

Dear [REDACTED]

Thank you in waiting for our response. You asked:

I am requesting a copy of all of the interviews conducted by the Christchurch City Council with housing developers for the Greater Christchurch Housing Development Capacity Assessment, published on 30 July, 2021. I am expecting all official information and records of these interviews, which are mentioned in the assessment.

Note: I would ideally like the developers being interviewed to be identified. If this is not possible due to privacy, I believe that this is not a valid ground to completely refuse my request. In this scenario, I expect all of the information can be released with appropriate redactions in place to protect the developer's privacy.

After careful consideration we are refusing your request for copies of the interviews under the following section of the Local government Official information and Meetings Act (1987) LGOIMA:

- 7(2)(c)(i) – to protect information which is subject to an obligation of confidence, where the making available of the information would be likely to prejudice the supply of similar

It was explicitly stated to the interviewees that their responses would not be made public.

In the Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

However, we would like to advise the following:

The National Policy Statement on Urban Development requires us to engage with the development sector to inform our decision making under it.

As part of our assessment of demand and supply for residential development in the City, we (as part of the Greater Christchurch Partnership) sent a survey to more than 100 developers and/or significant landowners seeking their views on:

- Demand and supply of land for residential and business development within the Greater Christchurch area which includes Christchurch City, and parts of Waimakariri and Selwyn Districts.
- Any supply issues or any other barriers to development.
- Their development intentions and possible timing of these.

It was clarified in the correspondence to these parties that the supplied information would help:

- identify market demand for different areas, and assess housing and business development capacity.
- inform our ongoing planning and growth assessments for Christchurch city and townships within the Greater Christchurch area, including the Greater Christchurch Housing and Business Capacity Assessment and Councils' Intensification Plan Change, as required under the National Policy Statement on Urban Development 2020.

As a follow up to this survey, to clarify survey responses and plug gaps (where they did not fill in the survey) we asked to speak to the top six developers (in terms of number of units delivered) in person.

Some high level comments were included in Council's recently published Housing Capacity Assessment at page 11 as follows:

In addition to the survey, Christchurch City Council held interviews with the most prominent multi-unit developers. Two main questions asked were:

- Why are you choosing to develop in the areas you currently do and with your current typologies and;
- If the District Plan was not an impediment, where would you choose to develop, what would you like to build and why?

Whilst there were varied responses largely in response to their current development models, some consistent feedback included:

- Preferred location to develop was the central city and inner city suburbs and any area with good street appeal and close proximity to amenities.
- St Albans, Edgeware, Spreydon, Papanui, Riccarton, Waltham, University surrounds, Merivale were the most commonly cited preferred areas to develop.
- Existing (large site sizes) were important as they enabled redevelopment without site amalgamation.
- The RMD zone (and zone provisions) were the most favoured locations by developers, in preference to the RSDT zone.
- Areas not seen as so desirable to develop, despite plan enablement were Hornby and Linwood.

In regard to housing typologies:

- Two to three storey townhouses remained the preferred typology, due to strong market demand and next comparative offer to the three-bedroom detached dwelling that can be acquired in suburban and greenfield developments for a similar price.
- General consensus was that the local market was not ready for apartment typologies due to lower land prices, the additional development costs of 4+ stories and low buyer demand.
- Buyers still demand private amenity space, freehold title and car parking spaces (other than for the investor client (where it was not so important)).

You can find the Greater Christchurch Housing Development Capacity Assessment [here](#)

Kind regards,

Ana Macadie

Information Advisor

Official Information Team