

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
IN CHRISTCHURCH**

**TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

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**SUMMARY STATEMENT OF JOHN SCALLAN ON BEHALF OF CHRISTCHURCH CITY COUNCIL**

**DEVELOPMENT CAPACITY**

Dated: 6 October 2023

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## **SUMMARY STATEMENT**

1. My name is John Scallan. I hold the position of Senior Planner Urban Regeneration with Christchurch City Council. I prepared one statement of evidence dated 11 August 2023. The purpose of this document is to summarise that statement.
2. I outline my qualifications, experience, and commitment to comply with the Code of Conduct for Expert Witnesses, in my evidence dated 11 August 2023.

## **DEVELOPMENT CAPACITY ASSESSMENT FOR MEDIUM DENSITY**

3. There are no updates to provide in reference to the assessment of plan-enabled (theoretical) dwelling capacity and feasible dwelling capacity for Christchurch City.
4. My primary evidence provides details of the process by which the medium density development plan enabled potential has been tested for feasible development capacity at the site level, and in particular the changes to the development market that have suggested the need for a reassessment of capacity in August 2023.
5. For medium density development outcomes, PC14 provides significant plan-enabled and feasible development capacity, widely dispersed across the city.
6. Conservative modelling of potential medium density development outcomes indicates capacity in the order of 85,580 dwellings exists (plus undeveloped greenfield sites and additional capacity from apartment development where this replaces medium density outcomes). This total excludes approximately 38% of potential capacity from sites as a result of spatial intersection with a Qualifying Matter extent identified in PC14.
7. Modelling provides less certainty for the feasible development outcomes for low-level apartment typologies (between four and six stories). The current potential for feasible apartment outcomes is likely confined to the Central City and the inner-suburbs to the west and north-west of the Central City.

## **CONCLUSIONS**

8. My conclusions remain as stated in my statement of primary evidence.

**Date: 6 October 2023**

**John Scallan**