

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

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

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Private Plan Change 23
Whisper Creek, Spencerville to the Christchurch District Plan

**SUMMARY STATEMENT OF RODNEY GEORGE YEOMAN, ECONOMICS ON
BEHALF OF CHRISTCHURCH CITY COUNCIL**

Dated: 22 May 2026

EXECUTIVE SUMMARY

1. My full name is Rodney George Yeoman. My qualifications and experience are set out in my Evidence in Chief (**EiC**), and I reiterate that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court.
2. I peer reviewed and provided an evidence statement on the Economic Assessment that was contained in Appendix A of Private Plan Change 23 Whisper Creek to the Operative Christchurch District Plan (**PPC23**). This is recorded in Appendix 6 of Christchurch City Council's (**CCC**) Section 42A Report that was circulated on 28 April 2026.
3. The Proponent lodged evidence that was circulated on 5 May 2026, which included Economics prepared by Mr Fraser Colegrave.
4. I have reviewed this evidence Mr Colegrave's evidence, and other evidence statements that are relevant to economics issues, including the submitter's evidence.
5. My position as expressed in the EiC, have not changed, following receipt of the Proponent and/or Submitter evidence.
6. I also undertook expert conferencing on 13 May 2026, with Mr Colegrave. The Joint Witness Statement (**JWS**) outlines the economic issues and the position of each expert.
7. Furthermore, Mr Colegrave has provided new evidence on capacity and demand in his supplementary evidence circulated on Monday 18 May. I do not consider that the assessment in the supplementary evidence is determinative, and my position as set out in my EiC remains unchanged.

CURRENT POSITION ON KEY ISSUES

8. There is considerable agreement between the economic experts on most aspects of PPC23. The JWS records the following key points of agreement between Mr Colegrave and myself:
 - (a) Broadly, the economic benefits associated with PPC23 will be net positive, and as such rezoning is supported on economic grounds.¹.

¹ JWS Economics para [5](d)

- (b) Notwithstanding the above, the benefits from PPC23 are likely to be smaller than quantified in the Economic Assessment provided by the applicant². However, there is relatively small costs, in terms of lost rural production.³
 - (c) From an economic perspective, PPC23 is likely to pass the requirements of Policy 8 of NPS-UD.⁴ Moreover, Policy 2 of the NPS-UD sets a minimum threshold, and regardless of whether a shortfall exists, PPC23 can still be considered on its merits.⁵
 - (d) In the long term there is expected to be a shortfall of greenfield capacity (30 years).⁶
9. I confirm that the recorded points of agreement in the JWS are consistent with my review of PPC23 and more detail on these issues are covered in my EiC.
 10. There is only one point of partial agreement recorded in the JWS, which is that there may be a shortfall of greenfield capacity to meet demand in the coming medium term (i.e. 10 years).⁷
 11. Mr Colegrave has provided a new assessment in his supplementary evidence, 18 May 2026. He notes that this his assessment is “*simple*”⁸, “*broad estimate*”⁹, “*not precise*”¹⁰, and “*I do not proffer this analysis as a substitute for full HCA*”¹¹.
 12. I agree with Mr Colegrave, that his assessment is not sufficient to prove the outcome in greenfield areas and it is not “definitive answer”¹². While not critical to the assessment of PPC23 I note the following issues with Mr Colegrave’s assessment:
 - (a) The method used to estimate capacity is not clearly outlined in the supplementary evidence, and as such I am unable to review or confirm the numbers. For example Mr Colegrave applies,

² JWS Economics para [5](f), (h) and (i).

³ JWS Economics para [5](g).

⁴ JWS Economics para [5](a).

⁵ JWS Economics para [5](b).

⁶ JWS Economics para [5](e).

⁷ JWS Economics para [6].

⁸ F Colegrave Supplementary Statement 18 May 2026, para [8].

⁹ F Colegrave Supplementary Statement 18 May 2026, para [10].

¹⁰ F Colegrave Supplementary Statement 18 May 2026, para [13].

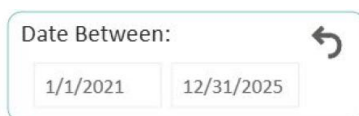
¹¹ F Colegrave Supplementary Statement 18 May 2026, para [17].

¹² F Colegrave Supplementary Statement 18 May 2026, para [17].

- (i) zone-specific minimum lot sizes and yields [10], but provides no detail on this key assumption or how they are defined. This lack of detail makes it impossible to establish whether his estimate is reasonable.
- (ii) there is no map provided of the areas covered in the capacity assessment and, as such, I am unable to confirm whether all greenfield areas have been included. Given the sizable gap between Mr Colegrave's "simple" assessment and the Council's detailed assessment, I suspect that land may have been incorrectly excluded from Mr Colegrave's assessment.

It is highly probable that the resulting supply estimate (2,835 lots) in the supplementary evidence is not accurate.

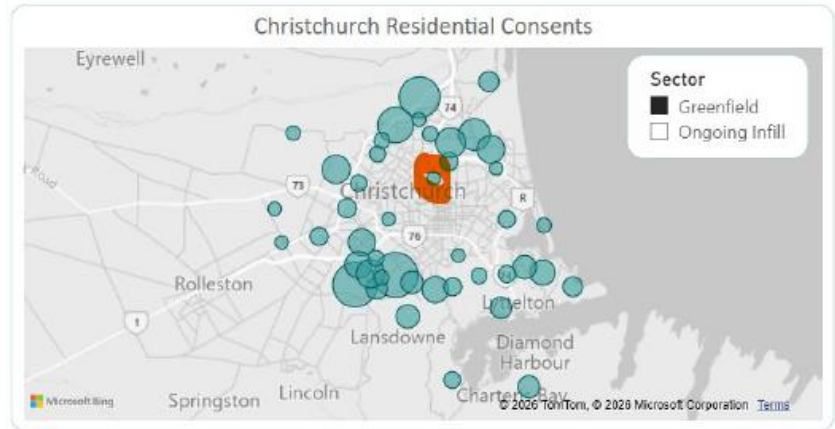
- (b) The demand is based on building consents data drawn from CCC website. I note three points about Mr Colegrave's demand assessment,
 - (i) Mr Colegrave's demand assessment covers five calendar years (i.e. 2021, 2022, 2023, 2024, and 2025), which is clearly shown in the date range in the screenshot of the website included in the supplementary evidence. Mr Colegrave has either incorrectly interpreted the data as covering 4.5 years or made a simple mathematical error. Specifically, 4,965 consents divided by 4.5 years results in an average of approximately 1,100 per annum, which is the figure he has adopted. However, the correct calculation is 4,965 consents divided by 5 years, which equates to an average of 993 per annum.



A screenshot of a date range selector interface. It features a label 'Date Between:' followed by two input fields containing the dates '1/1/2021' and '12/31/2025'. To the right of the second input field is a circular arrow icon, typically used for refreshing or resetting the data.

- (ii) Mr Colegrave's demand assessment includes building consents that are not greenfield, as is clearly shown by the dots in the inner parts of Christchurch on the map screenshot included in the supplementary evidence. These developments are located within built-up urban areas of Christchurch and therefore comprise either infill or redevelopment. For example, I have circled a dot in St Albans, a suburb that was developed many decades ago and contains no greenfield land. I consider that potentially up to 20%

of the demand adopted by Mr Colegrave is not greenfield.



- (iii) Mr Colegrave's demand assessment assumes that preferences for housing will remain constant. However, as I noted in the JWS there is a trend in urban development towards more intensification and less greenfield demand.¹³ This has occurred in all of the main Urban Environments in New Zealand. In my opinion it is likely that this trend will continue and demand for greenfield will drop further in Christchurch. I note that in the last 12 months that the raw greenfield consent number in the CCC website has dropped to less than 761 consents, which shows the trend is continuing.

I consider that taking these three points into account, demand is likely to be closer to, or even lower than, my indicative figure of 800 greenfield dwellings per annum used in my EiC. I reject Mr Colegrave's demand estimate of 1,100 greenfield dwellings per annum.

13. If Mr Colegrave's assessment were corrected to reflect the actual average of 993 per annum over five years, and then adjusted to remove 20% non-greenfield development, this would suggest a demand of approximately 795 dwellings per annum. If trends in housing preferences continue, which it has in the last 12 months, then it is likely demand would be even lower in the coming medium term.
14. However, I acknowledge that the potential supply of greenfield lots is likely to be lower than 7,800, because of uptake. Therefore, if demand preferences remain constant, there may be a shortfall in the coming medium term. But this outcome is by no means a certainty and, in my opinion demand preferences will continue to change, with uptake of

¹³ JWS Economics para [6](a)(ii).

greenfield land slowing. As such, any shortfall may not eventuate until the long term. I do not agree with Mr Colegrove's conclusion that there is 2.6 years of supply remaining and a shortfall.

15. There is only one point of disagreement recorded in the JWS, which is that the provision of 1.5ha of land for commercial activities would be efficient.¹⁴
16. I consider that there is agreement that the rule that caps floorspace at 3,000m² will be sufficient to ensure that impacts on other centres will be minimal.
17. Also, there is agreement between the economists, that given the local demand that development of the entire 3,000m² (within the cap) would not be required to meet local needs.
18. The difference of opinion relates to the efficiency of the land use outcome. Mr Colegrave consider that the unused land "can readily be converted"¹⁵ to residential. Conversely, I consider that this switching of land use is not costless, and would introduce unnecessary cost, time delay, administrative cost, and inefficiency. In my opinion, the provision of 1.5ha of commercial land will bake in an inefficient outcome to PPC23, which could be avoided by reducing the amount of land zoned for commercial activities.

CONCLUSION

19. There is considerable agreement between the economic experts on most aspects of PPC23.
20. Broadly, the economic benefits associated with PPC23 will be net positive, and as such rezoning is supported on economic grounds.
21. There may be a shortfall of greenfield supply in Christchurch City in the medium term (10 years). Regardless of whether that is the case or not, PPC23 can still be assessed on its merits within the NPS-UD framework.
22. Finally, I consider that the provision of 1.5ha of commercial land in PPC23 would not be efficient. This large amount of land is not required to meet the needs of the local residents in PPC23. I suggest that the commercial land (NCZ) in PPC23 be limited to less than 0.5ha of land. The additional 1ha

¹⁴ JWS Economics para [7].

¹⁵ JWS Economics para [7](a)(i).

could instead be directly zoned for residential activities, which would be more efficient and contribute to a well-functioning urban environment.

Date: 22 May 2026

Rodney George Yeoman, Economist, Formative Limited