

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 12D: Ōhoka rezoning request

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Joint witness statement – confirmation of agreement of planning
matters

Dated: 16 July 2024

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JOINT WITNESS STATEMENT – CONFIRMATION OF AGREEMENT OF PLANNING MATTERS

- 1 Minute 31 setting out next steps for Hearing Stream 12D requested that the relevant planning expert witnesses for this hearing confirm their agreement on a number of matters in advance of the substantive planning and economic expert conferencing.
- 2 In accordance with that Minute, this joint witness statement records that all of the experts agree:

- 2.1 Ōhoka should be assessed against Greater Christchurch (as depicted in Map A of the CRPS) as the relevant 'Urban Environment' for the purposes of the NPS-UD.

Mr Willis considers that not all of Greater Christchurch meets the NPS-UD 'Urban Environment' definition, but agrees with this statement for pragmatic reasons.

- 2.2 The PWDP must have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households, per NPS-UD Policy 1(a)(i).

Whilst Mr Willis agrees, he considers this is not an isolated requirement, rather it sits within the wider context of contributing to a well-functioning urban environment.

- 2.3 Setting aside the long-term, at a minimum, the PWDP must provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term and medium term, per NPS-UD Policy 2.

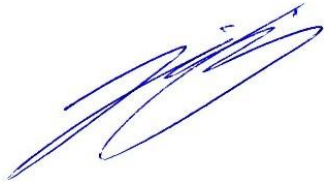
- 2.4 Setting aside the long-term, at a minimum, the PWDP must provide at least sufficient development capacity in the district to meet expected demand for, among other things, housing in existing and new urban areas and for standalone dwellings in the short and medium term, per NPS-UD Clause 3.2.

Mr Willis agrees, noting that Clause 3.2 requires capacity to be provided for both standalone and attached dwellings.

- 2.5 The NPS-UD does not require affordable housing to be provided, but planning decisions must improve housing affordability by supporting competitive land and development markets.

Mr Willis notes that CRPS Policy 6.3.7(6) provides further guidance on achieving housing affordability.

Dated: 16 July 2024



Jeremy Phillips



Tim Walsh



Andrew Willis



Nick Boyes