

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 69 to the Operative
District Plan: Lincoln South

and: **Rolleston Industrial Developments Limited**
Applicant

Summary of Evidence of Michael Copeland (Economics)

Dated: 22 November 2021

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SUMMARY OF EVIDENCE OF MICHAEL COPELAND

INTRODUCTION

- 1 My name is Michael Copeland and I am a consulting economist at Brown, Copeland and Company Limited. I have over 35 years' experience in the application of economics to various areas of business, infrastructure and resource management matters.
- 2 I set out below a summary of the key points of my evidence dated 4 November, 2021.
- 3 Over the period 2001 to 2021, the Selwyn District's population has grown 5 times faster than for New Zealand as a whole, more than 9 times faster than for Christchurch City and more than twice as fast as for the Waimakariri District. Projections for future population growth out to 2048 are for the Selwyn District's population to grow at an average annual rate of 2.0% per annum, as compared to 0.7% per annum for New Zealand as a whole, 0.6% per annum for Christchurch City and 0.8% per annum for the Waimakariri District. The Selwyn District has also had comparatively high rates of growth in employment and gross domestic product (GDP).
- 4 The residential development enabled by the proposed Plan Change will bring expenditure, incomes and employment opportunities for local businesses and residents within the Selwyn District and also Christchurch City businesses and residents. To the extent that the rezoning generates additional local employment opportunities for Selwyn District residents during the construction phase and subsequently as a result of greater population in the District, it will reduce their reliance on employment opportunities elsewhere in Greater Christchurch and therefore potentially reduce their commuting transport costs.
- 5 Plan Change 69 will bring economic benefits from encouraging greater choice and competition in residential land supply markets. The National Policy Statement on Urban Development 2020 (*NPS-UD*) places considerable emphasis on encouraging greater competition and overcoming imperfections in residential (and other land) development markets to help arrest declining housing affordability trends throughout New Zealand, especially those areas experiencing high rates of urban growth.
- 6 The Plan Change will not give rise to economic externality costs.
- 7 The additional housing development capacity that would be enabled by proposed Plan Change 69 will be significant, whether considered in the context of Lincoln or at a wider Selwyn District level. The proposed development of up to 2,000 dwellings represents up to

around 8.0% of the 25,070 existing dwellings in the District and up to around 69% of the existing dwellings in Lincoln.

- 8 The Plan Change is consistent with the economic wellbeing of people and communities and the efficient development and use of resources.
- 9 I am happy to answer any questions concerning my evidence.

Dated: 22 November, 2021

Michael Copeland