

**IN THE MATTER** of the Resource Management Act 1991 (“RMA” or “the Act”)

**AND**

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

**SUMMARY STATEMENT OF ROBERT QUIGLEY IN RESPECT OF SOCIAL IMPACTS OF THE OHINEWAI REZONING IN PREPARATION FOR EXPERT CONFERENCING**

**1. INTRODUCTION**

- 1.1 My name is Robert John Quigley. I am a social and health researcher. I am a Director of Quigley and Watts Ltd, a social and health research consulting company and have been in that role for 15 years.
- 1.2 I prepared the social effects assessment in relation to the Ohinewai rezoning proposal and I will be presenting expert evidence at the hearing of the Ohinewai submissions. That evidence is due in July 2020.
- 1.3 In the meantime, this statement has been prepared in preparation for expert conferencing in relation to social impacts that has been scheduled for 19 June 2020, in compliance with the direction from the Hearing Panel that APL is to provide a summary of our position on the topics that are to be the subject of expert conferencing.

**Scope of statement**

- 1.4 As a basis for expert conferencing, in this statement will:
- (a) Identify what I see as being the key issues for determination in relation to the potential social effects and benefits of the proposed rezoning of Ohinewai;

- (b) Set out my expert opinion on that issue and the reasons for my views (Section 2);
- (c) Set out my key conclusions (Section 4).

### **Expert Witness Code of Conduct**

1.5 I have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Consolidated Practice Note (2014) and I agree to comply with it. I can confirm that the issues addressed in this statement are within my area of expertise and that in preparing my statement I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

## **2. KEY ISSUES RELEVANT TO THE SOCIAL EFFECTS OF THE PROPOSED OHINEWAI REZONING AND MY OPINION ON THESE ISSUES**

2.1 I have worked with Mr Olliver and others to identify the key issues that need to be determined in relation to social effects. In this section, I set out the issues and then provide my expert opinion in relation to those issues, and the reasons for my opinion.

### **Social Impact Assessment – methodology**

#### Issue

2.2 The methodology adopted to assess the social impacts of the Ohinewai rezoning focusses on the development of the Sleepyhead Estate Masterplan on the basis that it is the most likely land use outcome. Was that approach appropriate?

#### My opinion and reasons

2.3 In my opinion, the approach is appropriate. My SIA assesses the most likely, and largest, delta of change that might be experienced. The 'scenario' assessed (the Masterplan) has been comprehensively considered and is the largest and most likely development to be implemented. This approach aligns with best practice as it gives the assessor the opportunity to identify the largest potential change in social effects. In my view, any other approach, such as assessing numerous counter-factual scenarios, or scenarios in which less of the Masterplan is implemented, would simply dilute the effects identified in this assessment (bringing them closer to neutral), or be based off assumptions which are not actively being pursued.

- 2.4 My assessment addresses:
- (a) 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.
  - (b) Potential effects on businesses, social services, health services, emergency services, education, and housing. Using predominantly face-to face-interviews and focus groups, with a few telephone interviews, I engaged with some 107 people/organisations in preparing the social assessment.
- 2.5 Data was collated from multiple sources including site visits, community profile, policy and planning documents, reports from other assessors and literature. Together with my experience, an independent assessment of potential effects was undertaken.

### **Potential social effects on way of life**

#### Issue

- 2.6 What are the potential impacts of the development of the Ohinewai Structure Plan area on the way of life of existing communities?

#### *My opinion and reasons*

- 2.7 My assessment concludes the development of the Ohinewai Structure Plan area would have a potential positive social effect on the western side of Ohinewai.
- 2.8 For residents on Lumsden Road (western side), there would be a potential neutral effect as they perceive little change to how they would live their life.
- 2.9 For Lumsden Road residents (eastern side) there would be a potential neutral effect if their properties are purchased.
- 2.10 For Huntly, development of the Ohinewai Structure Plan area is projected to complement the community's aspirations. The development of the Ohinewai Structure Plan area is projected to provide a source of hope regarding potential local employment and business confidence.
- 2.11 For Te Kauwhata, the development of the Ohinewai Structure Plan area is projected to complement the community's growth aspirations by providing

potential employment for people who might purchase within the substantial subdivisions already consented.

### **Potential social effects arising from construction**

#### Issue

- 2.12 Are the potential impacts of the construction phase on existing communities accurately described in the Social Impact Assessment?

#### My opinion and reasons

- 2.13 Construction arising from development of the Ohinewai Structure Plan area is expected to occur from 2019-2028, but may extend longer depending on economic circumstances (particularly post Covid-19) and demand. The total employment impact for the Waikato Region is projected, as an employment count, of 411 per year over the ten-year period.
- 2.14 My SIA considers the potential effect of the construction workforce on housing in existing communities. My assessment concludes that the potential effects on housing availability arising from the construction phase would be negligible as the majority of construction workers are expected to travel from their existing homes to work at the site.

### **Potential social effects on employment**

#### Issue

- 2.15 What are the potential impacts of the development of the Ohinewai Structure Plan area on employment in the existing communities?

#### My opinion and reasons

- 2.16 My SIA considers the potential effect on employment in existing communities. The total number of operational positions created by development in accordance with development of the Ohinewai Structure Plan area is projected to be approximately 2,072.
- 2.17 With 300 existing staff potentially moving south from the Auckland-based Comfort Group factories, this means an uplift of approximately 1,772 staff may be hired. Half (of the 1,722) are projected to be hired within the Waikato District and 20 per cent from within the local area, including Te Kauwhata and Huntly.

- 2.18 Most jobs are anticipated to be above the minimum wage and be permanent positions. The social effects of employment are projected as potential major positive.

### **Potential social effects on businesses**

#### Issue

- 2.19 What is the likely social impact of the development of the Ohinewai Structure Plan area on businesses?

#### My opinion and reasons

- 2.20 My SIA considers this issue and concludes that the development of the Ohinewai Structure Plan area would potentially have a major positive effect on Te Kauwhata and Huntly businesses, especially within the context declining business numbers in these towns.
- 2.21 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.
- 2.22 Interviewees saw development of the Ohinewai Structure Plan area as a potential solution to the limited options for zoning further industrial land in Te Kauwhata or Huntly. The development of the Ohinewai Structure Plan area 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 (located between them).

### **Potential social effects on housing**

#### Issue

- 2.23 What are the potential impacts of the development of the Ohinewai Structure Plan area on housing?

#### My opinion and reasons

- 2.24 My SIA considers the potential impacts of the development of the Ohinewai Structure Plan area on housing and concludes the development of the Ohinewai Structure Plan area would likely have a potential neutral effect on the housing market in Huntly. While workers at Ohinewai may settle in Huntly, the proportion expected to do so is projected to be small.

- 2.25 In contrast, Te Kauwhata has ample land zoned for residential growth and is viewed positively by people moving to the Waikato District. As such, the slower-growing-than-expected Te Kauwhata housing market is projected to be supported by staff who do not want to live at the Masterplan site.

### **Potential social effects on health, social and emergency services**

#### Issue

- 2.26 What are the potential impacts of the development of the Ohinewai Structure Plan area on health, social and emergency services?

#### My opinion and reasons

- 2.27 My SIA considers the potential impacts of the development of the Ohinewai Structure Plan area on health, social and emergency services. My assessment concludes the development of the Ohinewai Structure Plan area would have a potential neutral effect on health and emergency services, and a potential minor positive effect on social services. Emergency services, health, social services and Matahuru Papakainga Marae were supportive of the Masterplan.
- 2.28 The General Manager of St John Central Region has recently confirmed (letter to David Gaze dated 22 May 2020) that:

*Even with the new medium-term growth in the population at Ohinewai, we are confident the ambulances and ambulance staff based at Te Kauwhata ambulance station, Huntly ambulance station, and ambulance stations throughout the North Waikato, will be adequate to respond to the emergency medical needs of the new community at Ohinewai.*

### **Potential social effects on Lumsden Road and Tahuna Road residents**

- 2.29 What are the potential impacts of the development of the Ohinewai Structure Plan area on Lumsden Road and Tahuna Road residents?
- 2.30 My SIA considers the potential impacts of the development of the Ohinewai Structure Plan area on Lumsden Road and Tahuna Road residents. My assessment concludes the development of the Ohinewai Structure Plan area would have a potential neutral to minor negative effect on Lumsden Road residents (western side of road).
- 2.31 For the residents of the three houses on the eastern side of Lumsden Road, if not purchased, the potential social effects are judged to be minor

negative because of changes in their immediate living environment. If purchased, a neutral social effect is projected. This is because the residents will need to resettle elsewhere but this is judged by the residents themselves to be offset by the financial compensation of purchase.

**Potential social effects on early childhood, primary and secondary schools**

Issue

2.32 What are the potential impacts of the development of the Ohinewai Structure Plan area on schools in existing communities?

My opinion and reasons

2.33 My SIA considers the potential impacts of the development of the Ohinewai Structure Plan area on schools in the existing communities. My assessment concludes that:

(a) The development of the Ohinewai Structure Plan would have a potential negligible social effect on early childhood education centres.

(b) The development of the Ohinewai Structure Plan would have a potential minor potential positive effect on primary schools in the study area. This arises from local families gaining potential employment and consequently being able to work locally and so spend more time with their family and in their community (and school). The potential moderate positive effect is also projected to arise from Masterplan families migrating into communities, bringing their diverse skills and resources to schools and the wider communities.

2.34 Secondary school principals (Te Kauwhata College, Huntly College, Te Wharekura O Rakaumangamanga) also recognised the potential direct benefits for their students, offering hope and providing opportunities to students to work and live locally once they become adults.

2.35 Secondary principals also see substantial potential benefit to parents, students and the wider community arising from the opportunity for parents to live and work locally, rather than spend their time on long commutes. Overall, the potential effect on all secondary schools is assessed as moderate positive.





## **Potential social effects on children**

### Issue

- 2.36 What are the potential impacts of the development of the Ohinewai Structure Plan area on Ohinewai school children?

### My opinion and reasons

- 2.37 My SIA considers the potential impacts of the development of the Ohinewai Structure Plan area on Ohinewai School children. My assessment concludes that the development of the Ohinewai Structure Plan area would have a potential moderate positive effect on local children. Potential positive social effects are assessed for themselves and their families, arising from: employment; housing; an increased population; retail; and recreational opportunities.

## **Potential social effects of partial implementation**

### Issue

- 2.38 What are the potential social impacts of partial implementation of the Ohinewai Structure Plan area?

### My opinion and reasons

- 2.39 In my opinion, while partial implementation is possible, it is unlikely, on the basis the timeframe for implementation of zoning decisions can be decades. Recessions will come and go over a planning timeframe of 30 to 50 years (the timeframe of the Waikato Blueprint), as evidenced by the economic effects caused by the Covid-19 Pandemic.
- 2.40 In my view, a more pertinent question is what are the potential social impacts of slower than anticipated implementation?
- 2.41 This assessment has analysed potential positive effects across all effects considered (except for a few residents of Lumsden Road – see above). These potential positive effects will still arise, but over a longer timeframe. In shorter timeframes, the effects come closer to a neutral effect.
- 2.42 The exception is likely to be the social effects arising from employment. In recessions, employment is king. Employment is the most significant determinant of social, economic and wellbeing outcomes for individuals, families and communities. Having the potential to be able to grow jobs while in the midst of a recession is a luxury, but that is what remains

projected within this jobs-led development. As such, the potential social effects of employment are projected to remain major positive.

### **Covid-19 impact**

- 2.43 To what degree, if any, are your comments above impacted by the likely effects of the Covid-19 Pandemic?
- 2.44 In my opinion, as above, the effects manifest through altered timing. Yes, economic factors will undoubtedly change as a recession seems inevitable. However, it is not possible to quantify with any precision or confidence what the impacts will finally be.
- 2.45 Similarly, the depth and duration of recession, and characteristics of the recovery are unknown. The upcoming recession will affect demand for products (some will decrease, others will increase), house prices may fall, interest rates may fall, and together these will alter the timeframes for business investment, retail spend, residential consents and house prices, especially in the short to medium term. But all will return in the longer term. As such, the long-term lens of planning and impact assessment remains appropriate.

### **Plan provisions**

- 2.46 Do the plan provisions developed by BBO adequately address any potential adverse social effects?
- 2.47 In my opinion, the plan provisions requested by APL further cement the original intent of the development of the Ohinewai Structure Plan area and provide more clarity on how areas will be designed and provide additional certainty about design outcomes.
- 2.48 The refined Masterplan that will form part of the District Plan confirm a community heart by the inclusion of a neighbourhood centre between the Discount Factory Outlets and the residential area; rationalise the roading network; reduce the number of intersections onto Tahuna Road; illustrate the foreseeable maximum commercial area and residential yield; and enhances the manner in which the Discount Factory Outlet meets the project brief both in terms of both sizing and accessibility.

## **3. CONCLUSION**

- 3.1 For the reasons outlined above, and as a result of my broader analysis, there is in my professional opinion no reason why the rezoning of Ohinewai

cannot be approved as proposed on the basis of potential adverse social effects..

**Robert Quigley**

**29 May 2020**