

Before an Independent Commissioner
Appointed by the Selwyn District Council

Under the Resource Management Act 1991

In the matter of a hearing on Plan Change 79 to the Operative Selwyn District Plan

Birchs Village Limited

Proponent

Statement of Evidence of Dean Christie

17 April 2023

Proponent's solicitors:

Alex Booker | Samantha Gardner

Anderson Lloyd

Level 3, 70 Gloucester Street, Christchurch 8013

PO Box 13831, Armagh, Christchurch 8141

DX Box WX10009

p + 64 3 379 0037 | f + 64 3 379 0039
alex.booker@al.nz

**anderson
lloyd.**

Qualifications and Experience

- 1 My full name is Dean Christie.
- 2 I hold the role of Tumu Whakaahu ā-Motu National Development Manager at Ngāi Tahu Property Limited (**NTP**). I have 30 years' experience in Construction, Facilities Management, Property Development, and extensive practical experience in the development and delivery of developments for commercial and institutional stakeholders.
- 3 I hold the qualification of a New Zealand Certificate in Quantity Surveying.
- 4 I am authorised to provide this evidence on behalf of NTP and in support of Birchs Village Ltd (**BVL**) private plan change request 79 (**PC79**) to rezone approximately 37 ha of land from Rural Inner Plains to Living Medium Density Prebbleton and Business 1 in an area south of Hamptons Road, west of Birchs Road and east of Springs Road, Prebbleton (**Site**).

Code of Conduct for Expert Witnesses

- 5 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person; this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of Evidence

- 6 Ngāi Tahu Property is the property investment and development business unit of Ngāi Tahu Holdings Corporation. Its purpose is to deliver on the strategic goals set for Ngāi Tahu Holdings by Te Rūnanga o Ngāi Tahu (**Te Rūnanga**).
- 7 NTP is a development holdings company and one of the largest property developers in the South Island with a range of successful residential and commercial developments. Over 25-plus years, NTP has successfully developed residential subdivisions, commercial properties and industrial business parks across Te Waipounamu, the South Island. NTP has experience developing comprehensive residential developments in the Selwyn District, with Te Whāriki in Lincoln, and a variety of developments in Greater Christchurch including, Wigram Skies, Prestons and Karamū, Riccarton Park.
- 8 The strategic goals of Ngāi Tahu Property are:
 - (a) Goal 1 – Enable papatipu Rūnanga and whānau to achieve economic self-determination;

- (b) Goal 2 – Protect and grow the sustainable real per capital distribution; and
- (c) Goal 3 – Expand the presence and expression of Ngāi Tahu mana.

9 Future development under PC79 will enable all three strategic goals and outcomes.

Approach to Development

10 NTP is partnering with BVL to progress the development of the Site. If PC79 is successful, NTP will become the future developer of Birchs Village in Prebbleton.

11 NTP take a holistic approach to its developments and intend to take the same approach with Birchs Village. Our holistic approach ensures that our residential developments are well connected, functional and positively contribute to the area they are located in. In turn this approach supports and naturally aligns with Te Rūnanga values:

- (a) Whanaungatanga (family);
- (b) Manaakitanga (looking after our people);
- (c) Tohungatanga (expertise);
- (d) Kaitiakitanga (stewardship);
- (e) Tikanga (appropriate action); and
- (f) Rangatiratanga (leadership).

12 NTP developments are developed in accordance with the Whakatauki Mō tātou, ā, mō kā uri ā muri ake nei – "for us and our children after us". We undertake our developments with a long-term view that not only provides for our people but also the wider community being invested in. We strive to ensure that the tikanga of Ngāi Tahu is acknowledged and actioned in all of our outcomes.

13 When we became involved in Birchs Village, NTP requested a peer review be done by BVL of the urban design aspects of the proposed rezoning. We wanted to ensure unique cultural elements could be incorporated in future development and there was a process for the meaningful input of local iwi and Te Rūnanga in the development of PC79, with NTP's support. This peer review was undertaken by Ms Nicole Lauenstein and has resulted in the development of a cultural overlay for PC79 which incorporates the four pillars of Te Rūnanga in detailed design:

- (a) *Māturanga (Knowledge)* - by having the roots of this design based in local Māori culture, this preserves local knowledge and actively shapes the development and allows the environment to further teach the community;

- (b) *Ngāi Tahutanga (Culture and Identity)* - PC79 provides for views of Te Poho o Tamatea (the Port Hills) as a significant landmark with the individual peaks representing direct ancestors and other aspects such as signage, art, road orientation and plant selections;
 - (c) *Te Ao Tūroa (Natural Environment)* - the protection and enhancement of the natural environment including green spaces, re-implementation of native species, water collection systems. Consideration has also been given to Te Rūnanga's Climate Change strategy and the interrelationship of PC79 with Kakaha Park;
 - (d) *Oranga (Community and Wellbeing)* – creating interconnected, caring and supportive communities. The development includes varying housing densities, and will provide an opportunity for multigenerational living and papakāinga housing (a group or community of collectively owned housing).
- 14 In addition to the unique cultural elements incorporated into the design, the future development of Birchs Village will provide benefits to Te Rūnanga as an investment opportunity (by partnering with NTP) which can strengthen and grow the individual investment portfolio of Papatipu Rūnanga. This will enable whānau to achieve economic self-determination and expand the presence and expression of Ngāi Tahu mana. We have had initial discussions with Te Taumutu Rūnanga who are receptive and encouraged by future investment in the proposed development.
 - 15 There are also benefits through growth and management of assets by NTP for Te Rūnanga, including for example funding programmes and distributions which benefit the health and well-being of all Ngāi Tahu whānui (families) and communities.
 - 16 NTP has prepared some initial designs and intends to commence plans to develop as soon as rezoning has been secured. NTP need a future land supply to further the strategic goals and outcomes, being: enable papatipu Rūnanga and whānau to achieve economic self-determination; protect and grow the sustainable real per capital distribution; and expanding the presence and expression of Ngāi Tahu mana.
 - 17 There is currently a shortage of available development land to purchase, both in Prebbleton and Selwyn.
 - 18 The Birchs Village Site in Prebbleton presents an attractive opportunity to Te Rūnanga and NTP. NTP seek that that PC79 is granted by the Commissioner.

Dean Christie

Dated this 17th day of April 2023