

Greater Christchurch Urban Development Strategy

Report To: UDS Implementation Committee
Meeting Date: 30 August 2010
Subject: 2010 UDS Monitoring Update
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1. PURPOSE OF REPORT

The purpose of this report is to highlight key findings from the 2010 Monitoring Update. Previous updates were made in 2008 and 2009. The main focus of this Update is on recent change in Greater Christchurch settlement patterns.

However given the recent availability of updated long term projections relevant to the UDS (analysed in relation to proceedings bearing on appeals of RPS Plan Change No.1 (PC1)), the main points of these projections are also reported.

A presentation of findings will be made at the meeting providing greater context, figures and explanation of the main points shown below. The full report is forthcoming after final internal review.

2. THE REPORT

1996-2006

To provide context for monitored change in settlement patterns over the last five years to 2009/10, patterns established over the 1996-2006 period were assessed. These form a significant rationale for preparing the UDS and its subsequent implementation through PC1. Changes¹ over this time included:

- Population growth in Christchurch of 10%, in Selwyn by 48% and Waimakariri by 31% - overall 13% for the UDS area;
- More significantly, given the continuing decline in average household size, proportionately greater increases in occupied dwellings - by 14%, 62% and 37% respectively - overall 17%;
- By 2006 the usually resident population of Greater Christchurch reached 400,000 and the occupied private dwelling count 153,000²;
- In comparison, the centre city grew 16% in usually resident population and 26% in occupied dwellings - to reach 7,500 and 2,800 respectively;
- The inner suburbs of Christchurch increased by 7% in population to reach 62,000 and occupied dwellings by 9% to total 27,000;
- The outer suburbs and periphery of Christchurch increased in population by 26,000 (+11%) and +12,000 in occupied dwellings (+14%);
- These changes reflect the continuing dispersal of Greater Christchurch's population, with the various implications that brings. This combined with the low point in 2004 of a 24% household/dwelling increase

¹ Unless otherwise stated, references to Christchurch, Selwyn and Waimakariri are to the UDS Area parts of those territorial authorities.

² Note Statistics New Zealand's short term population estimates and long term projections cited in this report are based on the 'Estimated Resident Population' (ERP) definition which 'reassigns' persons back to their usual place of residence and accordingly includes all types of households in the base. By comparison the respective ERP numbers for the UDS Area in 2006 were 414,000 population and 163,000 households.

within the footprint of the existing area (Intensification) and 76% Greenfield growth - and the low totals and growth in inner areas compared with aspirations for the city centre in particular as a vibrant residential as well as business area - provided significant impetus for development of the UDS;

- Allied to this had been the pattern of 'job self sufficiency' - that is, the balance of local jobs to resident workers in the various zones of Greater Christchurch. While it is unrealistic for the outer zones of the UDS are to be wholly self sufficient it is the extent of the imbalance and the trend in it that is important as this gives rise to the complex cross commuting patterns and growing peak congestion in the wider city area;
- The census data to monitor this is not wholly satisfactory through non-reporting of workplaces. On a raw data basis only around 4 in 10 resident workers in Waimakariri and Selwyn District worked locally in 2006 - while at the other end of the continuum the city centre provided 10 times or more the number of jobs as resident workers;
- These ratios have not measurably changed over the 1996-06 period, but the actual volume of commuting workers has;
- It is important to note however the ratio varies considerably across the city as well - with the Northeast of Christchurch least self sufficient - over 35,000 resident workers but only around 12,000 local jobs. Such imbalances add cross- as well as to-city commuting flows to traffic congestion.

2005-10

Recent annual changes in population growth, building activity and employment change have been observed for the UDS area overall and its various sub areas and zones. Key points are:

- Estimated resident population growth over the 2005-09 five year period is a little over +5% for the UDS are as a whole - varying from +3-4% for the centre city and outer suburbs to +13 % for Waimakariri and Selwyn combined;
- Overall the rate of increase is more subdued than in the early 2000s and is consistent with Statistics New Zealand's "medium series' projection - noting that the growth model for UDS/RPS planning purposes utilises a medium-high population growth scenario (see below);
- The pattern of new residential unit consents issued over the five years March 2006-10 is one of buoyant activity for the first 2-3 years followed more recently by historically low levels of residential construction due to the recession and associated factors;
- These recent changes suggest household growth at below the medium variant household growth projection should they persist and indicates significant suppression of new household formation due to a range of economic and demographic factors;
- Certainly there is no short term indication to suggest review/modification is needed to longer term growth provision/allocation underpinning the UDS/RPS;
- The distribution of residential unit consent issues over this recent five year period is broadly just under 20% for the city-inner city areas , around 50% for the outer Christchurch areas and a third for Waimakariri- Selwyn;
- Overall in terms of the Intensification: Greenfield ratio, it has on the basis of consents for residential units (of all kinds) issued run at 36%: 64% over this five year period - which is the targeted ratio for the 2007-16 period under PC1. However this has relied more on incremental infill in the outer suburbs of Christchurch and city centre-inner city development has remained subdued;
- Employee counts for 2009 as compared to 2005 for business units located in the UDS area were only 2.3% more than five years earlier, indicating the level of impact of the recession and rise in unemployment;
- In the city centre-inner city employee numbers fell 3-4%; in the north and southwest of Christchurch they rose 13 and 10% respectively; and Waimakariri and Selwyn each increased by 9-10%;
- When considering the location of employment change by type of business area, industrial and other wider business area jobs fell by around 3%, nil net change occurred in retailing and office and other centres based employment grew by around 6%;
- Considering these location and type of business area changes there are contra trends to preferred UDS patterns of change to be considered.

2006-41

Earlier in 2010 Statistics New Zealand 'rebased' their 2006 base projections of population and household growth to the estimated position as at June 2009 allowing for demographic change over the preceding three years. This is relevant as a starting point for developing the preferred settlement pattern in the adopted UDS in 2007 was a projected level of UDS Area population and hence household growth to be accommodated. The detailed pattern was resolved through exercises such as the "Inquiry by Design" to arrive at a distribution intended to achieve UDS goals and objectives through the residential growth model that underpins instruments such as PC1. These initial projections were made in 2006.

The initial and updated projections by Statistics New Zealand utilise two dynamic computer models to simulate future size and composition of the population and household numbers and types allowing for a wide range of economic and social factors to influence the reasonable Low-Medium-High range of projected outcome considered through to 2041 and more indicatively to 2061. While the medium series projection remains the most likely demographic outcome, as indicated above for UDS/RPS purposes a medium-high scenario has been adopted for planning purposes - to provide, but not over provide for growth while not run the risk of gross under provision of services and facilities required by a growing UDS area population

Updated UDS area projections indicate:

- The medium-high updated household projections compared to four years previously for the 2006-26 period are 4% higher and those through to 2041 are 8% up;
- These increases arise mainly from Statistics New Zealand contemplating through their projection assumptions and results a wider Low-High range of outcomes than earlier projections suggested - so as to recognise greater uncertainty following the demographically exceptional 2001-06 period;
- However when recent short term change is considered, the UDS area as a whole appears to be tracking in growth at or slightly below a medium population/household growth path;
- Updated long term projections confirm the much talked about aging/structural change in the population flowing into household type change and which is now in evidence in earnest in the 2006-16 period;
- Over the 2006-41 period, while overall population growth of just under a third is suggested by the medium series 'most likely outcome' projections, increase in those aged under 60 years of around 10% is projected, while increases in excess of 100% may be anticipated for those aged 60+ years;
- Also over this period current projections indicate the number of couple only and one person households grows by two-thirds or more while those with children remains little different than at present, but that there is an overall 40% increase in household numbers;
- When considering the level of intensification recovery from its historic 2004 low apparently occurring; the level of planning preparedness through Structure/Area and Outline Development planning for targeted new residential growth areas now completed or occurring; and the structural change in household type to many more smaller childless households - it is concluded that the growth model as per the UDS/PC1 remains a prudent basis to continue to implement the UDS;
- Ongoing monitoring is important - the next opportunity to usefully update and review longer term projections against short term change will arise following the 2011 Census in 2012.

3. RECOMMENDATIONS

That the UDS Implementation Committee

1. *Receives this report;*
2. *Notes the recent changes observed and updated projections and the conclusions from them that the growth model underpinning the UDS and PC1 represent a prudent basis to continue implementation.*