

SUMMARY OF EVIDENCE OF FRASER JAMES COLEGRAVE ON BEHALF OF MARK AND MELISSA PROSSER

INTRODUCTION

- 1 My full name is Fraser James Colegrave. My qualifications and experience are set out in my primary statement of evidence, dated 5 March 2024. I also prepared a supplementary statement of evidence, dated 8 July 2024.
- 2 This summary statement addresses matters raised in both my prior statements.

SUMMARY

- 3 The Waimakariri District (**Waimak**) is a highly desirable place to live, as reflected in its strong and sustained population growth. This strong growth momentum is projected to continue well into the foreseeable future, which will cause ongoing growth in demand for housing. At the same time, however, district housing is becoming less affordable, partly due to insufficient supply.
- 4 While district growth will likely be focused in and around the district's urbanized areas, there will also be steady, ongoing demand for housing elsewhere too.
- 5 Unfortunately, however, the most recent analysis of future housing demand for the district's rural areas is from 2019, so it is now outdated. Indeed, a lot has changed since then, including the Covid-19 pandemic, which has caused many people to fundamentally reevaluate what they want from life, including where they want to live.
- 6 With the rapid uptake – and continued growth – of both working from home (**WFH**) and hybrid working, people seem even more willing now to trade off a slightly longer (but less frequent) commute to enable living in a more spacious and less densely populated environment. This, in turn, has led to a much greater demand for living in the urban and rural areas of both Selwyn and Waimak at the expense of city growth. Similarly for other Tier 1 urban areas, where the more urbanised parts have typically experienced far lower growth since 2020 than the more rural parts flanking them.
- 7 This effect is particularly evident in Mandeville, which is the largest and most populous settlement, and which has experienced very strong growth over the past decade. Because of that, Mandeville's established areas are mostly developed, yet demand remains strong. Accordingly, there is a pressing need for additional land to be released.

- 8 The proposal acknowledges and directly responds to this by providing a significant boost in supply in a location with proven demand. Importantly, the proposal forms a logical and legible extension of the existing Mandeville area.
- 9 In addition, the proposed rezoning and enabled development will generate a range of positive economic benefits. At the same time, it avoids any material adverse effects.
- 10 To further explain the need for additional Large Lot Residential (**LLR**) capacity like the proposal, my supplementary statement of evidence assessed its likely supply and demand within the Greater Christchurch Urban Area (**GCUA**).
- 11 Demand was inferred from recent construction/uptake rates, particularly those occurring during times with sufficient supply to keep pace with demand (i.e. so that the true extent of underlying demand could be reliably assessed). This produced an annual demand estimate of 40 new LLR lots for the next 10 years, reducing to 30 thereafter, excluding NPS-UD competitiveness margins. These figures are consistent with the demand estimates of Mr Yeoman for the Council.
- 12 LLR capacity was determined via a detailed site-by-site analysis of each existing parcel, including vacant, mostly vacant, and non-vacant sites. Unlike Mr Yeoman's assessment, which did not find any LLR capacity, I determined a modest amount available over the short term, which will grow over time.
- 13 The table below summarises my assessment of LLR supply and demand. It confirms that significant shortfalls can be expected absent injections of new supply like the proposal.

Table 1: Waimakariri District LLRZ Sufficiency within the GCUA

NPS-UD Timeframes	Demand	Supply (Likely Realisable)	Supply minus Demand	Sufficient?
Short term (3 yrs)	144	14	-130	No
Medium term (10 yrs)	480	64	-416	No
Long term (30 yrs)	1,150	211	-939	No

- 14 Given the significant shortfalls identified above, I consider it vital that the Prosser submission be advanced with haste. Indeed, given the long lead times associated with the rezoning process, and noting the additional time required to prepare the land and construct new dwellings, prompt action is required.
- 15 Making provisions for the Prosser submission now also makes good economic sense because it enables future infrastructure requirements to be properly planned for and integrated with other pending capital works projects nearby.

In addition, they help the district meet its NPS-UD obligations to provide at least sufficient capacity across a range of localities and markets.

- 16 Moreover, by adding 115 new LLR lots, I consider the Proposed Rezoning to represent a significant increase in development capacity, including for the purposes of Objective 6 and Policy 8 of the NPS-UD.
- 17 Accordingly, I continue to support the Prosser submission on economic grounds.
- 18 Thank you again for the opportunity to present my evidence and I am happy to address any questions.

Fraser Colegrave
22 July 2024