

**BEFORE HEARING COMMISSIONERS
IN HURUNUI**

UNDER THE Resource Management Act 1991 (“**Act**”)

IN THE MATTER OF Notified resource consent applications **RC220060** and **RC220072** for subdivision and land use consent for Stages 3-6 of a multi-staged residential development known as “The Clearing”, located at 64 Amberley Beach Road and 187 Carters Road, Amberley

BETWEEN **UWC LIMITED**
Applicant

AND **HURUNUI DISTRICT COUNCIL**
Consent authority

STATEMENT OF EVIDENCE OF [NAME OF EXPERT]

Commissioner: Dean Chrystal (Chairperson)

Commissioner: Dave Smith

INTRODUCTION

Background, qualifications and experience

1. My full name is Earl Warren Hope - Pearson.
2. I hold a Bachelor of Arts in Geography and Political Science and a Masters of Regional Resource Planning from Otago University and have been involved in the property, infrastructure and development sector for over 20 years.
3. I am The Wellington Company Limited (Developer) – Development Director and UWC Limited (UWC) Development Manager for The Clearing development.

4. Me and my family have lived in community for over 7 years, with my children attending a local school and participating in numerous sports teams and community activities.
5. As the development manager for The Clearing I have sought to ensure there has been an active involvement in community, supporting a range of community sports teams and activities including the Glenmark Chevit and Amberley Rugby Club, The Amberley Pony Club to name a few.
6. I am extremely passionate about the community I live in and the investment and benefits The Clearing brings to the community of Amberley not to mention the many housing outcomes that will be delivered over time.

Purpose and scope of evidence

7. I am providing evidence on behalf of the developer in support of the proposal to consent for The Clearing development Stage 3+.

THE CLEARING

8. The development of The Clearing intends to deliver 375+ housing solutions to Amberley: inclusive of 123 lots in Stages 1 and 2 already under construction and due for completion in July 2023.
9. Through the development and sales process of Stages 1 and 2 it became obviously apparent the significant affordability and lifestyle challenges many purchasers have, with a strong demand and appetite for smaller more affordable lots.
10. This along with the soaring costs of development, namely direct construction costs has influenced the proposed development form for Stages 3+.
11. The proposed development form for Stages 3+ we believe will not detract from what has gone before, rather keeps up with the changing needs of the market and what they want as a product; which has moved on significantly from what was planned for some 30+ years ago.
12. We strongly believe an average lot size in excess of 550m² is far from being dense and in fact is generous in the context of current land development forms being delivered across the Country.

13. Whilst there are many who hold onto the romance of the quarter acre section, these days are simply over and as a community we need to respond to the challenges in front of us practically and ensure what is developed will not only protect what is important to us today but also into the future.
14. The Clearing seeks to in part to respond to this by delivering more for less in what is a well thought out and considered development.
15. We strongly disagree with comments made by submitters citing the potential social impacts of the development which are completely unfounded and offensive to those have already decided to make The Clearing home.
16. We seek to as part of the development to invest heavily in the environment being proposed; namely a children's playground, extensive planting and the enhancement of the public realm. All of which can only be made possible by what is proposed.

CONCLUSION

17. In conclusion, my family and I live in community and are extremely passionate about our community. I strongly believe the proposed development will result in many positives for community and will add to its critical mass which can only be a good thing.
18. The site is zoned for residential development and the proposed form of development is far from being out of character to what has gone before and or anticipated.
19. As people's affordability is further challenged we need to move with the market and this development hopes to respond to these needs.
20. We look forward to progressing with Stage 3 of The Clearing and creating more and better housing opportunities for community.

12 May 2023

Earl Hope - Pearson