

Private Plan Change 95: Addendum to evidence of Kevin Counsell

13 November 2024

1. In my Statement of Evidence dated 24 October 2024 I reported the results of my assessment of demand for housing in Pongakawa, of 137 households in the next 5 years and 266 households in the next 10 years (at paragraph [49] and Table 1).
2. These results were based on an average household size for the Pongakawa SA2 of 2.8 people per household. This 2.8 people per household figure is from Statistics New Zealand's projections for the average household size in the Pongakawa SA2, over the 5 and 10 year time periods of my analysis.
3. Mr Fraser Colegrave's Summary Statement of Evidence (dated 13 November 2024) notes that 2023 Census data shows an average household size in the Pongakawa SA2 of 3.18 people per household (see Table 1 of Mr Colegrave's evidence).
4. If I were to update my calculations using the average household size of 3.18 as noted in Mr Colegrave's evidence, I calculate that demand for housing in Pongakawa would be 121 households in the next 5 years and 234 households in the next 10 years. While these numbers are lower than my original results, they still indicate a shortfall in housing capacity, which PC95 goes towards meeting.
5. I note, however, that I remain of the view that the 2.8 people per household figure in my Statement of Evidence is appropriate to use to assess demand. This is because the demand assessment is a forward-looking analysis, and therefore it is more appropriate to use future projections rather than historic Census data. I therefore consider that the most appropriate results for housing demand in Pongakawa are the 137-266 household results.