

Technical Memo

To:	Dargaville Racing Club c/o Sarah Shaw	From:	Fraser Colegrave
Date:	Thursday, 8 June 2023	Page:	1 (including this page)
Subject:	Additional Vacant Capacity in Dargaville		

Sarah,

Thank you for contacting me about this matter. The purpose of this memo is to respond to additional vacant capacity recently identified on Ranfurly Street, which was not captured in our analysis.

Context

We recently provided a detailed analysis of PC81 against the National Policy Statement for Highly Productive Land (NPS HPL). Amongst other things, this involved identifying and quantifying capacity on vacant sections in the existing urban area. Following the completion of that work, we were made aware – via submitters – of land on Ranfurly Street (known as the Ranfurly Street development) that does not appear to be included in our analysis.

I confirm that the land in question was not included in our assessment, evidently due to a disconnect between the Core Logic data used in our report and the district's zoning file. We apologise for that oversight, but confirm that it does not affect our conclusions. Our reasoning is set out below.

Likely Yield from Ranfurly Street Development

Venessa Anich, the planner for PC81, informed me that the residentially zoned portion of this site spans approximately 1.48 hectares. Subtracting (say) 25% for roads and reserves etc, this leaves about 1.11 hectares for residential dwellings. Dividing that by the minimum lot size of 600m² gives a maximum potential yield of 18 dwellings.

Impacts on Our Analysis and Conclusion

Our analysis identified a shortfall of 312 dwellings over the short-medium term. Once the potential yield from the Ranfurly street development is included, this reduces to a shortfall of 294 dwellings. This change has no material impact on the conclusions reached in our report, with PC81 still satisfying all three limbs of clause 3.6(4) of the NPS HPL test from an economics perspective.

I trust this memo provides all the information that you need for now, but please let me know if you need anything further.

Sincerely,



Fraser Colegrave
Managing Director
Insight Economics Limited

Building Consents 2022 Dargaville

SiteAddress	Description
45 Station Road Dargaville	New dwelling
15 Sampsons Way Dargaville	New Dwelling. Council WW
5 Clearview Close Dargaville	New 5 bedroom dwelling with attached single garage Amendment 1: Retaining wall and driveway amendment.
4 Sampsons Way Dargaville	Construct 3 Bedroom Dwelling with Double Garage - Council WW
101 Sills Road Arapohue Dargaville	New Relocated Dwelling. Onsite WW
18 Sampsons Way Dargaville	New Dwelling, Council WW
3 Sampsons Way Dargaville	Construction of a 4 Bedroom Dwelling with Attached Double Garage
159 Awakino Road Dargaville	New Dwelling. Council WW
76 Murdoch Street Dargaville	New Dwelling. Council WW
127 Ranfurly Street Dargaville	Construction of a Five Bedroom Dwelling with Double Garage Amendment 1: Revise piles to Engineers specific driven timber design under Raft slab
46C Parore Street Dargaville	Relocatable 2nd Hand Dwelling Amendment 1: Change of building position & floor level
14 Sampsons way Dargaville	4 Bedroom New Dwelling. Council WW
76B Murdoch Street Dargaville	Construction of a 5 Bedroom Dwelling with Double Garage Council WW
76A Murdoch Street Dargaville	Construction of a 5 Bedroom Dwelling with Double Garage Council WW
129 Ranfurly Street Dargaville	Construction of a 4 Bedroom Dwelling with Double Garage Council WW Amendment 1: Revise piles to Engineers specific driven timber design under Raft slab

TOTAL**17**

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Fraser Colegrave

Founder & Managing Director

Areas of Expertise

- Plan changes & resource consents
- District plan reviews
- Retail impact assessments
- Development contributions
- Expert witness services
- Market supply/demand studies
- Economic impact assessments
- Input output tables

Education

- BCom (1st-class honours) from the University of Auckland
- Post-Graduate Scholarship in Economics
- Senior Prize in Economics
- Annual Prize in Economics
- Economics Tutor of the Year

Fraser is a highly-accomplished consultant with 24 years commercial experience, who has successfully completed more than 500 projects across a wide range of sectors. He is a trusted advisor to dozens of long-term clients and, as one of New Zealand's leading economic experts, has helped clients gain planning permission for hundreds of projects and developments worth more than \$20 billion. Fraser is widely-recognised as New Zealand's leading economic authority on local infrastructure funding, and also regularly appears as an expert witness on a range of economic matters before various judiciaries all the way up to the High Court of New Zealand.

Before founding Insight Economics, Fraser was previously a founding director of another economics consultancy – Covec – for 12 years. Prior to that he worked as a senior analyst at McDermott Fairgray, and has also held positions as a senior service strategist for the Ministry of Health, the NZ managing director of a medical technology company, and as a software developer for a boutique firm in Auckland.

Danielle Chaumeil Senior Analyst

Areas of Expertise

- Market supply/demand studies
- Retail impact assessments
- Financial modelling
- Economic impact assessments
- Economic research & analysis
- Creative problem solving

Education

- Bachelor of Commerce/Finance, Macquarie University, Sydney
- Bachelor of Design in Architecture, University of Sydney
- Dean's List of Excellence in Academic Performance
- International Exchange Outbound Scholarship

Danielle is a highly-skilled financial analyst with more than 10 years' commercial experience. She has an outstanding ability to critically analyse information and communicate complex ideas to a wide range of internal and external stakeholders in easily readable reports and presentations. She recently returned to University to complete a degree in architecture (with distinction), which has proven to be an excellent addition to the team's skills given our strong focus on property development.