Evidence B.

BEFORE THE WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Of Plan Change 026 to the Waimakariri District Plan requested by Westpark Rangiora Limited

---

STATEMENT OF EVIDENCE OF PETER FREEMAN ON BEHALF OF WESTPARK RANGIORA LIMITED

29 JULY 2015

Anthony Harper

(Gerard Cleary)
Level 9, HSBC Tower
62 Worcester Boulevard,
PO Box 2646, Christchurch
Tel +64 3 379 0920
Fax +64 3 366 9277
www.anthonyharper.co.nz

1 INTRODUCTION

1.1 My full name is Peter Freeman. I am authorised by Westpark Rangiora Limited to present this statement of evidence today.

1.2 I currently work as CEO, Special Projects, for Mike Greer Homes with the specific brief of developing communities and delivering diverse housing, including affordable and social housing.

1.3 Professionally, I have wide ranging experience in development related matters, including:

- Development Control for a district council.
- Building and Civil Engineering qualifications.
- Crime Prevention and Community Safety.
- Employed by central government both in NZ and UK.
- Worked as building contracts manager in the UK looking after approximately 12K state houses, and other public buildings. Previously employed by the Ministry of Justice in Community Safety with specific responsibility to advise Territorial Authorities on community design and development, and training said authorities on CPTED.

2 WESTPARK RANGIORA LIMITED

2.1 Westpark Rangiora Limited is a 50/50 joint venture partnership between Paul & Chris McGowan and Mike Greer North Canterbury Limited, the latter being a division of Mike Greer Homes.

2.2 Together, the joint venture partners have significant experience in both rural-residential and residential development within the Waimakariri District. This includes a range of developments in Mandeville and Rangiora.

2.3 Mike Greer Homes is New Zealand's largest independent residential construction company with operations throughout the country. With experience across a range of residential developments including standalone, medium density, social and retirement housing, Mike Greer Homes has established itself as the industry market leader.

3 WHAT WE ARE TRYING TO ACHIEVE

3.1 While there has been a significant increase in the housing stock within Rangiora within the last decade and more, and especially the North West of Rangiora, it has been very limited in the range of housing provided.

3.2 Almost all the housing in the NW is 600m^2 sections with $600K + properties. There is VERY limited housing stock within the NW of Rangiora with sections of less than 600m2 and houses less than 200m2.

3.3 Due to the lack of this type of housing in Rangiora, the price of more affordable housing has been artificially inflated, and is stopping people getting on the bottom rung of the ladder, and improving their lives. It has also artificially inflated the rental prices, thus making it difficult for people to

even rent.

3.4 The provision of such a limited range of housing results in a very limited community. As international research shows most balanced, sustainable and thriving communities consist of many different housing types. A vibrant community needs a mix of people including ages.

3.5 International research shows that "Pepper Potting" of type and density of housing provides the most vibrant and sustainable communities. Especially when combined with a mix of typology.

3.6 The average household size in New Zealand is reducing in most geographical areas, resulting in the need for a better mix of density. Between 1971 and 2006, the average household size has declined from 3.38 into 2.7 people per dwelling, thereby increasing housing formation and demand. Household size is expected to continue decreasing to 2.4 in 2019. The number of one person households is projected to increase at twice the rate of overall family formation.

3.7 If we are to provide a balanced community, we need a mix of housing type and sizes.

3.8 We intend providing a true mix of house typologies and section sizes within the P026 Site, in particular by using the comprehensive development provisions inserted into the District Plan in February 2015.

3.9 I would estimate the overall value of the development when completed would be in the order of $95m, taking into account average section prices and the total built value of dwellings constructed within the site. In my view, this represents a very significant sum.

3.10 I have no doubt there will also be significant positive spin-offs for the construction community in Rangiora and beyond, including builders, subcontractors and suppliers. This is in addition to the benefits of adding further to the population base of the community which will increase rating revenue and no doubt provide support for the provision of future infrastructure and Council services.

4 ASPECTS OF OUTLINE DEVELOPMENT PLAN

4.1 The detail of the ODP for the P026 site has been the subject of ongoing discussions between Westpark and Council officers, such that I understand the overall ODP is now largely agreed.

4.2 There are a few matters of detail within the ODP which I would like to comment on, the first being the width of the Lehmans Road reserve as there seems to be a difference of opinion in terms of whether or not 10 metres or 5 metres is required.

4.3 From Westpark's point of view, the requirement to vest a 10 metre reserve along the entire frontage of Lehmans Road would mean losing 8000m^2 of developable land (800m x 10), which would equate to approximately 13 x 600m^2 sections. From the Council's point of view, the cost to it of purchasing this 10m wide strip would be in the region of $1.5m.

4.4 It seems the only possible reason for requiring a 10 metre reserve is to

provide for a mixed cycling/walking and equestrian path along the Lehmans Road frontage. Westpark obviously has no issue with a shared cycle/walkway being located in this reserve, however from discussions with local residents we understand there is no current existing equestrian use of this stretch of Lehmans Road. This being the case, I cannot see any justification for requiring a 10 metre recreation reserve to provide for a use for which there is no current or expected demand in this location.

Fence Height/ Permeability Requirement- Lehmans Road Frontage

4.5 Westpark agrees with Mr. Blay's recommended addition of a new Rule 31.1.1.47 in respect of the fence to be located along the Lehmans Road frontage. This provides for a maximum height of 1.8m and a requirement for 50% permeability.

4.6 It seems that the concept landscape plan included within the further information provided on 10 December 2014 may have caused a degree of confusion by showing a 2m high fence in this location, which is not what was intended. Furthermore, this concept plan shows a number of mature trees within the proposed reserve along Lehmans Road. While reflecting the concept plan shown in the West Rangiora Structure Plan (which also shows mature trees in this location), Westpark considers it more appropriate to provide for low growth shrubs at this interface with the rural zone to the east.

4.7 In any event, I consider this level of detail is more appropriately dealt with at the time of subdivision when further discussions can be had with the Council as to appropriate reserve and landscaping requirements, bearing in mind it will be the Council who is obliged to maintain this landscaping once the reserve is vested.

Link to Brick Kiln Road

4.8 My understanding of discussions between Westpark and the Council is that the latter did not consider it necessary to provide a further roading link between the P026 Site and the existing rural-residential development off Brick Kiln Lane. Notwithstanding this, the Council experts have indicated a preference for this connection to be shown on the ODP.

4.9 While this matter is dealt with in more detail in the expert evidence, I simply note that the Council has recently approved a subdivision consent by Rymans on the P018 site to the west of Brick Kiln Lane in a location which is very close to the alignment of the Elm Drive connection between the P018 and P026 sites. In other words, the approved location of this link is in an entirely different location to that shown on the P014 Outline Development Plan. In my view, this approval further calls into question the appropriateness of identifying a link to Brick Kiln Lane properties. As a suggested compromise, Westpark has agreed to identify a new pedestrian link between the P018 site and Brick Kiln Lane which will provide for additional permeability and connectivity.

Peter Freeman

29 July 2015