

Before an Independent Hearings Panel
appointed by the Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to the
proposed Waimakariri District Plan, Variation 1 and
Variation 2

and: Hearing Stream 10A: Future Development Areas,
Airport Noise Contour, Bird Strike and Growth policies

and: **Christchurch International Airport Limited**
Submitter 254

Summary of Evidence of Gary Sellars (Housing capacity)

Dated: 21 February 2024

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SUMMARY OF EVIDENCE OF GARY SELLARS

INTRODUCTION

- 1 My name is Gary Russell Sellars and I am a Consultant at Colliers Valuation (*Colliers*). I specialise in commercial, industrial and land development valuation and consultancy within the Central Business District and suburban locations of Christchurch and major metropolitan areas in the South Island.
- 2 I prepared a brief of evidence addressing the relief sought by Christchurch International Airport Limited (*CIAL*) on the proposed Waimakariri District Plan and the Variation. This statement provides a summary of key points and responds to the evidence of Mr Fraser Colegrave on behalf of Momentum Land Limited and Mike Greer Homes NZ Limited.

SUMMARY OF EVIDENCE

- 3 My evidence addressed the housing capacity in the Greater Christchurch area and also Waimakariri District in isolation to determine the availability of land for residential development, taking into account the impact that Remodelled Christchurch International Airport 50 dBA Ldn Outer Envelope Air Noise Contour (*Remodelled Contour*) will have on future housing capacity.
- 4 My evidence also considered the likely impact of the Medium Density Residential Standards (*MDRS*) on Waimakariri District.
- 5 In Greater Christchurch, the Colliers gross housing capacity without plan change land is 26,809 HHU's which reduces to a net housing capacity of 24,615 HHU's following adjustment for the impact of the Remodelled Contour and HPL restrictions.
- 6 The net impact of the introduction of the Remodelled Contour in Greater Christchurch, excluding consideration of land under the existing Operative Contour, is a loss of 276 HHU's or 0.9% which is considered to be extremely limited.
- 7 In Waimakariri District, the Colliers gross housing capacity without plan change land is 5,392 HHU's which reduces to a net housing capacity of 4,878 HHU's following adjustment for the impact of the Remodelled Contour.
- 8 The net impact of the introduction of the Remodelled Contour in Waimakariri District, excluding consideration of land under the existing Operative Contour is a loss of 514 HHU's or 9.0% which is more pronounced.

- 9 The only NDA land in Waimakariri District impacted by the Remodelled Contour is on the north eastern edge of Kaiapoi.
- 10 NDA land located under the existing Operative Contour comprises a net area of 28.8 ha after adjustment for stormwater management (12.5%) which equates to 345 HHU's adopting an adjusted yield of 12 HHU's/ha.
- 11 NDA land located under the Remodelled Contour, but outside the Operative Contour, comprises an additional net area of 42.8 ha or 514 HHU's.
- 12 I have considered the likely market impact that the new MDRS will have on Waimakariri District.
- 13 It is too early to gauge the likely take up of this development opportunity however I am of the opinion it is most likely to suit locations where medium-high density residential housing is currently in demand close to major commercial and transport hubs.
- 14 MDRS will result in some higher density residential development in Waimakariri District, however in my opinion in the medium term, this will be relatively limited, in all likelihood it will be little more than has occurred in specific higher density areas within modern subdivisions such as has occurred in Silverstream, Beach Grove and Pegasus together with central Rangiora.
- 15 The Formative Waimakariri Residential Capacity and Demand Model - IPI 2023 dated 8 December 2023 referred to the impact of MDRS on Waimakariri District urban areas.
- 16 Formative concluded MDRS is unlikely to result in a considerable amount of intensive development in greenfield areas and in the case of existing urban areas (brownfields) infill development is for the most part not financially feasible and therefore unlikely to provide much additional capacity for residential intensification in the medium term.

RESPONSE TO EVIDENCE OF MR FRASER COLEGRAVE

- 17 I have reviewed the evidence of Mr Fraser Colegrave on behalf of Momentum Land Limited and Mike Greer Homes NZ Limited.
- 18 Mr Colegrave discussed the latest Greater Christchurch Partnership (GCP) Housing Capacity Assessment (HCA) and the Formative Limited December 2023 report containing an updated dwelling supply and demand assessment for Waimakariri District. Mr Colegrave was critical of both publications. I generally agree with his comments.

- 19 Mr Colegrave's evidence referred to land in north east Kaiapoi located under the existing Operative Contour and the Remodelled Contour. The land referred to by Mr Colegrave forms part of the north east Kaiapoi land referred to in my evidence. The total land area is 34.5 ha and he adopted a yield of 700 dwellings which I consider is high. Adopting my methodology of deducting 12.5% of the land area for stormwater management produces a net area of 30.3 ha. Adopting Mr Colegrave's yield of 700 dwellings equates to a net yield of 23 HHU's per ha.
- 20 In my evidence, I have generally adopted 15 HHU's/ha although in the case of the land in north east Kaiapoi, which is located in a High Hazard area on the Waimakariri District 500 Year Flood Hazard Map, I have adopted a conservative yield of 12 HHU's/ha.
- 21 For comparison purposes I have completed an analysis of Stages 1 – 8 in the adjoining Beachgrove subdivision. The gross land area is 45.29 ha which, after allowing 12.5% for stormwater management, reduces to a net area of 39.63 ha. There are 633 existing or proposed lots or HHU's which equates to a yield of 16 HHU's/ha.
- 22 Almost the entire Momentum/Mike Greer Homes land holding is under the existing Operative Contour and the Remodelled Contour.
- 23 I accept my yield of 12 HHU's/ha is necessarily conservative, based on flooding considerations, however I consider the net yield of 23 HHU's/ha adopted by Mr Colegrave is optimistic.

Dated: 21 February 2024

Gary Sellars