

**BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL**

**UNDER**

the Resource Management Act 1991 ("RMA")

**IN THE MATTER**

of PC18/00049 being a request under section 73(2) of the Act by **HAREB INVESTMENTS LIMITED** to the **NEW PLYMOUTH DISTRICT COUNCIL** for a Private Plan Change to rezone 2 Johnston Street, Waitara from Rural (FUD) to Residential A and Open Space.

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF DEREK RICHARD FOY ON BEHALF OF HAREB INVESTMENTS LIMITED**

**1. INTRODUCTION**

- 1.1 My full name is Derek Richard Foy. My qualifications, experience and involvement in the project are confirmed in my statement of evidence in chief ("EIC") dated 9 November 2020.
- 1.2 I reconfirm that I have read the Code of Conduct for expert witnesses contained in the 2014 Environment Court Practice Note and that I agree to comply with it.

**2. PURPOSE AND SCOPE OF EVIDENCE**

- 2.1 In my EIC I responded to various matters raised in council's Section 42A Report. That report referred to Appendix 5 that responded to "information supplied by the applicant" relating to Waitara's residential/housing development capacity and demand.<sup>1</sup> I noted in my EIC that that appendix appeared to have been omitted. The missing appendix was subsequently been provided by email on Tuesday 17 November 2020.
- 2.2 Following receipt of that Appendix, now titled "Appendix 6A – Housing capacity and demand review", I was asked by counsel for the applicant to prepare this supplementary statement to respond to matters raised in the Appendix that I had not had the opportunity to respond to in my EIC.

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<sup>1</sup> At paragraph 11.27 of the Section 42A report  
SWG-223609-1-100-V1:SWG

- 2.3 Some of the key matters raised in Appendix 6A were apparent from the assessment contained in the Section 42A report, and I have responded to those in my EIC. I briefly refer to some of those in this statement, but primarily focus on matters raised in Appendix 6A to which I have not previously responded. I have structured this statement using the key headings in Appendix 6A.

### **3. POPULATION AND HOUSING PROJECTIONS**

- 3.1 I have included response to most of Appendix 6A's coverage of population and housing projections in my EIC (sections 6 and 8).
- 3.2 I have not previously seen or responded to the Infometrics projections discussed at Section 1.2 of Appendix 6A, although those projections largely confirm previously identified trends. The household projections in table 3 project growth of 739 households in Waitara over 32 years, or 23 per year. That is the same as the Statistics NZ high growth scenario I assessed in the M.E report and my EIC, confirming strong expected growth for Waitara.
- 3.3 Appendix 6A also addresses the potential effect of Covid-19 on short-term growth projections. The results of that assessment were discussed in the Section 42A report,<sup>2</sup> noting that the Covid adjustment makes very little difference to long-term additional supply needed.
- 3.4 I agree, but also note the possibility for Covid-19 to increase instead of decrease migration, given reports in the media of the large number of New Zealanders looking to return home in the short-term.<sup>3</sup>

### **4. WAITARA HOUSING DEMAND AND SUPPLY**

- 4.1 Section 2 in Appendix 6A largely responds to the further information I provided in October 2019, although does identify that the New Plymouth District Council (Waitara Lands) Act 2018 removes a barrier to infill subdivision for approximately 25 per cent of residential properties in Waitara.
- 4.2 In my EIC<sup>4</sup> I note that if the proposed development proceeds there would still be capacity for infill to continue in Waitara, and that remains the case even with the removal of the development barrier of some leasehold land by the Waitara Lands Act .

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<sup>2</sup> Paragraph 11.30

<sup>3</sup> For example, <https://thespinoff.co.nz/business/29-08-2020/the-staggering-potential-of-new-zealands-returning-diaspora/>

<sup>4</sup> Paragraph 8.9 of

- 4.3 A key benefit of PPC49 is that it would result in around 110 new residential lots becoming available to purchase, including a range of lot sizes not so easily accommodated in infill developments. Infill development can be a much slower process to bring the equivalent amount of land to market, given the differing motivations and financial capacity of individual landowners to pursue development. So even taking into account the Waitara Lands Act, infill housing in Waitara is likely to accommodate no more than 15-30% of total dwelling growth.<sup>5</sup>

## **5. NEW WAITARA DEMAND AND SUPPLY PROJECTIONS**

- 5.1 Section 3 of Appendix 6A recognises the emerging attractiveness of Waitara as a location for residential development. The assessment refers to the Armstrong Ave development I discuss in my EIC, as well as a smaller development at Aratapu St and a Papākainga development at Bayley St (listed in the Covid-19 Recovery Act).<sup>6</sup>
- 5.2 These developments are concluded to indicate a trend that growth in Waitara is occurring earlier than envisaged in Council's NPS-UDC assessment (HBA). However, the conclusion reached is that there is adequate capacity available for development through infill and land proposed to be rezoned through the Proposed District Plan.
- 5.3 I have not responded to the existence of the Aratapu St and Bayley St developments specifically. If those developments proceed,<sup>7</sup> their supply appears to be needed to accommodate the accelerated demand for residential property in Waitara,<sup>8</sup> and their provision does not make PPC49 any less appropriate.
- 5.4 In fact, the supply that would potentially be provided by those two developments reaffirms my conclusion that PPC49 would achieve the objectives in the NPS-UD, by providing (significant) development capacity in an area where there appears to be strong, and increasing, demand for new residential properties.

## **6. CONCLUSION**

- 6.1 The additional material I have reviewed in Appendix 6 to the Section 42A report confirms my conclusions that PPC49 is an appropriate change to the New Plymouth District Plan to provide additional supply to accommodate the

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<sup>5</sup> As noted at footnote 18 of my EIC, and in the 2018 M.E report

<sup>6</sup> Page 8 of Appendix 6A

<sup>7</sup> Appendix 6A indicates they remain subject to approval

<sup>8</sup> Bottom of page 8 of Appendix 6A

needs of residential growth in Waitara, and the broader New Plymouth District.

**Derek Foy**  
**Market Economics Ltd**

**24 November 2020**