimakariri Capacity for Growth Model (WCGM). The proposed outputs are consistent with the work which we presented to you and has been completed for Selwyn District.

This proposal outlines our proposed approach, budget, project team and timeframes that are required to provide a robust evidence base from which Waimakariri District Council (WMK) can meet a range of planning requirements. Please note we have provided two scopes of work, one for the demand side profiles (not covered in this scope) and another for the supply side profile (this scope).

Proposed Approach

Given the client's prior knowledge of this model we do not provide a detailed description of the approach that will be undertaken in this research. The following stages are covered by this scope of work:

- 1) **Stage 2 Supply Model:** a GIS model of the capacity of the land in the District to accommodate additional growth, both dwellings and business floorspace. This model will utilise parcel level information to establish the amount of development potential enabled by the planning framework. We propose to include two new pieces of information – NPSUD intensification potential (which will model redevelopment capacity) and ground truth data that we propose to collect in a field survey of Rangiora, Kaiapoi, and Woodend¹.
- 2) **Stage 3 WCGM 2022:** combines the results from the demand model and supply model to provide a detailed picture of the market outcomes that could occur in the future. The output of this model is to provide an understanding of the sufficiency of supply to meet the expected demands within the urban areas.

Briefly, in Stage 2 we collect and clean parcel level data from the client to establish urban land that is developable within the District. Next we apply the planning rules to establish the plan enabled supply, for both residential and business zones. We will also measure the capacity that is infrastructure read

¹ We assume that WMK can provide a base survey which has been completed at a earlier date.

and reasonable realisable. This stage of the work provides a measure of the supply that is available in the District (Stage 2 Supply Model). We will be extending the model to allow council officers to update and input new data to allow testing of new policy options and to allow the capacity to be updated by the client. This will allow the WMK have a model that is updatable, rather than a static model as has been supplied in the past.

Stage 3 of the work combines the Stage 1 Demand and Stage 2 Supply into the Capacity for Growth Model, which shows the capacity of the District to meet the expected demands. The online profile will be similar to the Selwyn profile which I showed you last week. It will provide you with the summary tables which meet some of the requirements of the NPSUD and also detailed data which you can use for other planning purposes.

Project Team

The project team will be the same as the 2020 study, with Rodney Yeoman as project manager and core modeller, with support from Michael Gordon who will provide the web design and economic modelling support. The team has a proven track record of robust economic and market research, and significant experience working successfully for Waimakariri District Council.

Proposed Timeframes

We consider that the residential component of -WCGM update can be completed by the middle of February, with a first draft provided by [REDACTED]

Formatted: Superscript

[REDACTED] This timeframe will be dependent on WDC commissioning the project promptly and providing relevant data in a timely.

We require the following data (specifications will be confirmed once the project begins):

- 1) **Urban Zones and Proposed Development Areas:** a GIS layer of the Urban Zones and any proposed development areas.
- 2) **Urban Zone Rules:** a summary of the plan rules that relate to the development of dwellings and buildings (i.e. density, setbacks, etc).
- 3) **Rateable Property Layer:** a GIS layer of the rateable properties in the District.
- 4) **Infrastructure Provision:** a GIS layer that establishes which areas have services provided.
- 5) **Business Land survey:** a GIS layer of the latest business land survey.

There may be other data that the client may wish to include in the assessment.

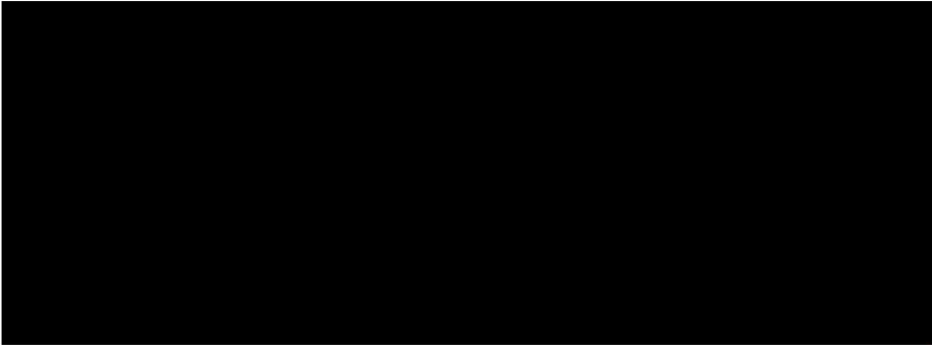
Proposed Budget

[REDACTED]

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight



Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Please contact me if you have any questions.

Yours sincerely,

Rodney Yeoman

Director

M: 021 118 8002

E: rodney@formative.co.nz

W: www.formative.co.nz

Memo

To: Matthew Bacon, Development Planning Manager
From: Rodney Yeoman, Director
Date: 19/09/2022
Re: Scope of Work - Community and Economy Profiles

Dear Matt,

Thank you for meeting to discuss the research requirements of the Waimakariri District Council. The focus of the research will be to produce a 2022 growth model, which will be the third iteration of the Waimakariri Capacity for Growth Model (WCGM). The proposed outputs are consistent with the work which we presented to you and has been completed for Selwyn District.

This proposal outlines our proposed approach, budget, project team and timeframes that are required to provide a robust evidence base from which Waimakariri District Council (WMK) can meet a range of planning requirements. Please note we have provided two scopes of work, one for the demand side profiles (this scope) and another for the supply side profile (not covered in this scope).

Proposed Approach

Given the client's existing knowledge of the models and that this is an update of the modelling completed over the last decade, we do not provide a detailed description of the approach that will be undertaken in this research. Rather we provide the following links to the [REDACTED] [REDACTED] which show the data that will be available and a description of the method applied.

These two profiles contain "**Stage 1 Demand Modelling**" which is the modelling of key drivers of demand for urban land in the District, which includes population projections and economic activity (as presented to you last week). In this stage, we will produce two demand modules which will be provided via online web-profiles, which convert the population projections and employment forecasts into key metrics that relate to land demand – such as household, dwellings, types of floorspace.

We will provide you with three standard scenarios (Low, Medium and High). If you would like alternative scenarios these can be added for a small additional cost [REDACTED] [REDACTED]

Project Team

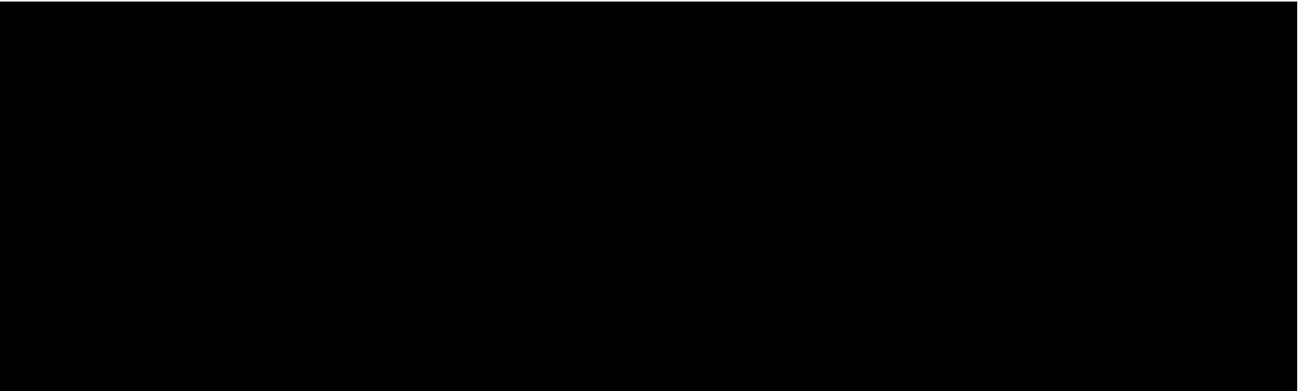
The project team will be the same as the 2019 study, with Rodney Yeoman as project manager and core modeller, with support from Michael Gordon who will provide the web design and economic

forecasting. The team has a proven track record of robust economic and market research, and significant experience working successfully for Waimakariri District Council.

Proposed Timeframes

We consider that the models can be provided within [REDACTED] of contract signing if required. However, we would prefer [REDACTED] timelapse.

Proposed Budget



Please contact me if you have any questions.

Yours sincerely,

Rodney Yeoman

Director

M: 021 118 8002

E: rodney@formative.co.nz

W: www.formative.co.nz