

# PROPERTY **E**CONOMICS



**PORIRUA PDP HEARING**  
**PANEL QUESTIONS -**  
**ECONOMIC RESPONSE**

Client: Porirua City Council  
Project No: 52169  
Date: March 2023

20 March 2023

## ECONOMIC MEMORANDUM

To: Michael Rachlin

Principal Policy Planner

Porirua City Council

Email : Michael.Rachlin@porirucity.govt.nz

RE: Porirua District Plan Hearing Panel Queries and Response

### INTRODUCTION

This brief Economic Memorandum responds to Panel's questions regarding the residential capacity with the greenfield areas of Porirua and levels of employment in the Large Format Zone of Porirua's Central Area.

**Question 1: Please provide a consolidated dwelling supply table, including greenfield supply, and reconciled demand.**

In reference to paragraph 2.8 and Table 3 of my primary evidence the panel wished to know the total level of realisable capacity (following the reduction from QFM) including greenfield provision under the plan. Table 1 below outlines this. It is pertinent to note that this greenfield capacity includes Kenepuru Landing.

**TABLE 1: TOTAL REALISABLE RESIDENTIAL CAPACITY IN ZONE**

Realisable Capacity	Theoretical	Apartment	Standalone	Terraced	Total	% of Theoretical
Commercial Zones	15,235	1,174	515	319	2,008	13%
Residential	43,428	16	3,557	6,409	9,982	23%
Intensification Areas	85,787	1,012	2,733	4,615	8,360	10%
<b>Total</b>	<b>144,450</b>	<b>2,202</b>	<b>6,805</b>	<b>11,343</b>	<b>20,350</b>	<b>14%</b>
Greenfield	6,604		6,604		6,604	100%
<b>Total Including Greenfield</b>	<b>151,054</b>	<b>2,202</b>	<b>13,409</b>	<b>11,343</b>	<b>26,954</b>	<b>18%</b>

Source: Property Economics

Table 2 reconciles demand and realisable (QFM adjusted) capacity by typology.

**TABLE 2: COMPARISON OF DEMAND VS REALISABLE CAPACITY**

	Attached	Standalone	Total
Demand	3,075	10,903	13,978
Realisable Capacity	13,545	13,409	26,954
<b>Required Uptake</b>	<b>23%</b>	<b>81%</b>	<b>52%</b>

Source: Property Economics

## Question 2: Please advise the number of people working in the LFRZ

Table 3 illustrates the employment composition within the Large Format Zone which lies between the MCZ and the waterfront (i.e., just the LFRZ that Kainga Ora is seeking to rezone). The exact geospatial area for which this employment relates is shown in Appendix 1.

**TABLE 3: LFRZ EMPLOYMENT COMPOSITION (STATISTIC NZ EMPLOYEE COUNT)**

ANZSIC	2000	2022	22yr Growth
C - Manufacturing	70	25	- 45
F - Wholesale Trade	21	57	+ 36
G - Retail Trade	514	832	+ 318
H - Accommodation and Food Services	50	97	+ 47
J - Information Media and Telecommunications	100	0	- 100
K - Financial and Insurance Services	0	0	-
L - Rental, Hiring and Real Estate Services	0	3	+ 3
M - Professional, Scientific and Technical Services	3	15	+ 12
N - Administrative and Support Services	0	0	-
O - Public Administration and Safety	0	20	+ 20
P - Education and Training	342	270	- 72
Q - Health Care and Social Assistance	6	116	+ 110
R - Arts and Recreation Services	30	3	- 27
S - Other Services	6	0	- 6
<b>Total All Industries</b>	<b>1,142</b>	<b>1,438</b>	<b>+ 296</b>

Source: Property Economics, Stats NZ Business Demography Data

If you have any queries, please give me a call.

Kind Regards

Philp Osborne

Signed:



## APPENDIX 1

Figure 1 below shows the area for which the employment in Table 3 relates. In representing business information we are limited to capturing employment information from meshblocks, which is a Stats NZ defined geospatial area. As Figure 1 shows, the meshblock that covers the LFR zone between the City Centre and the waterfront covers all but the Harvey Norman building which is in a neighbouring meshblock. In this neighbouring meshblock is the Porirua Library building and an aquatic and recreation centre.

We decided it was therefore appropriate to capture all of the Retail Employment from Harvey Norman in this second meshblock and attribute it to the employment in the LFRZ. The employment from the library and aquatics centre is not incorporated into Table 3.

**FIGURE 1: PORIRUA LARGE FORMAT ZONE AND MESHBLOCK MAP**

