

PC14 – HDR Zone Key Speaking Points – Tim Heath (Economics)

- I have provided a statement of evidence and rebuttal evidence on behalf of the Council. In addition, I authored or co-authored the following report which influenced the notified version of PC14 and forms part of the section 32 materials:
 - Property Economics report dated August 2022 “Christchurch City Residential Zones and Intensification Precincts (PC14) Economic CBA”.
- I agree with the content and analysis set out in the above report.
- The height thresholds for the HDR zones have been set at a level across Christchurch that aligns with the broader height regime proposed to be implemented as part of PC14. This includes consideration of relative competitiveness and efficiency of locations. For example, the HDR Zone in the Central City should have the highest residential zone height threshold (39m) to maximise the area’s ability to attract intensive residential development being the most economically efficient location for such development (outside the Central City Zone).
- Height of a specific HDR Zone location has not been considered in isolation but in relation to the wider suite of heights being promoted by PC14. The location geospatially of the HDR Zone has played a part in determining the most appropriate height for a specific area. The HDR Zones are primarily focused around the centres and therefore encompass the highest level of access to services, facilities and amenities of the residential zones. For suburban centres this is represented by walkable catchments.
- Heights in the HDR Zone walkable catchments should not be higher than the commercial zone the walkable catchment surrounds, as the most efficient location is in the commercial centre itself. The walkable catchment heights in PC14 balance the need to complement the centre they surround, not undermine its future development opportunities or relative competitiveness.
- This is to ensure relative competitiveness between zones and centres so intensive development has a higher propensity to occur in the most economically efficient locations and significant economic benefits to the community can be realised.

