

**BEFORE THE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

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

IN THE MATTER OF 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

**JOINT STATEMENT OF ECONOMICS, COMMERCIAL FEASIBILITY,
DEVELOPMENT VIABILITY, COMMERCIAL DEMAND, HOUSING AND
DEVELOPMENT CAPACITY AND HOUSING DEMAND EXPERTS**

21 and 22 September 2023

INTRODUCTION

1. This joint witness statement relates to expert conferencing on the topics of Economics, Commercial feasibility, Development viability, Commercial demand, Housing and Development capacity and Housing demand.
2. The expert conferencing was held on **21 and 22 September**, facilitated by Don Turley, with attendees in person and via audio-visual link.
3. Attendees at the conference were:
 - (a) **Ruth Allen**, for Christchurch City Council. Ms Allen is the author of a statement of evidence dated 11 August 2023.
 - (b) **Timothy Heath**, for Christchurch City Council. Mr Heath is the author of a statement of evidence dated 11 August 2023.
 - (c) **Kirden Lees**, for Christchurch City Council. Dr Lees is the author of a statement of evidence dated 11 August 2023 (via audio-visual link).
 - (d) **Ian Mitchell**, for Christchurch City Council. Mr Mitchell is the author of a statement of evidence dated 11 August 2023.
 - (e) **Philip Osborne**, for Christchurch City Council. Mr Osborne is the author of a statement of evidence dated 11 August 2023 (via audio-visual link).
 - (f) **John Scallan**, for Christchurch City Council. Mr Scallan is the author of a statement of evidence dated 11 August 2023.
 - (g) **Natalie Hampson**, for **Christchurch International Airport Ltd**. Ms Hampson is the author of a Statement of Evidence dated 20 September 2023 (via audio-visual link).
 - (h) **Gary Sellars** for **Christchurch International Airport Ltd**. Mr Sellars is the author of a statement of evidence dated 20 September 2023.
 - (i) **Michael Blackburn**, for **Miles Premises Limited**. *[No evidence filed with IHP Secretariat]*
 - (j) **Douglas Fairgray**, for **Scentre (New Zealand) Limited**. Mr Fairgray is the author of a statement of evidence dated 21 September 2023 (via audio-visual link).

CODE OF CONDUCT

4. This joint statement is prepared in accordance with sections 9.4 to 9.6 of the Environment Court Practice Note 2023.
5. We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it.

PURPOSE AND SCOPE OF CONFERENCING

6. The purpose of conferencing was to identify, discuss, and highlight points of agreement and disagreement on the Economics, Commercial feasibility, Development viability, Commercial demand, Housing and Development capacity and Housing demand issues relevant to Plan Change 14.
7. Conferencing proceeded in line with the format discussed with the facilitator and attendees.
8. All attendees reviewed the relevant reports and evidence available in advance of the conferencing.
9. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations.

Date: 5 October 2023



Ruth Allen



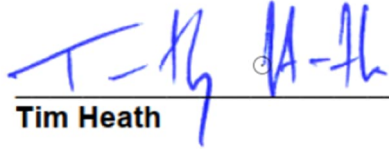
Mike Blackburn



Douglas Fairgray



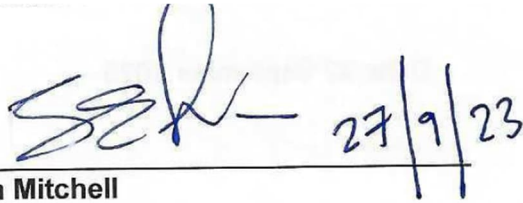
Natalie Hampson



Tim Heath



Kirdan Lees



Ian Mitchell



Phil Osborne



John Scallan



Gary Sellars

ANNEXURE A – EXPERT CONFERENCING ON ECONOMICS, COMMERCIAL FEASIBILITY, DEVELOPMENT VIABILITY, COMMERCIAL DEMAND, HOUSING AND DEVELOPMENT CAPACITY AND HOUSING DEMAND

Participants: Ruth Allen, Mike Blackburn, Douglas Fairgray, Natalie Hampson, Tim Heath, Kirden Lees, Ian Mitchell, Phil Osborne, John Scallan, Gary Sellars

Issue	Agreed Position	Disagreements or reservations, with reasons
High level framework for centres	We agree with the general principle that PC14 should enable higher density/intensified development in areas that are economically efficient, layered through the centres hierarchy	
Population growth projections	<p>We agree with the use of the StatsNZ medium to high population projections that anticipate growth of 34,000 to 50,000 households over the long-term (next 30 years), excluding any NPS-UD competitiveness margin.</p> <p>Council’s current position is that long-term household growth is estimated at 35,200 excluding NPS-UD margins.</p> <p>Future updates of projections may take into account stronger migration trends for New Zealand.</p>	
Dwelling demand	We agree that the change in population demographics supports a shift towards more diverse residential typologies with a specific move towards multi-unit typologies.	

<p>Mix of dwellings</p>	<p>New development will likely cater for demand for both low density (standalone housing) as well as high to medium density development.</p> <p>Opportunities for standalone dwellings should form part of the mix of typologies enabled to provide housing choice.</p>	
<p>Feasibility of high-density development (residential apartment buildings, above 3 stories)</p>	<p>We agree that the feasibility of high-density development is challenging in current market conditions.</p>	
<p>Riccarton Central</p>	<p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 1. Operative zoning (status quo) 2. Notified zoning (this reflects the preferred nodal intensification, but took account of the notified Airport QM) 	

	<ol style="list-style-type: none">3. Operative zoning within the updated contour and Notified zoning outside the updated contour (this reflects the updated Airport QM applied to full effect with no compensatory capacity)4. Recommended zoning (as informed by s42A reports), including retention of some HDRZ and MDRZ inside the updated contour and compensatory zoning/intensification outside the updated contour.5. Modified Recommended zoning, but with HDRZ in the updated contour instead zoned MDRZ and compensatory zoning/intensification outside the updated Airport QM. <p>The modelling should include commercial zones and residential zones, whereby residential dwellings are defined as noise sensitive activities for the purpose of commercial zones. Other qualifying matters should be taken into account. The node/catchment of the centre for the analysis should be clearly stated/shown (for example, the walkable catchment however defined, or Riccarton Central as previously defined, or other).</p>	
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Commercial development outside the City Centre	When the CBD can be considered to have achieved a resilient state is uncertain and understanding this is important to the timing of the relaxation of the restrictions on commercial development outside the city centre.	
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