

SUMMARY STATEMENT

1. My name is **Philip Osborne**. I am an Economist at Property Economics.
2. I have prepared evidence on behalf of the **Christchurch City Council** to assist in the understanding of the economic impacts of specific Qualifying Matters proposed in Plan Change 14 to the Christchurch District Plan.
3. My evidence is based on the identification and assessment of the potential economic costs and benefits associated with the identified Qualifying Matters.
4. For the Strategic Directions hearing I have been asked to address paragraphs 36 – 40 of my primary evidence.
5. At a high level PC14 is designed to implement the objectives of the NPS UD, which has identified the fundamental role of intensification of land use in the enabling greater economic wellbeing within the urban cities of New Zealand.
6. Both the introduction of the NPS-UD and the more recent Resource Management Amendment Act have provided Councils with the assignment of providing sufficient residential capacity and facilitating the MDRS while also providing for matters that make increased density inappropriate in an area, known as QMs.
7. From an economic perspective PC14 seeks to enable a consolidation of urban form that, at a city level facilitates:
 - i. a reduction in the marginal cost of construction in terms of infrastructure such as urban roading and wastewater and water supply networks.
 - ii. increased accessibility for residents to employment, education, healthcare and services.
 - iii. intensification within and around centres and along key transport routes that reinforces travel efficiency and improves the efficiency of the public transport network.
 - iv. land use efficiencies with regard to the extent of land required to meet demand, reducing average land cost.
 - v. the increased diversity, viability, and comparative advantage of commercial centres.

8. From an economic perspective I strongly support the overall direction of PC14 including the consolidation of land use activities within a compact urban form, focussed within and around centres (and, ideally, also along key transport routes), as well as the provision of sufficient residential capacity to support and efficiently facilitate growth in the city.

Date: 11 October 2023

Phil Osborne