

14 July 2022

To Silverwood Corporation Ltd c/o Julian Dawson

RE: Response to Hearings Panel Request Regarding Figure 1 of Summary Statement

This memo provides a response to the hearings panel request for additional information on Figure 1 in my summary statement. In particular, the panel has requested the same information be provided for Porirua District.

Figure 1 has been completed for the area that comprises each of the major city's main urban area. It should be noted that the District's that comprise each of these city's main urban area are not consistent, for example Auckland is comprised of one District whereas Christchurch City is comprised of three Districts. The analysis is therefore only able to be interpreted properly at the city level and comparisons between Districts and Cities are less relevant. Nonetheless, Figure 1 has been updated below to include Porirua District. This shows Porirua has 5 years of zoned and serviced land (under the assumption that 50% of demand is met in live-zoned serviced greenfield locations¹) and 4 years of zoned and serviced land (assuming 65% of demand is met in live-zoned serviced greenfield locations). Porirua has 10 parcels that make up the live-zoned serviced greenfield. I note that this analysis is not intended to meet the requirements of the NPS-UD rather is useful to show the general characteristics that lead to low priced housing.

Figure 1: Greenfield Development Land Supply for NZ Main Cities Revised

Particular	Christchurch	Hamilton	Tauranga	Auckland	Wellington	Queenstown	Porirua (50% GF)	Porirua (65% GF)
Zoned Land (hectares)	2,440	340	280	4,230	510	180	470	470
Zoned and Serviced Land (hectares)	2,200	170	180	2,720	150	140	90	90
Zoned and Serviced Land Dwelling Yield	35,200	5,600	5,580	49,400	2,400	2,180	1,325	1,325
Greenfield Annual Demand*	1,470	620	800	5,160	610	580	250	325
Years of Zoned and Serviced Land	24	9	7	7	4	4	5	4
Number of Parcels	1,090	40	20	370	70	20	10	10
Average Section Price	\$185,000	\$395,000	\$305,000	\$520,000	\$300,000	\$350,000	\$450,000	\$450,000
Average New House Price	\$570,000	\$770,000	\$725,000	\$935,000	\$900,000	\$910,000	\$960,000	\$960,000

Source: Auckland Council, Christchurch City Council, Hamilton City Council, Hutt City Council, Porirua City Council, Queenstown-Lakes District Council, Tauranga City Council, Wellington City Council, Urban Economics, Corelogic, Trademe

¹ Porirua City has not provided a strategic growth split between greenfield and infill, so the ratios of 50% and 65% greenfield have been applied as indicative scenarios.

Figure 2 provides the source data for the additional analysis in Figure 1. This is derived from the following Council documents:

- Porirua City Future Urban Zone Economic Overview, April 2022, Property Economics, Table 4 (greenfield land and dwelling yields).
- Porirua Council Water Network Map.

Figure 2: Greenfield Land Capacity Porirua City Council

Live Zoned Greenfield Areas	Land Area (Ha)	Total Housing Capacity	Infrastructure	Infrastructure Served Housing Capacity
Plimmerton Farms	384	2,000	No	0
Aotea	16	100	Yes	100
Silverbrooke (Blackdragon)*	22	113	Yes	113
Kenepuru Landing*	26	602	Yes	602
Ranui	4	60	Yes	60
Pacific Heights	4	75	Yes	75
Navigation Heights	5	69	Yes	69
72 Exploxtation Way and 5 Wheelhouse Lane	3	47	Yes	47
Stages 3 & 5 Brookside- Tradewinds Drive	3	32	Yes	32
47 and 49 Cleat Street	4	125	Yes	125
30,31,32 Adventure Drive	5	102	Yes	102
Total	474	3,325		1,325

Source: Property Economics, Porirua City, Urban Economics

* Partially developed, remaining capacity

Adam Thompson