

Before the Independent Hearings Panel
Kāpiti Coast District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to
Proposed Plan Change 2 to the Kāpiti Coast District Plan

and: **Retirement Villages Association of New Zealand
Incorporated**

Submitter 196

and: **Ryman Healthcare Limited**

Submitter 197

Statement of Evidence of **Nicola Marie Williams** on behalf of the
Retirement Villages Association of New Zealand Incorporated and
Ryman Healthcare Limited

Dated: 28 March 2023

Reference: Luke Hinchey (luke.hinchey@chapmantripp.com)
Hadleigh Pedler (hadleigh.pedler@chapmantripp.com)

chapmantripp.com
T +64 9 357 9000
F +64 9 357 9099

PO Box 2206
Auckland 1140
New Zealand

Auckland
Wellington
Christchurch



**STATEMENT OF EVIDENCE OF NICOLA MARIE WILLIAMS ON
BEHALF OF THE RETIREMENT VILLAGES ASSOCIATION OF
NEW ZEALAND INCORPORATED AND RYMAN HEALTHCARE
LIMITED**

INTRODUCTION

- 1 My full name is Nicola Marie Williams and I am an Associate with Mitchell Daysh Limited. Mitchell Daysh Limited is a specialist environmental consulting practice with offices in Auckland, Hamilton, Napier, Nelson and Dunedin.
- 2 I hold a Bachelor of Regional Planning from Massey University (1988). I am a member of the New Zealand Planning Institute and the Resource Management Law Association. I have worked as a consultant and in local government. I have approximately 30 years of experience as a resource management adviser including 20 years local government experience involving plan preparation, policy planning work and resource consents.
- 3 Prior to joining Mitchell Daysh Limited I was the Manager for Research, Policy and Planning with Kāpiti Coast District Council. In this role I had the primary responsibility for overseeing the Appeals version of the Kāpiti Coast Proposed District Plan (*Proposed District Plan*) and the mediation process with appellants leading to three variations to the Proposed District Plan:
 - 3.1 Variation 2: Waikanae Beach & Beach Character Setback;
 - 3.2 Variation 3: County Road, Otaki Low Density Precinct; and
 - 3.3 Variation 4 (A-H): Miscellaneous Changes and Corrections.
- 4 I was also previously the Principal Planner with Thames Coromandel District Council. In this role I was responsible for the resource consent team and was a member of planning project teams in a range of policy planning projects including:
 - 4.1 Peer review of the Thames Coromandel Draft District Plan;
 - 4.2 Plan Change 21 Whitianga Town Centre;
 - 4.3 Whitianga Waterways Structure Plan; and
 - 4.4 Variation 2 – Whitianga Airfield.
- 5 I am a Certified Commissioner under the Ministry for the Environment's 'Making Good Decisions' course.

- 6 I have been involved in the preparation of a number of applications for new retirement villages in Wellington, Christchurch and Auckland and in various applications for variations to existing villages across New Zealand.
- 7 I have read the evidence of Dr Phil Mitchell filed on 10 March 2023. I adopt the conclusions and analysis in Dr Mitchell's evidence. I was deeply involved in the preparation of Dr Mitchell's evidence and I hold the same views as a planning expert.
- 8 I have reviewed:
- 8.1 The National Policy Statement on Urban Development 2020 (*NPS-UD*);
 - 8.2 The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*);
 - 8.3 The Kāpiti Coast District Council District Plan (*District Plan*);
 - 8.4 Proposed Plan Change 2 (*PC2*) of the District Plan;
 - 8.5 The RVA and Ryman's submissions and further submissions on PC2;
 - 8.6 The relevant sections of the section 32 evaluation of PC2;
 - 8.7 The relevant section 42A reports of PC2;
 - 8.8 The relevant supplementary statements of evidence prepared by / on behalf of the Kāpiti Coast District Council;
 - 8.9 The Wellington Regional Policy Statement (*WRPS*); and
 - 8.10 The evidence of Ms Maggie Owens, Mr Matthew Brown, Professor Ngaire Kerse and Mr Greg Akehurst for the RVA and Ryman.

EXPERT WITNESS CODE OF CONDUCT

- 9 I have read the Environment Court's Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2023 and I agree to comply with it. My qualifications as an expert are set out above. I am satisfied that the matters which I address in this brief of evidence and the evidence of Dr Mitchell filed on 10 March 2023 are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

CONCLUSION

- 10 I adopt the evidence of Dr Mitchell filed on 10 March 2023. I agree with the submission by the RVA and Ryman that further amendments to PC2 are warranted in order to provide a planning framework that appropriately gives effect to the NPS-UD, responds to the retirement housing and care shortage, and is consistent with the approach adopted within neighbouring districts.

Nicola Marie Williams

28 March 2023