

**BEFORE THE HEARINGS PANEL  
CHRISTCHURCH DISTRICT PROPOSED PLAN CHANGE 4**

**IN THE MATTER** of the Resource Management  
Act 1991

**AND**

**IN THE MATTER** of Proposed Plan Change 4 to  
the Christchurch District Plan:  
Short-Term Accommodation

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**SUMMARY OF EVIDENCE OF PHILIP MARK OSBORNE ON BEHALF OF THE  
CHRISTCHURCH CITY COUNCIL**

**18 OCTOBER 2021**

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**Christchurch City Council**

53 Hereford Street, Christchurch, 8011

PO Box 73016, Christchurch, 8154

Solicitor: Cedric Carranceja / Sophie Meares

Tel: 03 371 3532 / 027 460 6639

Email: cedric.carranceja@buddlefindlay.com / Sophie.Meares@ccc.govt.nz

1. My name is Philip Mark Osborne. I am an economic consultant for the company Property Economics Ltd (“PEL”), based in Auckland. The company provides property development, land use research and impact assessment services to both the private and public sectors throughout New Zealand.
2. I outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct in my evidence in chief (“EIC”), 27 August 2021.

### **Economic Report**

3. I was the principal author of the Property Economics report ‘*Economic Cost Benefit Assessment Plan Change 4*’, dated August 2021 that is attached to my EIC, 27 August 2021.
4. The key findings of the economic report included:
  - Assessment of potential economic impacts of Home Share Accommodation (HSA) in the Christchurch city context including impacts on;
    - Tourism spend;
    - Transactional costs;
    - Income;
    - Competition;
    - Flexibility of supply;
    - Location of visitor spend;
    - Housing volatility;
    - Equality;
    - Residential Affordability;
    - Equitable competition.
  - While each of these factors were likely to be impacted through HSA and its regulation, the extent of the impacts were found to be immaterial in relation to the overall economy and relativity to each other due in large part to the low proportion of the residential market (<1.5%), and the potential for alternative forms of supply.

- The report found that PC4, as it is currently represented, is likely to result in some economic costs and benefits with the overall net economic impact likely to be inconsequential.
  - While the net economic impact may be negligible, there were several recommendations on PC4, in terms of economic impacts, within the report regarding the 180 day limit and the geospatial distribution of HSA that have the potential to reduce specific economic costs or improve specific economic benefits.
5. My key conclusion from the August 2021 report remains that there is not a compelling economic rationale for PC4.

**Joint Witness Statement**

6. Following on from the submission of the Property Economics report and my accompanying evidence, I undertook joint witness conferencing with the economic expert for AirBnB, Ms Hampson.
7. Overall, there was agreement regarding the findings of the economic report outlining the potential economic impacts of PC4. Additionally, there was agreement that the retention of discretionary and non-complying status under PC4 was likely to be inefficient with regard to economic matters.

18 October 2021



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Philip Osborne