

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a submission in respect of the **PROPOSED WAIKATO DISTRICT PLAN** by **AMBURY PROPERTIES LIMITED** pursuant to Clause 6 of Schedule 1 of the Act seeking the rezoning of land at Ohinewai

SUMMARY STATEMENT OF ROBERT JOHN QUIGLEY

1. My name is Robert John Quigley. I am a social and health researcher. I am a Director of Quigley and Watts Ltd. I prepared a statement of evidence dated 9 July 2020, and a statement of rebuttal evidence dated 24 August 2020. The purpose of this document is to summarise those statements.
2. My qualifications, experience and compliance with the Environment Court Expert Witness Code of Conduct are outlined in my evidence in chief ("EIC").

Methodology

3. My assessment addresses the potential effects of the proposed development on the townships of Huntly and Te Kauwhata, the settlements of Ohinewai and Rangiriri, and the residents of Lumsden Road and Tahuna Road.
4. Data was collated from site visits, interviews, focus groups, review of demographic data, policy and planning documents, reports from other assessors and literature.
5. My Social Impact Assessment ("SIA") assesses the most likely, and largest, potential delta of change that might be experienced over the time course expected in such a planning decision. The complete 'scenario' assessed (the Masterplan) has been comprehensively considered. The staging/year of delivery of social infrastructure (e.g. cycleway to Huntly, sports fields) has been clearly set out in recent planning provisions. This approach aligns with best practice. Any other approach, such as assessing many counter-factual scenarios, or scenarios where less of the Masterplan is implemented, would dilute the effects identified in this assessment (bringing them closer to neutral), or be based off assumptions which are not actively being pursued.

Potential social effects from construction

6. The social effects of construction are projected to be minor positive regarding employment and neutral regarding housing.

Potential social effects from implementation of the Masterplan

7. Using a conservative assessment, the social effects of employment are assessed as potential major positive.
8. The social effects on the housing market in Huntly is assessed as potential neutral, and potential minor positive on Te Kauwhata housing.
9. The social effects on businesses are assessed as potential major positive for Te Kauwhata and Huntly businesses, especially within the context declining population and business numbers in these towns. Business owners foresaw potential employment for local families and the consequent improvement in their own businesses, and the hope for additional businesses setting up in their towns. Interviewees saw the Masterplan as a potential solution to the limited options for zoning further industrial land in Te Kauwhata or Huntly. The Masterplan was assessed as critical for supporting potential employment growth in Te Kauwhata and Huntly, especially since Ohinewai is the best location in the district for access to these two townships (close to both).
10. The social effects on education services are assessed as potential negligible social effect for early childhood education centres, potential minor positive effect on primary schools, and potential moderate positive effect on secondary schools.
11. The social effects on health and emergency services are assessed as a potential minor positive effect.
12. The social effects on Lumsden Road residents (Western side) are assessed as a potential neutral to minor negative effect. For the residents of the three houses on the eastern side of Lumsden Road, there would be a potential minor negative social effect because the residents will need to resettle elsewhere but this would be offset by the financial compensation of purchase. For Tahuna Road residents, the potential social effect is assessed as neutral.
13. The social effects on community way of life is assessed as potential positive for residents on the western side of Ohinewai, potential neutral for residents on Lumsden Road (western side), potential neutral effect if properties are purchased for Lumsden Road residents (eastern side). For Huntly, development of the Masterplan is projected to complement the community's

aspirations. The Masterplan is projected to provide a source of hope regarding local employment and business confidence. For Te Kauwhata, the Masterplan is projected to complement the community's growth aspirations by providing employment for people who might purchase within the subdivisions already consented.

Statement of Rebuttal Evidence

14. My statement of rebuttal evidence addressed the appropriateness of the SIA methodology including the issues raised about the staged development, the consequent social effects identified and management required, the representation of stakeholders in the SIA, and various issues raised by Ms Hackell.
15. The staging/year of delivery of social infrastructure has been clearly set out in recent planning provisions. These provisions, alongside proposed enhancements to educational opportunities for vulnerable young people, have the potential to support positive social outcomes over what is a relatively short timeframe.

Response to the Updated Section 42A report

16. The updated Section 42A report repeats three issues previously raised in the Joint Witness Statement and rebuttal evidence (SIA method, provision for staged development, and assessment/management of social impacts). I have previously addressed those issues in the Joint Witness Statement and in my rebuttal evidence.

Conclusion

17. Development of the Masterplan offers a range of potential social benefits arising from employment, particularly in the context of low median incomes and declining numbers of businesses in Huntly and Te Kauwhata. Development of the residential component of the Masterplan provides for affordable housing, allowing people to live, work and play in the same township.

Robert Quigley
9 September 2020