

Before a Hearings Panel appointed by Manawatū District Council

In the matter of the Resource Management Act 1991 (**RMA**)

And

In the matter of a request by Te Kapiti Trust to change the Manawatū District Plan
under clause 21 of Schedule 1 of the RMA (Private Plan Change 1)

**Summary statement by Ruth Allen
Demand for Housing in Rongotea**

Dated 30 May 2023

1. I am the Principal Advisor for Urban Regeneration at The Property Group Limited's Wellington office and have the qualifications and experience set out in my principal evidence dated 11 May 2023.
2. My evidence relates to the expected demand for housing in the Manawatū District, which is relevant to an assessment of Private Plan Change 1 against Clause 3.6 (4) of the National Policy Statement for Highly Productive Land (**NPS-HPL**).
3. I have identified that there will be demand for up to 1,645 new houses over the next 10 years and 5,716 new dwellings within the 30 year period.
4. Based on a review of past consenting data, I anticipate that this demand will be spread across both the more 'urban' area of Feilding and the rural areas including the Villages. Council's LTP 2021-2031 predicts the split of demand to be about 60:40. This roughly aligns with past evidence of where development has occurred in the district over the past 20 years. The division of demand likely reflects the more affordable nature of rural areas as well as a particular lifestyle choices. As the supply from new rural lifestyle subdivision becomes constrained, it is more likely that demand for the more rural-type living will need to be met within the Villages.

5. While there is plan enabled development capacity in Feilding, mainly within Precinct 4, I understand that capacity for new residential development in the Rural Villages is limited. Without the Plan Change, supply at Rongotea is expected to be 26 dwellings (this does not include potential for infill). The identified 10 year demand for housing outside of Feilding is up to 640 new dwellings.
6. I have not been able to confirm that there is any development capacity within the other Villages that is infrastructure ready although I am aware that Council's planned Wastewater Centralisation Project, which will connect the Villages, including Rongotea, to the Feilding Wastewater Treatment Plant, considered potential growth in the Villages as part of this project.
7. My estimate is that there is capacity for up to 1,953 new homes in Feilding. Based on past consenting data I conclude that approximately 75% of this supply at Feilding could be reasonably expected to be realised within the next 10 years. As there is no real apparent supply with the Villages, I have not assessed this factor for those areas.
8. In my opinion, the supply of potentially 160 dwellings in Rongotea would contribute to meeting the expected demand for homes outside Feilding in the shorter term and also provide a more affordable housing choice.

Ruth Allen
30 May 2023