

My name is Ian Eric Mitchell. I am a Director of Livingston and Associates Ltd, a consultancy company which provides property related advice. I am appearing as an expert witness for Christchurch City Council.

I was engaged by Christchurch City Council to provide evidence on the projected growth in housing demand by key demographic characteristics, the implications of the projected growth on the demand by dwelling typology, and trends in housing affordability.

My evidence draws on detailed housing demand and affordability projections provided to Christchurch City as part of the Greater Christchurch Partnership in 2021 and 2022.

Key conclusions from these projects include:

- The number of households living in Christchurch was projected to increase from 151,100 households in 2018 to 192,600 households in 2051, an increase of 41,500 households or 27.5%.
- Christchurch, like the rest of New Zealand, is projected to experience an aging of its population. The number of households with 'reference people' aged 65 years and older is projected to increase from 41,460 households in 2021 to 74,810 in 2051, an increase of 73%.
- As Christchurch City's population ages the proportions of one person and couple only households are expected to increase. The number of couple only households is projected to increase by 13,560 or 28% over the next thirty years while the number of one person households is also expected to grow by 16,740 households or 41%. When combined these two household types are projected to account for 85% of the total growth in all households over the same time period.

- Housing affordability pressures combined with demographic changes within the City's population are projected to result in a continued decline in the rate of owner occupation. Christchurch City's rate of owner occupation fell from 67.4% in 2006 to 63.5% in 2018. The rate of owner occupation is projected to continue to decline over the next thirty years falling from 63.5% in 2018 to 58.6% in 2051.

The growth in the number and proportion of smaller households (one person and couple only), an aging of the population and an increase in the number of renters is projected to result in increased demand for a wider diversity in dwelling typologies and, in particular, an increase in demand for smaller multi-unit dwellings.

Demand for multi-unit dwellings is projected to increase by 10,750 dwellings between 2021 and 2051 (an increase of 26%). Demand standalone dwelling is also projected to grow by 24,850 (an increase of 16%) over the same time period.

In summary, Christchurch City's population is projected to increase over the next 30 years and the demographic profile of different people living in the city is also expected to change with a greater proportion of people aged 65 years and over and a higher proportion of couple only and one person households. The rate of owner occupation is also projected to decline resulting in an increase in the number and proportion of renter households. This mixture of growth is projected to be reflected in demand for a wider variety of dwelling typologies with a stronger preference for smaller dwellings than in the past.