

Before Palmerston North City Council

Under the Resource Management Act 1991

In the matter of a proposed plan change to rezone
land at 611 Rangitikei Line to establish
the Whiskey Creek Residential Area

**STATEMENT OF EVIDENCE OF GRANT IAN HIGGINS
IN SUPPORT OF FLYGERS INVESTMENT GROUP LIMITED**

COMPANY EVIDENCE

18 MAY 2022

Counsel Acting

M J Slyfield
Stout Street Chambers

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1. My full name is Grant Ian Higgins. I am a Director of Flyers Investment Group Limited.
1. I hold the qualification of Chartered Professional Engineer and Chartered Member of Engineering NZ. I hold a Bachelor of Civil Engineering degree from Canterbury University and a Post Graduate Diploma in Business Administration and Management.
2. My background of experience is in contracting and civil engineering spending over 25 years in this sector and 15 years as a company director.
3. I have been a director representative on behalf of Flyers Investment Group Limited over the last three years.
4. The purpose of this statement is to clarify who the requestor of this plan change is and briefly explain our vision for the future of this land.
5. Flyers Investment Group Limited was incorporated in March 2007.
6. Our consortium involves six shareholders.
7. The company purchased the land when a previous plan change process was underway on the land. The previous plan change work was undertaken by development manager MC2.
8. The previous plan change work sought an industrial rezoning over the 40 hectares with a proposed develop across 80% of the land footprint. It was declined with the primary reason being inadequate allowance for flooding of overland flow in the engineering.
9. Flyers Investment Group Limited consequently took over the development management deciding to progress a residential development which is specifically designed to avoid any effects on the flood ponding function of the land and to restore part of the ephemeral tributary to Whiskey Creek.
10. The process to date has been complex and lengthy and has included direct engagement with the community and other interested and affected parties.
11. The land is primarily owned by Flyers Investment Group but the proposal also includes the property owned by Mr Bruce Roberston on Rangitikei Line as it assists with the overall design concept.

12. There are three components to the future plans for this land. Firstly retaining 18 hectares adjacent to Flyers Line as productive rural land. Secondly developing a public reserve that will be vested in Council alongside the future residential development including walkways and stream regeneration. Thirdly residential subdivision development following recontouring of the land to ensure all development land is above the flood ponding level.
13. The Company has commissioned an expert team of designers, engineers and planners to develop and test the design concept which is enshrined in the proposed Structure Plan.
14. The overall aim is to create a high quality residential development with a high level of amenity, restore the tributary of Whiskey Creek as amenity reserve, provide local neighbourhood facilities and contribute to the short term housing supply.

Grant Ian Higgins

18 May 2022