

Before an Independent Hearings Panel
appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: the hearing of submissions on Plan Change 14 (Housing
and Business Choice) to the Christchurch District Plan

and: **Christchurch International Airport Limited**
Submitter 852

Summary of Evidence of Gary Sellars (Housing capacity)

Dated: 23 April 2024

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SUMMARY OF EVIDENCE OF GARY SELLARS

INTRODUCTION

- 1 My name is Gary Russell Sellars and I am a Consultant at Colliers Valuation (*Colliers*). I specialise in commercial, industrial and land development valuation and consultancy within the Central Business District and suburban locations of Christchurch and major metropolitan areas in the South Island.
- 2 I prepared a brief of evidence addressing the relief sought by Christchurch International Airport Limited (*CIAL*) on the proposed Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan (*PC14*).¹ I also prepared rebuttal evidence that responded to the briefs of evidence of other submitters.²
- 3 I am a signatory to the Joint Statement of Economics, Commercial Feasibility, Development Viability, Commercial Demand, Housing and Development Capacity and Housing Demand Experts dated 21 and 22 September (*Economics JWS*).

SUMMARY OF EVIDENCE

- 4 My evidence addressed the housing capacity in terms of Greenfield³ land in Christchurch City, taking into account the Medium Density Residential Standards (*MDRS*) and the impact that the 2023 Remodelled 50dB Ldn Outer Envelope Air Noise Contour (*Remodelled Contour*) and the National Policy Statement for Highly Productive Land (*NPS-HPL*) will have on future housing capacity.
- 5 My evidence examined the impact that the MDRS enabled by PC14 will have on housing capacity within the urban areas of Christchurch, and the impact the Remodelled Contour (as a qualifying matter) will have on the additional housing capacity.
- 6 Excluding the net feasible dwelling capacity resulting from MDRS in Christchurch City, there is a Greenfield housing capacity of 8,340 households (HHUs) in suburban Christchurch.
- 7 Quantifying housing capacity enabled by MDRS is extremely difficult. The following is a summary of the estimated feasible capacity from various sources referred to in my primary evidence:

¹ Dated 20 September 2023.

² Dated 9 October 2023.

³ "Greenfield land" is a term used in this evidence to describe undeveloped land that is potentially suitable for residential development and includes existing residential zoned land, plan change areas and land zoned Rural but considered to be suitable for rezoning to residential.

Estimated Feasible Capacity	
Source	Feasible Capacity Dwellings
John Scallon	51,570
TPG – January 2022	58,188
PWC	9,419

- 8 The PWC criteria specifically states that the estimated dwelling capacity is over and above what would be expected to have otherwise occurred without MDRS. I suspect this may partially explain the significant difference between the estimates provided by Mr Scallon and TPG and those in the PWC report.
- 9 The Remodelled Contour updates the Operative Contour in suburban Christchurch. In terms of existing residential development, the Remodelled Contour affects the western residential suburbs.
- 10 Apart from the detailed analysis on theoretical dwelling capacity and feasible dwelling capacity provided by TPG, there appears to be no other readily accessible data to assist my analysis.
- 11 The catchment most impacted by the Remodelled Contour is Riccarton Central. The TPG data for Riccarton Central only provides a global figure for the entire geographic area, and does not distinguish between the land under the Remodelled Contour and the land outside of it.
- 12 I do not have the benefit of access to the TPG GIS platform, therefore the only methodology available is to complete a simple area apportionment to determine the loss in MDRS capacity caused by the Remodelled Contour.
- 13 The Economics JWS, identified *“understanding the impact of the updates to the air noise contour as a qualifying matter on residential and business development capacity in Riccarton”* as an issue and the agreed position states:

“In order to understand the impact of the updates to the air noise contour qualifying matter on residential and business development capacity in Riccarton, including the need for HDRZ to be retained within the updated contour, a more detailed assessment of capacity is required.”

This should include existing dwellings, plan enabled and feasible capacity for net additional dwellings in the total Riccarton node, but disaggregated by area within the Remodelled Outer Envelope contour and outside the contour under the following zoning approach....”.

- 14 I am not aware of this additional work being completed.
- 15 The total residential land area including roads but excluding schools, parks, commercial and industrial land in the Riccarton Central catchment area, was estimated at 271.88 ha by Colliers. This compares with the analysed TPG area of 283.16 ha. According to my calculations, the Remodelled Contour encroaches over 180.3 ha or 66.3% of the total area.
- 16 The following is a summary of my calculation of the loss in feasible dwelling capacity adopting the TPG model in Riccarton Central if MDRS development within the Remodelled Contour remains at the status quo:

Feasible Development Capacity Analysis – Riccarton Central			
Category	Area Ha	Proportion %	Feasible Dwg Cap
Total Area	271.88	100.00	5,679
Remodelled Contour Area	180.30	66.3	3,765
Unaffected	91.58	33.7	1,914
Feasibility Loss			3,765

- 17 Therefore, in the absence of an accurate assessment as recommended by the Economics JWS, adopting my area apportionment approach, the loss in feasible dwelling capacity adopting the TPG model in Riccarton Central is estimated at 3,765 HHU's.
- 18 Deducting my assessed impact of the Remodelled Contour on Riccarton Central of 3,765 from the TPG feasibility dwelling capacity for Christchurch City of 58,188, results in a net feasible dwelling capacity of 54,423 resulting from MDRS.
- 19 The impact of the Remodelled Contour on Christchurch City is relatively minor when taking into account the location of the feasible capacity assessed by TPG. The most impacted area is Riccarton Central where, due to a number of factors, the impact is to some extent suppressed.
- 20 In addition to the net feasible dwelling capacity resulting from MDRS in Christchurch City of 54,423 there is an additional Greenfield housing capacity of 8,340 HHU's in suburban Christchurch.

REBUTTAL EVIDENCE

- 21 My rebuttal evidence responded to briefs of evidence from Mr Jonathan Cleese on behalf of Kāinga Ora Homes and Communities

and Ms Pauline Fiona Ashton on behalf of Miles Premises Limited and Equus Trust. In summary:

21.1 I do not agree with Mr Clease that the ability to deliver the outcome of accommodating significant amounts of future demand along the area of Riccarton immediately west of Hagley Park and south of Westfield Riccarton mall is likely to be muted. Although this sector of Riccarton has already experienced medium density multi-unit development, I am of the opinion that there is the potential for redevelopment of many of the single storey townhouse complexes currently existing due to their age in a number of cases and demand for higher density.

21.2 I do not agree with Ms Aston's statement that there is a very limited supply to satisfy housing needs in the north-west/west sector. Ms Aston's evidence appears to be based on Mr Michael Blackburn's evidence which, as explained in my rebuttal evidence, focuses on the number of residential sections currently available and does not take into account the potential to develop existing zoned residential land in this location.

Dated: 23 April 2024

Gary Sellars