

**BEFORE AN INDEPENDENT HEARINGS COMMISSIONER AT  
SELWYN**

**IN THE MATTER OF**

Clause 21 of the First Schedule of  
the Resource Management Act 1991  
(Plan Change 75)

**AND**

**IN THE MATTER OF**

**YOURSECTION LIMITED**  
(Applicant)

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**SUMMARY OF EVIDENCE OF FRASER COLEGRAVE  
(ECONOMICS)**

Dated: 3 November 2021

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## **SUMMARY OF EVIDENCE OF FRASER COLEGRAVE:**

- 1 My name is Fraser Colegrave and I prepared a Statement of Evidence addressing economic effects on behalf of Yoursection Limited (the Applicant) dated 18 October 2021, in which my qualifications and experience are set out.

## **THE NEED FOR THE PLAN CHANGE UNDER THE NPSUD**

- 2 My evidence provided a detailed critique of the Council's latest assessment of dwelling supply and demand, as required under the NPSUD.
- 3 My assessment concluded that the Council is currently not meeting its NPSUD obligations over either the short-, medium-, or long-term.
- 4 This is both because the Council's estimates of demand for additional dwellings are inordinately low, while its estimates of likely capacity to meet that demand appear grossly overstated.
- 5 When the various issues that I identified are addressed to provide more reliable estimates of dwelling supply/demand, the district clearly faces significant supply shortfalls under the short, medium, and longer terms. Accordingly, additional land needs to be identified and rezoned as soon as possible to meet NPSUD obligations, and to enable the efficient operation of the local land market.

## **COSTS AND BENEFITS OF THE PLAN CHANGE**

- 6 Having concluded that the district faces significant, looming shortfalls in dwelling capacity (relative to likely demand), I then assessed the likely economic costs and benefits of the plan change.
- 7 Overall, I consider that the proposal will provide strong and enduring economic benefits. These include:
  - Providing a substantial, direct boost in market supply to meet current and projected future shortfalls within an area already identified by the Council as appropriate for development (i.e. the FUDAs).

- Bolstering land market competition, which helps deliver new sections to the market quicker and at better average prices;
  - Contributing to achieving critical mass to support greater local retail/service provision, including the community's vision for a renewed Rolleston Town Centre and improved public transport facilities/services; and
  - The one-off economic stimulus associated with developing the land and constructing the dwellings that will be enabled there.
- 8     Given the significant benefits of the proposed plan change, and noting the absence of any material economic costs, I strongly support it on economic grounds.
- 9     I am happy to answer any questions.

Dated: 3 November 2021

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Fraser Colegrave