

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
AT RANGIORA / WAIMAKARIRI**

**I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHAKE  
RANGIORA / WAIMAKARIRI**

**IN THE MATTER** of the Resource Management Act 1991  
**AND**  
**IN THE MATTER** of the hearing of submissions and further  
submissions on the **Proposed Waimakariri  
District Plan**

**HEARING TOPIC:** Stream 1

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**SUMMARY STATEMENT OF PHILIP OSBORNE  
ON BEHALF OF KĀINGA ORA – HOMES AND COMMUNITIES**

**ECONOMICS**

**16 MAY 2023**

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**Instructing solicitor:**  
C E Kirman  
Special Counsel  
Kāinga Ora - Homes and Communities  
PO Box 14594  
Central Auckland 1051  
E: [claire.kirman@kaingaora.govt.nz](mailto:claire.kirman@kaingaora.govt.nz)

**Counsel instructed:**  
B J Matheson  
Richmond Chambers  
PO Box 1008  
Shortland Street  
Auckland 1140  
E: [matheson@richmondchambers.co.nz](mailto:matheson@richmondchambers.co.nz)

## 1. SUMMARY STATEMENT

- 1.1 My name is Philip Osborne, and I am an economic consultant for the firm Property Economics. I have provided written evidence for this hearing in relation to the submission and further submissions by Kāinga Ora. I have set out below a brief summary of the key points from that evidence that I wish to highlight.
- 1.2 An important revision to my evidence in chief is the inclusion of an older version of the NPS UD Policy 3(d). This has been recently amended, and it should read '(d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.'
- 1.3 The inclusion of this change does not materially change my evidence.
- 1.4 The key points I wish to highlight are as follows.
  - (a) My evidence addresses the high-level economic issues relating to SD - O2, UDF - O1 and UDF - P1 as they pertain to the Kainga Ora submissions and further submissions. The purpose of this evidence is not only to consider the need for amendments to the Strategic Directions chapter but to provide context for the following hearing streams relating to the provisions of residential development within Waimakariri.
  - (b) SD - O2 is a key strategic objective, recognising the need to provide for consolidated urban development that provides for a range of housing that meets housing bottom lines and supports the primacy of key centres as well as the intensification of residential in relation to these centres.
  - (c) The key economic considerations lie with the strategic directions not only focussing on the sufficiency of residential development capacity but its efficiency. This requires consideration of provisions that not only meet a threshold of sufficient capacity but, where efficient, exceed it. This level of

enablement not only impacts the choice, variety, quality and affordability within the market, but it directs residential development where the locational outcomes have the greatest propensity for economic and community benefit. This level of enablement is sought within the Kainga Ora relief through the inclusion of 'at least' and 'at all times' within SD - O2 and UDF – O1.

- (d) It is important to note that these efficient locations may not be best represented by the existing urban form but better enabled through the level of planned urban form and the associated activities and amenity.
- (e) Overall, when considering economic objectives, the relief sought by Kāinga Ora in relation the Strategic Directions chapter will likely provide a more appropriate framework from which to assess the policies in later chapters, resulting in a position that is better placed to provide for an efficient housing market and improved community wellbeing.

**Philip Osborne**  
**16 May 2023**