

Greater Christchurch Partnership Committee Briefing



Friday 11 August 2023, 9am – 12pm

Council Chambers, Environment Canterbury, 200 Tuam Street, Christchurch



GCP Committee members	Greater Christchurch Partnership Independent Chair Jim Palmer
	Mana whenua Dr Te Maire Tau, Jane Huria, and Gail Gordon
	Christchurch City Council Mayor Phil Mauger, Councillor Victoria Henstock and Councillor Sara Templeton
	Waimakariri District Council Mayor Dan Gordon, Deputy Mayor Neville Atkinson, Councillor Niki Mealings
	Selwyn District Council Mayor Sam Broughton, Councillor Nicole Reid and Councillor Lydia Gliddon
	Environment Canterbury Chair Peter Scott, Councillor Grant Edge, Councillor Vicky Southworth
	Health Member be confirmed
Waka Kotahi, New Zealand Transport Agency (Non-Voting Member) James Caygill	

Item	Page	Lead	Time
1. Karakia - Timatanga	3	Chair	9.00am
2. Apologies	-	Chair	9.05am
3. Greater Christchurch Joint Housing Action Plan	4 - 199	Tracy Tierney, Lucy Baragwanath	9.10am
4. Draft Greater Christchurch Spatial Plan update	200 - 202	Tracy Tierney	10.10am
5. Greater Christchurch Transport Programme update	203 - 220	Jesse Burgess	10.20am
6. Karakia – Whakakapi	3	Chair	10.45am
Next GCP Committee: Friday 8 September 2023			

KARAKIA MŌ TE TĪMATATAKA

OPENING INCANTATION

Tūtawa mai i runga	I summon from above
Tūtawa mai i raro	I summon from below
Tūtawa mai i roto	I summon from within
Tūtawa mai i waho	and the surrounding environment
Kia tau ai te mauri tū, te mauri ora ki te katoa	The universal vitality and energy to infuse and enrich all present
Haumi e, hui e, tāiki e	Unified, connected and blessed

HE KARAKIA WHAKAIRI I NGA KŌRERO

CLOSING INCANTATION

Ka whakairia te tapu	Restrictions are moved aside
Kia watea ai te ara	So the pathway is clear
Kia tūruki whakataha ai	To return to everyday activities
Kia tūruki whakataha ai	
Hui e, tāiki e	Enriched, unified and blesses



To	Greater Christchurch Partnership Committee
From	Lucy Baragwanath, Principal Strategic Advisor, Greater Christchurch Partnership
Meeting Date	11 August 2023

Briefing Paper: GCP Joint Housing Action Plan

Purpose

1. To provide a briefing for the Greater Christchurch Partnership Committee to inform discussion of the scope of a Joint Housing Action Plan.
 - PART A – Summary
 - PART B – Context
 - PART C – Defining the issue and the tools available to tackle housing affordability
 - Part D – Identifying where the GCP collectively can add value.

Part A Summary

1. In September 2022 the GCP resolved to progress a joint housing action plan. While partners continue to focus on their respective activities and priorities, GCP has not made the progress it hoped to.
2. Relative housing affordability continues to worsen as inflation and interest rates continue to rise.
3. Demographic change exacerbates unaffordability, with an ageing population and strong growth in the number of one and two person households. Māori and Pacific peoples are disproportionately impacted.
4. The latest figures from MSD showed 2411 applicants on the combined MSD Housing and Transfer Registers in Greater Christchurch¹.
5. The Te Waipounamu Community Housing Providers' July 2023 report identified over 800 adults and 700 children experiencing actual or transitional homelessness, most of whom are housed and supported by CHPs².
6. Housing affordability is a priority for the three territorial authority Partners individually. Each has its own approach using the tools available, as providers, regulators, enablers and advocates, including such mechanisms as:
 - o Deferred settlement in the disposal of council land
 - o Long term leases
 - o Sales at subsidised values
 - o Planning tools (such as inclusionary zoning)
 - o Financing assistance
 - o Rebates or grants towards consenting costs
 - o Development contribution regimes.
7. Kāinga Ora is active across the housing continuum and has a range of tools in the provision of public housing and related services, assisted rental and supporting home ownership.

¹ <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing>

² Te Waipounamu Community Housing Providers Network, July 2023. Data for this paper is drawn from MSD, Housing First Ōtautahi and the following CHPs: Christchurch Methodist Mission, City Mission, Cobham Trust, Comcare, Emerge Aotearoa, LinkPeople, Ōtautahi Community Housing Trust, Salvation Army, Te Whare Hauora, YWCA and VisionWest. The data offers a snapshot of the situation in February 2023.

8. MHUD provides a range of funding and financing mechanisms. Its view is that Greater Christchurch is well-served compared with other areas in the provision pipeline of public housing. In the near term, further investment is unlikely to rank as a national priority.
9. The CHPs point to the growing demand for affordable housing in addition to the need for emergency and public housing.
10. Mana whenua call for a sub-regional approach to housing to achieve outcomes at scale, and express fatigue at small-scale piecemeal engagement.
11. The Canterbury Mayoral Forum is scoping housing need across the region. Any action from the GCP must be complementary.
12. A gap remains in the provision of quality, market affordable housing – both rental and ownership – where levers are limited and there is more risk. While there is demand for lower cost housing, this is not being built.
13. The Senior Officials supported the formation of a working group of appropriate experts from relevant agencies to define the scope of joint action where the GCP collective can add value in addition to the work of individual partners.
14. This briefing is intended to enable the GCPC to discuss how to progress with the joint housing action plan, what role the GCP should play, and where this sits in terms of priority for the overall GCP work programme.

PART B – Context

1. Housing affordability has long been recognised as a critical issue for the GCP to tackle.
 - a. In 2018 *Our Space* signalled the need for a draft action plan to address housing affordability in Greater Christchurch.
 - b. Significant background work was undertaken and two comprehensive reports commissioned:
 - i. Community Housing Aotearoa (2020), *GCP Social and Affordable Housing Action Plan Report* (Attachment A)
 - ii. The Urban Advisory (2021/22), *GCP: Innovators in Affordable Housing* (Attachment B). This report provided a strategic roadmap to inform the development of a joint housing action plan. It concluded that:
The responsibility now lies with the GCP organisations to take ownership of and to implement the Roadmap and supporting recommendations. Importantly, the GCP organisations need to ensure that this work programme has the appropriate funding and the mandate to deliver on the Roadmap (TUA 2021/22, p. 19).
2. The GCP on 9 September 2022 received the TUA report and resolved:
 - i. *“that the Greater Christchurch Councils, working in partnership with central government and other partners, will take forward a collective approach, led by the Christchurch City Council, to agree the specific actions where collective effort will accelerate the provision of affordable housing over the next 12 months... The partners will use the report (Attachment [B]) to inform this action [see Figure 1 above].*
 - ii. *Note the GCP will secure funding the development of the Kāinga Nohoanga Strategy.*
 - iii. *Note that partners expect the joint work programme resulting from the Greater Christchurch Spatial Plan to include joint actions on accelerating the provision of social and affordable housing. As the Spatial Plan and Kāinga Nohoanga strategy development progresses, consideration will be given to how collective action to address housing needs to close the gap is integrated into the joint work programme of the Whakawhanake Kāinga Committee resulting from these two pieces of work.*
 - iv. *Note that dedicated resourcing is required to progress this programme of work.*
 - v. *Note that the Greater Christchurch Councils, working in partnership with central government and other partners, will take forward a collective approach, to close the gap by:*
 1. *Supporting more public housing to be built.*
 2. *Complete a joint strategy on the issues of homelessness, emergency and transitional housing.*

3. CCC was charged with leading the development of this workstream, and initial funding was provided. Due other priorities no progress has been made, except that funding was secured for the development of the Kāinga Nohoanga Strategy.
4. Our Crown colleagues did not support all aspects of the proposal put forward by the Secretariat for the formation of a 'Social and Affordable Housing Action Plan', as it in their view did not reflect the full housing continuum.

PART C – Defining the issue of housing affordability in Greater Christchurch

5. Looking in from the outside, clear problem definition is needed for the Partners to make progress.
6. The 'Social and Affordable Housing Action Plan' was the terminology used in the officer briefings in 2021 and 2022. This conflates two concepts that need to be treated independently, even if they are related. To clarify:
 - a. Social housing: Can be defined as households who are in Kāinga Ora, local authority and third sector housing (Mitchell, 2021, p.20³).
 - b. Public Housing: The term used by Kāinga Ora and MHUD is Public Housing: "a vital part of the social system providing individuals and whānau with a stable, affordable place to live" (MHUD Public Housing Plan 2021⁴). Public housing is state-owned rent-subsidised housing managed by Kāinga Ora or Community Housing Providers. To reduce confusion, we could avoid using the term 'social housing'.
 - c. Affordability: This is a relative concept. Comparing the ratio of income to house prices, housing in Christchurch has remained relatively more affordable than in Auckland and Wellington⁵, but affordability is decreasing, reflecting a combination of factors:
 - i. Between 1991 and 2021, house sale prices increased at over twice the rate as household incomes (Mitchell, 2021, p.4).
 - ii. Relative affordability continues to worsen as inflation and interest rates continue to rise. Nationwide in the year to June 2022, 1 in 4 households renting were spending more than 40% of their disposable income on housing, compared with 1 in 5 households that were paying a mortgage (Stats NZ, 2023⁶).
 - iii. The impact is differentially felt, for example the number of people aged 65 and over is expected to increase faster than other age groups, leading to strong growth in the number of one and two person households (Mitchell, 2021), increasing the vulnerability of GC's ageing population (TUA, 2021/22).
 - d. Affordable Housing: Affordability also relates to the proportion of income spent on rent or mortgage and other essential household costs. A common definition is that to be 'affordable', households should spend no more than 30% of their gross household income paying rent or servicing the mortgage (Mitchell, 2021).
 - e. Housing stress: This refers to households paying more than 30% of gross household income in rent or mortgage costs (TUA 2021/22). It should be noted that for some households spending more than 30% of household income on housing costs is manageable/affordable.
 - f. Diverse affordability: Where all households are able to spend less than 30% of their incomes on housing costs (TUA 2021/22).
 - g. The expression 'housing affordability' spans the full spectrum of housing from emergency through public and on to fully private, but it is clearly a relative concept.

³ Mitchell, I, Livingston and Associates Ltd, 2021, *Research Report: Housing Demand and Need in Greater Christchurch*, prepared for Environment Canterbury.

⁴ <https://www.hud.govt.nz/our-work/public-housing-plan/>

⁵ <https://www.christchurchnz.com/news/why-christchurch-is-still-nz-s-most-affordable-major-city#:~:text=Christchurch's%20housing%20affordability%20ratio%20at,is%20the%20second%20most%20affordable.>

⁶ <https://www.stats.govt.nz/news/housing-affordability-more-challenging-for-renters-than-homeowners/>

Quantifying the extent of the problem – is a Joint Housing Action Plan still needed?

7. In general terms housing in Christchurch is viewed as more affordable than in other centres, however not only is affordability decreasing generally (see above), a critical need for housing exists.
8. In March 2023 on the MSD Housing and Transfer Registers combined, there were 2,411 applicants in Christchurch City, 69 in Selwyn and 111 in Waimakariri. While the quantum of demand is vastly higher in Christchurch compared with the other TLAs, the proportional increase in Selwyn and Waimakariri is still notable. It is difficult to disentangle cause from effect – the demand could reflect the lack of supply in Selwyn or Waimakariri. While the needs of some applicants on the public housing register may be able to be met through other mechanisms than via public housing, the Housing and Transfer Registers remain an important indicator of the need for housing.

Table 1: housing and transfer register applicants (compiled from MSD data, March 2023⁷)

	March 2018	March 2023	% increase in demand
CCC	723	2435	237%
SDC	18	69	283%
WDC	42	111	164%

9. The Te Waipounamu Community Housing Providers Network 2023 produced a collective report in July 2023: *Closing the Housing Gap in Greater Christchurch*⁸(Attachment D). Their research indicates that GC is facing a significant challenge to build enough affordable homes to cater for its population now and over the next three decades:
 - a. Over 800 adults and 700 children are experiencing actual or transitional homelessness, most of whom are housed and supported by Community Housing Providers.
 - b. CHPs in GC are currently providing 1116 affordable housing units, 1422 public housing places and 1982 leased places, and planning to deliver around 300 public or affordable housing units over 3 years.
 - c. Looking beyond emergency and transitional housing and considering demographic change, by 2048, 40% of retirees will be renters.
10. The TWCHPN concludes that collaboration between local government, central government and CHPs is essential to close the housing gap (TWCHPN 2023: 2). They are keen to participate in a holistic approach to addressing housing need, alongside the GCP partners.
11. The Canterbury Mayoral Forum is initiating an investment logic mapping exercise to address housing need across Waitaha. We will ensure that any work undertaken by the GCP is complementary.
12. Consistent with the 30-year view of the GCSP, a long-term view of the pipeline of housing provision and need is needed to understand the gap and the relationship between demand and supply. The housing continuum is a helpful tool to identify where the market is underdelivering and where the GCP partners can intervene across the continuum, individually and/or collectively, to increase the supply of the right houses in the right places (see Figure 1 for the concept diagram and Figure 2 for its application to Greater Christchurch).

⁷ <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing>

⁸ Te Waipounamu Community Housing Providers Network, July 2023. Data for this paper is drawn from MSD, Housing First Ōtautahi and the following CHPs: Christchurch Methodist Mission, City Mission, Cobham Trust, Comcare, Emerge Aotearoa, LinkPeople, Ōtautahi Community Housing Trust, Salvation Army, Te Whare Hauora, YWCA and VisionWest. The data offers a snapshot of the situation in February 2023.

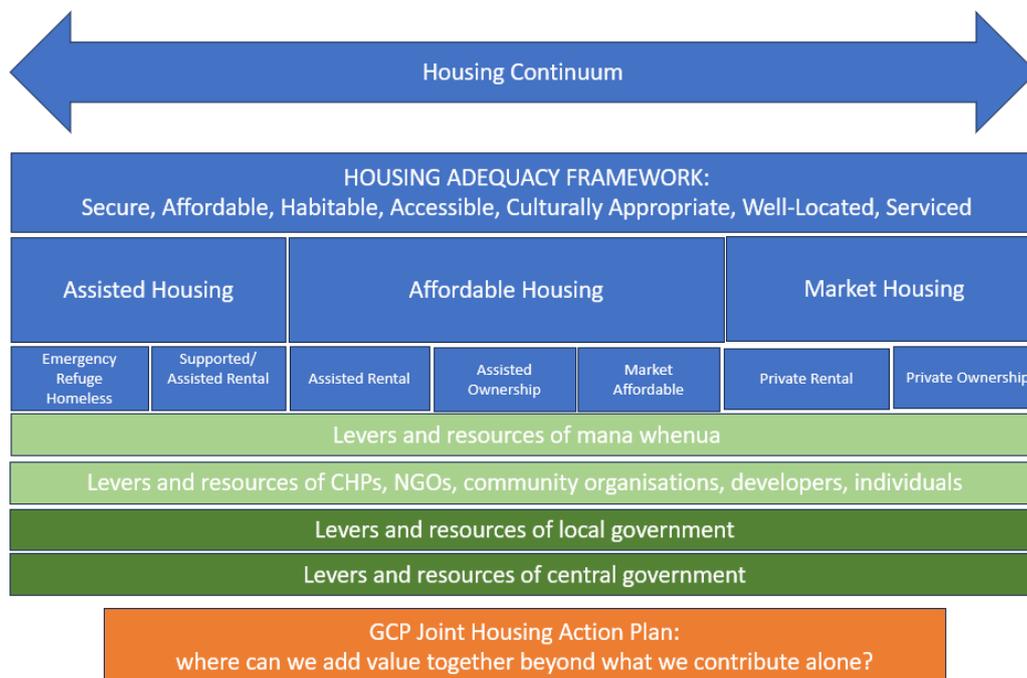


Figure 1: The Housing Continuum – where can we add value? (Based on Our Space 2018)

Figure 1.5: Housing Continuum in 2018 and 2020



Figure 2: Need across the Housing Continuum in 2018 and 2020 in Greater Christchurch (Mitchell 2021, p. 12)

Part D – tools and mechanisms available to the GCP Partners

- The Partners have a variety of responsibilities, resources and levers which can apply at different points in the continuum, in terms of public housing, or to housing affordability more generally. These aspects are considered below, so as to then consider the collective potential of the GCP to realise the outcomes articulated in GC2050 and the GCSP.

Mana Whenua

- Mana whenua have confirmed in July 2023 that housing is a priority so would like to see a joint housing action plan developed and implementation commenced as soon as possible, including but not restricted to the development of the Kāinga Nohoanga Strategy.

15. At the Senior Officials meeting, mana whenua expressed capability and capacity engagement fatigue, and called for an overarching plan for Greater Christchurch to identify opportunities to engage effectively and at scale to get good outcomes.

Central government agencies

16. Our Crown partners recognised at SOG the regulatory, finance and funding complexity and undertook to provide a joint A3 schematic to clarify what support is available from central government to boost housing affordability.
17. Te Tūāpapa Kura Kāinga/the Ministry of Housing and Urban Development (HUD) is the government's primary advisor on housing and urban development. It works with Kāinga Ora, community housing providers, iwi and Māori, builders and developers, central and local government, and others to crucial funding, programmes, products and services that improve the supply of housing, in particular more affordable housing⁹, within the framework provided by the Government Policy Statement of Housing and Urban Development, the Public Housing Plan, Medium Density Residential Standards and the National Policy Statement on Urban Development. 1000 new homes will be delivered by June 2024, double what was set out in the funding plan. At this stage no further support is anticipated, given the need elsewhere in New Zealand.
18. Kāinga Ora leads and coordinates integrated urban development programmes that provide a mix of public, affordable and market housing, and play an essential role in tackling the Government's key priorities of ending homelessness and making houses more affordable. It also owns or manage over 69,000 properties across New Zealand and provides high quality homes to over 187,000 people in the greatest need, for the duration of their need, alongside supporting the government's priorities in the supply of emergency and transitional housing. It also facilitates home ownership and improves housing affordability through the delivery of a range of financial products¹⁰ across the housing continuum (figure 3).



Figure 3: Role of Kainga Ora across the housing continuum (KO, 2023)

Territorial Local Authorities

19. Each of the TLAs has a different set of drivers, responsibilities and contributions in relation to housing, reflecting their very different history, development, demand, politics, demographics, and geography, as provider, regulator, enabler/incentiviser, and advocate. They can use these tools in different ways to stimulate housing supply to influence market delivery or overcome market failure, for example as:
 - a. Provider – owner of community housing, redevelopment of existing land/assets, disposal of surplus land, on-lending finance using borrowing capacity;
 - b. Regulator – ensuring the right housing is encouraged in the right places (through the District Plan and GCSP);
 - c. Enabler/incentiviser – facilitating partnerships, making better and more efficient use of public land, offering supply side incentives and supporting CHPs;
 - d. Advocate of change – in support of housing diversity, supporting public housing investment, and working better with the private sector.

⁹ <https://www.hud.govt.nz/about-us/who-we-are/>

¹⁰ <https://careers.kaingaora.govt.nz/about>

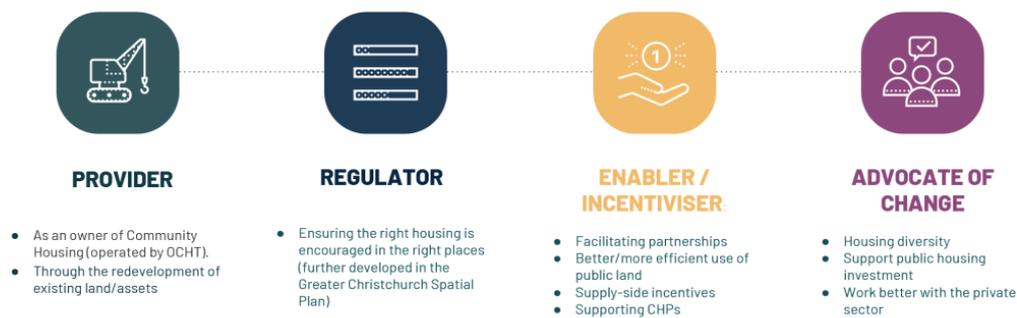


Figure 4: The various roles of Council in delivering on the housing policy (TUA, 2021-22).

20. Christchurch City Council:

- CCC adopted a Housing Policy in 2016¹¹ to guide decisions and support collaborative action across the continuum of social, affordable and market housing to achieve the policy vision that all people in Christchurch have access to housing that is secure, safe, affordable, warm and dry.
- A Community Housing Strategy 2021-31 was adopted with the vision of community housing as a foundation of housing and wellbeing in Ōtautahi Christchurch¹².
- In 2016 the Ōtautahi Community Housing Trust was formed to create a sustainable model for its social housing portfolio. The management of 2300 units was passed to the OCHT which was capitalised with \$50M in land and social housing¹³. OCHT provides community rental housing, links tenants to services that help to sustain tenancies, manages a property portfolio (both CCC's and externally), and builds new community homes. OCHT is a registered Community Housing Provider.
- CCC has disposed of land to Kainga Ora, OCHT, and notifies Community Housing Providers of surplus land. It has also used its borrowing capacity to on-lend to OCHT, de-risking the investment by tying it back to supply contracts.

21. Selwyn District Council

- SDC owns various properties within the Selwyn District including land (including gravel reserves and forestry blocks) and residential dwellings, including a few pensioner and rental properties which are independently managed¹⁴.
- SDC has used other levers to try to improve affordability where the market is not delivering, including working with central government using the provisions of the Housing Accord and Special Housing Areas Act 2013 (HASHA)¹⁵. The Selwyn Housing Accord was introduced in 2015 to enable subdivision and development of housing in suitable priority areas, and three areas were developed accordingly.
- It is exploring other ways to use the tools at its disposal to collaborate with other entities.

22. Waimakariri District Council:

- WDC owns and operates 112 elderly housing units with a growing waitlist is growing for affordable housing for one- or two-person householders.
- In August 2023, WDC adopted a Housing Policy¹⁶ which considers how Council can play a bigger role in helping to address housing constraints across the district.
 - The scope covers initiatives that enhance the quality, quantity, affordability and accessibility of housing across the district and across the full housing continuum... While Council cannot by itself meet every single community housing need, through the*

¹¹ <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/strengthening-communities-policies/housing-policy/>

¹² <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Community-Housing-Strategy-FINAL-WEB.pdf>

¹³ <https://www.ocht.org.nz/about/about-ocht/>

¹⁴ <https://www.selwyn.govt.nz/property-And-building/rental-properties>

¹⁵ <https://www.selwyn.govt.nz/property-And-building/planning/special-housing-areas>

¹⁶ <https://letstalk.waimakariri.govt.nz/housing>

continuum, it is able to identify where housing barriers exist and what options, resources and or agencies are best placed to help resolve them. The focus of Council's efforts will be on initiatives that help address housing needs of families and individuals on lower incomes and to those that otherwise face barriers to finding appropriate housing (WDC 2023, p.2).

- c. The policy considers options available across all four roles of Council to contribute to the provision of affordable housing.
- d. WDC has allocated a further \$1m from Better Off Funding to support future Council housing initiatives that align with the strategy.
- e. The WDC Property Team were successful in the first EOI process for MHUD funding and are now progressing information for the next stage of this application process to build 20 – 40 new single bedroom elderly persons' homes.
- f. The WDC housing policy observes that Council is a part of the GCP, "a voluntary coalition of local government, mana whenua and central government agencies working collaboratively to address strategic challenges like housing across the region. We are committed to using this forum to leverage resources and interventions that exceed what we are able to deliver alone (WDC 2023 p.2, 3.3.2).

Other housing providers beyond the GCP

23. Community Housing Providers play a significant part at the more affordable end of the continuum. Their expertise, provision and support is a vital component of the housing ecosystem in Greater Christchurch.
24. Private sector developers also play a significant role, significantly affected by the levers described above.

PART D – How the GCP collectively can add value

25. In summary, housing affordability remains an important issue for Greater Christchurch, a high priority for the GCP and a key priority for the Whakawhanake Kainga Komiti¹⁷.
26. Most of the GCP Partners have individual responsibilities, tools and levers that relate in some way to housing.
27. The Partners collectively have the potential to tackle this issue through a coordinated approach.
28. A Joint Housing Action Plan does not imply that the GCP needs to intervene right across the continuum. Careful scoping is needed to discover of all the potential actions possible, where collective action from the GCP will contribute to improving housing affordability in Greater Christchurch.
29. Senior Officials agreed to contribute appropriate experts to work together to determine what is in and out of scope, taking into account the needs and demand along the continuum, and the individual and collective responsibilities of the Partners.
30. The GCPC is invited to discuss the scope of a Joint Housing Action Plan, what role the GCP should play, and where this sits in terms of priority for the overall GCP work programme.

¹⁷The Whakawhanake Kainga Komiti was established in 2021 as the Greater Christchurch Urban Growth Partnership. Its Terms of Reference include an explicit focus on housing (MoU ToR 2022 p.8 (9.2.c):

9.2. The priorities of the Committee are to:

i. Create a well-functioning' and sustainable urban environment

ii. In achieving this, priority will be given to:

a. Decarbonising the transport system

b. Increase resilience to natural hazards and the effects of climate change

c. Accelerate the provision of quality, affordable housing (emphasis added).

Next Steps	
11 August 2023	GCPC provides direction on scope Group is formed to prepare Action Plan scope
26 September 2023	Housing Project Group progress update on Action Plan presented to SOG
10 October 2023	Progress update presented to CEAG
20 October	Progress update presented to GCPC
8 December	Joint Housing Action Plan presented to Whakawhanake Kāinga Komiti

Appendix

Table 1.9: Projected housing need – 2018 to 2048

	Total Need	Need as a % of	
		All renters	All households
Waimakariri District			
2018	2,690	57%	11%
2020	3,580	56%	12%
2028	4,680	55%	13%
2038	5,600	55%	13%
2048	2,690	57%	11%
Christchurch City			
2018	30,920	56%	20%
2020	32,030	56%	21%
2028	35,260	54%	21%
2038	39,160	54%	22%
2048	42,260	53%	22%
Selwyn District			
2018	1,750	39%	8%
2020	1,980	40%	8%
2028	2,480	38%	8%
2038	3,190	37%	8%
2048	3,810	37%	8%

NB: Numbers are rounded to the nearest 10. These projections assume rents and household incomes increase at approximately the same rate between 2018 and 2048.

Source: Modelling housing outcomes based on data from census, population projections (Statistics New Zealand), HUD, MBIE, and Kāinga Ora.

Figure 5: Projected housing need 2018-48 (Mitchell, 2021, p.16)

GREATER CHRISTCHURCH PARTNERSHIP
SOCIAL AND AFFORDABLE HOUSING ACTION PLAN REPORT

28 September 2020

Authors

Chris Glaudel, Community Housing Aotearoa
Tanya Perrott, Tanya Perrott Consulting



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We have made every attempt to ensure that the information, data, forecasts and opinions contained in this report are accurate and obtained from reliable sources. All information is provided ‘as is’ with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information. While we consider the information to be correct, we accept no liability for any inaccurate statement, data, information or forecast for any decision made or action taken in reliance on the information in this report or for any consequential, special or similar damages.

Executive Summary

1. This report is prepared for use by the Greater Christchurch Partnership councils to address the need for affordable housing. It builds upon the 2017 Housing Demand in Greater Christchurch report from Livingston and Associates which helps inform the future needs for housing across the continuum to respond to demographic and economic changes.
2. Christchurch City, Selwyn and Waimakariri District Councils are considering what they can do along with Environment Canterbury to support more affordable housing in the Greater Christchurch area.
3. This report analyses housing need in the area, housing assistance available to people, and the range of supporting initiatives that local authorities have in place in greater Christchurch and across New Zealand. It draws on publicly available information including some international literature about best practice, a survey of local authority social housing stock, and interviews with community housing providers, iwi, the Canterbury District Health Board and the three councils.
4. Housing in Greater Christchurch is considered relatively affordable in the New Zealand context. An “average” home can be purchased for just over five times the average annual income, while house prices are approaching ten times the average income in other urban areas.
5. However, there is a significant shortage of lower value and smaller homes. Low-income renters are particularly disadvantaged by this, especially Māori, single parents and single older people. The social housing waiting list has grown from 483 to 1,327 over the last five years, and community organisations are having to use to motels to house hundreds of homeless people. Emergency housing special needs grants have doubled over the last year, partly as a result of Covid-19. Demand for housing assistance is concentrated in Christchurch city which has the largest population and where social housing and services are located. However, housing need in the other two districts is growing, especially in Selwyn. Forecasts are for housing need (especially of single older people) to grow across the area as the population ages and the outer districts become more demographically diverse.
6. Almost 10,000 social, transitional assisted rental and progressive home ownership houses are provided in the Greater Christchurch area, mostly social housing and 95 percent in Christchurch city. Kāinga Ora and community housing providers have a further 1,000 homes in the pipeline. Providers expressed concerns that social housing is too concentrated in Christchurch, sometimes resulting in poor family and neighbourhood outcomes, while needs are not being met in Selwyn and Waimakariri. These two districts also have insufficient Government services to support social housing tenants.
7. The councils in Greater Christchurch are collectively doing “core business” well. They are undertaking long term planning that anticipates growth, and zoning and servicing plenty of land for developers to meet demand for housing. Waimakariri and Selwyn District Councils are reviewing their District Plans to ensure there continues to be sufficient development opportunities in the medium to long term. The Christchurch City District Plan enables

intensification and redevelopment that can provide for “ageing in place” (although it notes slow uptake of these provisions).

8. The National Policy Statement on Urban Development (NPS-UD) requires the councils to undertake more detailed, updated analysis of the housing need of different groups in their community and how council planning might be affecting this. The NPS-UD also requires them to enable more intensification and remove car parking minima in their district plans. The Selwyn and Waimakariri District Plans reviews may provide an opportunity to make other changes too, including zoning retirement villages so they are connected into the community and allowing existing homes to be partitioned. All three councils along with Environment Canterbury should explore with developers and community housing providers why low value smaller homes are not being built. It will be important to monitor the effect of their district plan provisions and make adjustments should the desired actions not result. They should also work with Ngāi Tahu to ensure the Regional Policy Statement (RPS), district plans and infrastructure provision enable Kāinga Nohoanga¹ in its fullest sense.
9. The councils diverge in their non-core activities to support more affordable housing. Christchurch City Council provides significant loans to the Ōtautahi Community Housing Trust and major maintenance of the pensioner homes it leases to the trust. It also provides finance to a shared equity programme, development contribution and rates rebates to community housing providers for affordable housing, and a grant for a Housing First community worker to help address homelessness. The Council is keen to pursue an affordable housing requirement on development in its District Plan. Waimakariri is considering detailed analysis of its housing needs and comprehensive recommendations. It has 110 pensioner units and is considering whether it should retain these assets or transfer them to another party, potentially using sales proceeds for other affordable housing initiatives. It provides rates rebates to pensioners with limited income to maintain their homes. Selwyn District Council has a housing strategy that considers a range of tools (and particularly use of surplus land) to support social housing for older people, but it has not acted on this yet. It coordinates information sharing between community housing providers.
10. An effective social and affordable housing programme to address housing needs in Greater Christchurch would involve partnerships between the councils including Environment Canterbury, central government, community and iwi/Māori providers and property developers utilising a range of the tools at their disposal, including:
 - Research to understand the continuum of housing demand across all tenures and needs of different groups across the Greater Christchurch area, and what is needed to build more lower value, smaller homes

¹ For the balance of this report, the term Kāinga Nohoanga may be used alongside or inter- changeably with Papakāinga. The term Kāinga Nohoanga is however the preferred terminology for Ngāi Tahu whenua. Adopted from Mahaanui Kurataiao Ltd (2018), *Waimakariri District Plan: Council District Plan Review - Kāinga Nohoanga*.

- A shared strategy for addressing these needs now and into the future, which particularly focuses on increasing the supply of affordable homes across Greater Christchurch, and support for rental households
- The Regional Policy Statement, district plans and infrastructure incentivising affordable homes to be built (possibly including an affordable housing planning requirement)
- The Regional Policy Statement, district plans and infrastructure enabling Kāinga Nohoanga in its fullest sense
- Reduced local authority development contributions and consent fees, rates rebates, remissions, loans or grants for smaller and affordable homes and Kāinga Nohoanga
- Local authority land disposals or lease arrangements to support the development of social and affordable housing and Kāinga Nohoanga
- Work with Kāinga Ora toward developing more social housing in Selwyn and Waimakariri, and mixed tenure communities in regeneration projects in Christchurch
- Transfer of local authority social housing to the not-for-profit sector, to leverage income related rent subsidies and philanthropic funding that can be used to maintain quality, expand supply and diversify tenure
- Engage with Government on reforms that address constraints to building affordable housing, such as the Building Code and covenants.

1. Introduction

1.1. Purpose

This report is prepared to help the Greater Christchurch Partnership councils address the need for affordable housing. It builds upon the 2017 Housing Needs Analysis report from Livingston and Associates which helps inform the future needs for housing across the continuum to respond to demographic and economic changes. This report explores housing needs and identifies tools, practices and actions that Christchurch City Council, Waimakariri and Selwyn District Councils and Environment Canterbury can take individually and in partnership with other agencies, to support affordable housing.

1.2. Scope and definitions

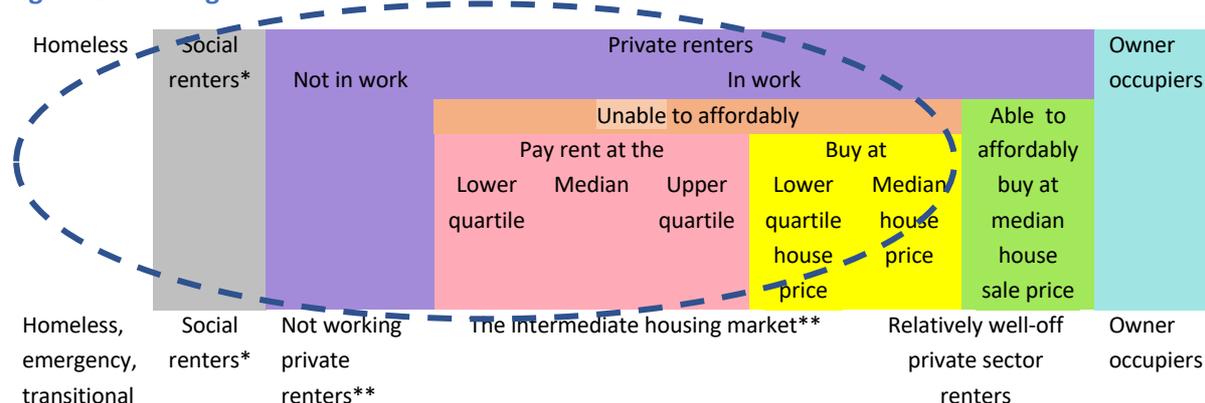
The term “affordable housing” is used in different ways:

- Most broadly, it describes housing that is adequate to meet need and does not cost more than is required for households to sustainably meet their other needs. A rule of thumb is that housing costs (either rent or mortgage payments) are within 30 percent of household incomes
- It often refers to “lower cost” housing that low-middle income households could afford to rent or buy
- Alternatively, it may refer to non-market housing products, including financial support and emergency, transitional, social, assisted rental and assisted ownership housing. These products are usually targeted at low-middle income households struggling to access homes they can afford in the market.

This report focuses on actions the councils can take which enable more affordable residential development, as well as those which support non-market housing products.

Figure 1 shows where the report is focused in the “housing market continuum”:

Figure 1: Housing Market Continuum



Note: This diagram is not to scale and does not represent the relative size of each group.

*Social renters are in housing funded via the Government’s Income Related Rent Subsidy

**Includes households receiving the Government’s Accommodation Supplement. The intermediate housing market is defined as “private renter households with at least one person in paid employment, unable to affordably purchase a house at the lower quartile house sale price for the local authority area at standard bank lending conditions.

1.3. Method

This report presents the results of:

- The review of housing demand and need in the Greater Christchurch Partnership
- Interviews with Local Government New Zealand, Christchurch City, Selwyn and Waimakariri District Councils, community housing providers, Te Ngāi Tūāhuriri Rūnanga, Kāinga Ora and the Canterbury District Health Board
- Workshops with Te Waipounamu Community Housing Provider Network (the South Island network of community housing providers) and staff from the Greater Christchurch Partnership councils
- Current and planned affordable housing provision in the Greater Christchurch Partnership council areas
- International summaries of affordable housing programmes and a discussion of ‘good’ practice
- A review of public information on New Zealand local authority strategies and policies along with the policies of the Greater Christchurch Partnership councils
- A survey of local authority social housing stock in New Zealand.

2. Housing demand and needs in Greater Christchurch

2.1. Overview of housing demand and needs

The Greater Christchurch housing market is commonly viewed as relatively affordable. Over the last few years median house prices have remained a little over five times the median household income in Greater Christchurch. In other areas of New Zealand house prices have increased to around 10 times the average household income. This median house price/income measure of housing affordability is called the “median multiple”. The *Demographia International Housing Affordability Survey* is one source of such measures for cities across New Zealand and the world. It considers a median multiple of 5.1 and over severely unaffordable². However, these “average” measures do not capture the experiences of different household types. A more granular view must be taken to understand affordability for various households and the responsiveness of a housing market to their needs.

Various data sets demonstrate that the Greater Christchurch housing market is struggling to deliver homes affordable to lower income and smaller households. There is a significant shortage of lower value and smaller homes. Low-income renters are particularly disadvantaged by this, especially single parents and single older people. The Public Housing Register has grown from 483 to 1,327 over the last five years, and community organisations are having to use motels to house hundreds of homeless people. Emergency housing special needs grants have doubled over the last year, partly as a result of Covid-19. Demand for housing assistance is concentrated in Christchurch city which has the largest population and where social housing and services are located. However, there is also need in both Selwyn and Waimakariri where there is relatively little social or affordable housing provision.

² 16th Annual Demographia International Housing Affordability Survey: 2020 at: <http://www.demographia.com/dhi.pdf>

2.2. Housing demand and need data review

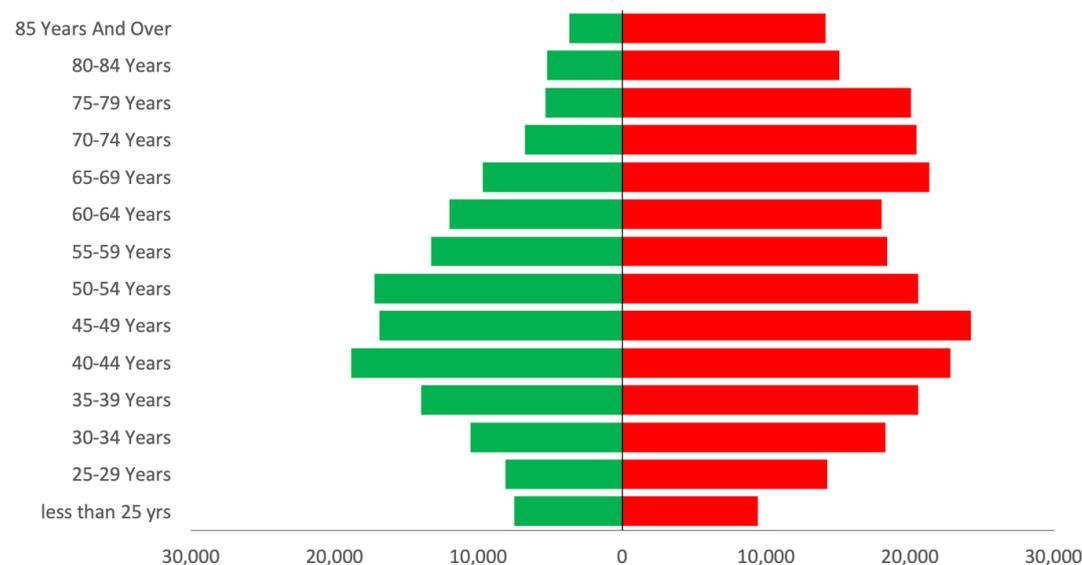
The Greater Christchurch Partnership commissioned a report in 2017 to better understand housing demand by a range of demographic characteristics. The *Housing Demand in Greater Christchurch* research report was completed by Livingston and Associates in November 2017³. Using data from Statistics New Zealand and the Ministry of Business Innovation and Employment, the report modelled household cohorts by age, household composition and tenure. The report documented changes between 1991-2013 and projected trends to 2048.

The historic and projected trends include a deterioration in housing affordability, a decline in home ownership, a rise in the proportion of couple only and one person households across both rental and owner tenures, and increasing demand for smaller multi-unit dwellings. The rate of homeownership is projected to decline from 67.9% in 2017 to 60.7% in 2048. The modelling projected 36,570 renter households needing some assistance to meet their housing requirements in 2017. This comprised 25,180 private renter households paying more than 30% of their gross income in rent, 8,710 public housing tenants and other assisted or homeless households. 33,340 of these households lived in Christchurch City, representing 63% of all renters. While the absolute numbers are lower, the percentages in Selwyn (39%) and Waimakariri (53%) also show a high level of need.

The number of intermediate housing market households (excluding those in public housing, homeless and not in work) were estimated to total 48,330. Of these 4,870 households could affordably rent but were unable to buy at the lower quartile house price while 18,280 could affordably purchase at the lower quartile price.

The demographic changes in household composition and age are consistent with overall trends across New Zealand. As shown in the figure below from the report, the population profile is projected to change significantly as people are living longer.

Figure 2: Greater Christchurch’s households by age of household reference person 2017-2048



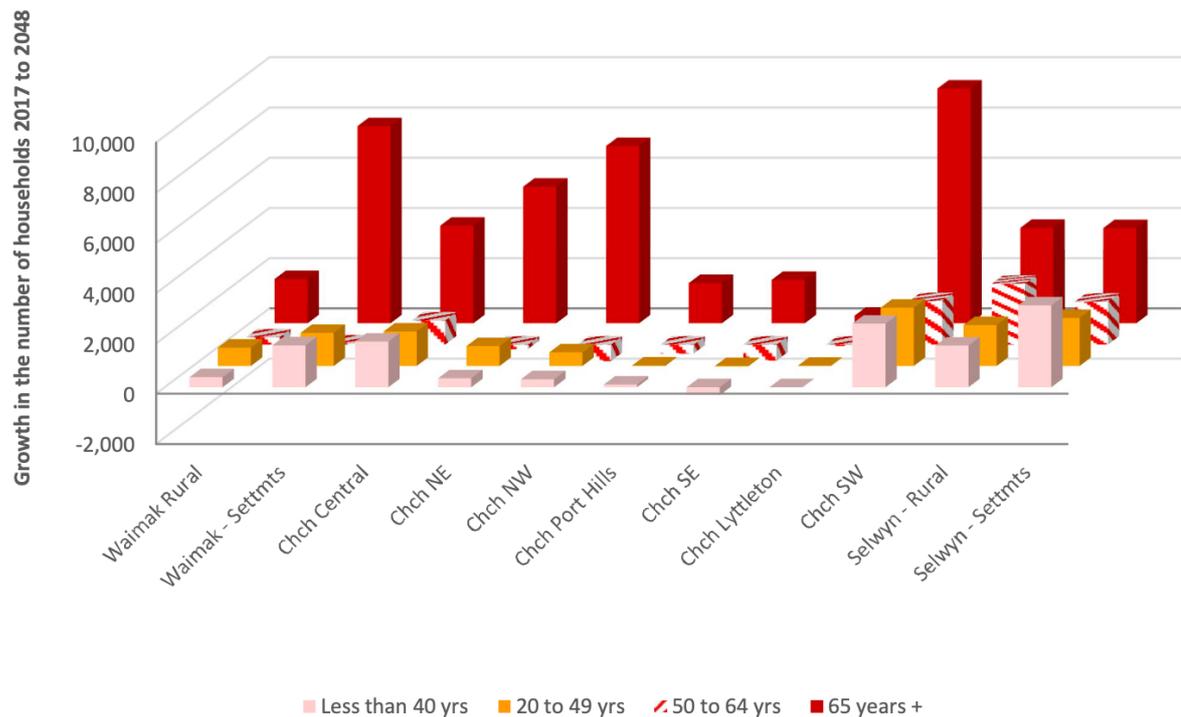
NOTE: *Housing Demand in Greater Christchurch* report Figure 3.1

³ <https://greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/Our-Space-consultation/Greater-Christchurch-Housing-Capacity-Assessment-reports-1-4.pdf>

The combination of an aging population and smaller household sizes may result in an increasing underutilisation of the housing stock over time as much of the existing supply consists of 3+ bedroom homes. Facilitating a transition in the typology delivered and enabling the increasing number of older households to age in place are significant challenges. Retirement villages provide appropriate unit types and amenities for those able to afford them. However, with home ownership rates falling there will be more renters entering retirement requiring affordable rental homes.

The aging of the population is spread throughout the Greater Christchurch Partnership with increases seen in all Council areas. In every submarket area modelled, those aged 65+ are projected to experience the largest projected growth across age cohorts.

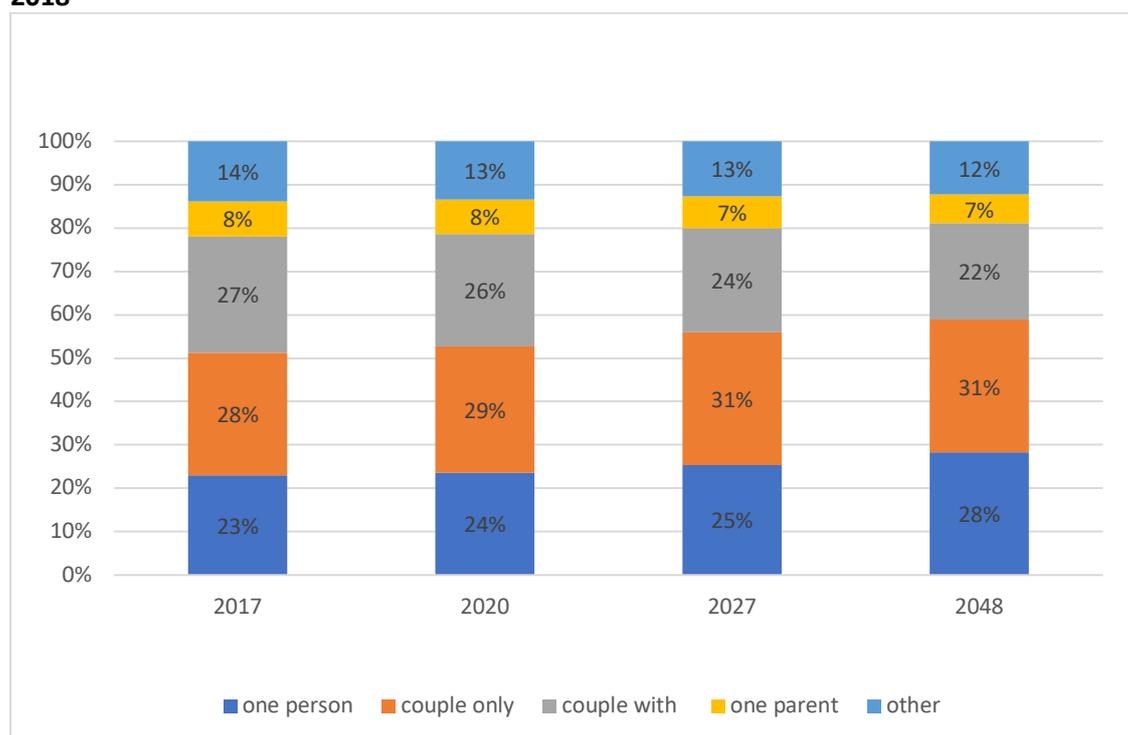
Figure 3: Projected household growth by age and submarket



NOTE: *Housing Demand in Greater Christchurch* report Figure 3.8

The following figure shows the steady increase in smaller one person and couple only households over time. These households will increase from 51% to 59% of all households. The delivery of smaller homes will be required to meet the demand created by the growth in these households.

Figure 4: Number of households in Greater Christchurch by household composition - 2017 to 2018



NOTE: *Housing Demand in Greater Christchurch* report adapted from Figure 3.4

The Livingston and Associates report also analysed the changes in affordability across Greater Christchurch. The data showed that the rate of increase in house prices and rents have outpaced increases in household incomes. The result is a declining rate of home ownership and an increasing rate of housing stress amongst renter households. For the period 1991 to 2013, median house prices increased over twice as fast as median incomes in Christchurch City and Selwyn, and nearly twice in Waimakariri. The median rent increases are more subdued, but still outpaced changes in incomes in all three Councils. The changes are summarized in the Table 1.

Table 1: Changes in house prices, rents and household incomes

	% change 1991 to 2013		Increase in prices/ rents to incomes
	Total %	Annual average	
House prices			
Waimakariri	334%	6.9%	1.86
Christchurch City	380%	7.4%	2.18
Selwyn	547%	8.9%	2.17
House rents			
Waimakariri	163%	4.5%	1.22
Christchurch City	128%	3.8%	1.12
Selwyn	266%	6.1%	1.49
Household incomes			
Waimakariri	121%	3.7%	
Christchurch City	110%	3.4%	
Selwyn	140%	4.1%	

NOTE: *Housing Demand in Greater Christchurch* report adapted from Table 4.1

The latest data on dwelling prices and rents show a continuation of the prior trends since the report completed in 2017.

Figure 5: Greater Christchurch averages home sales prices 1994-2020

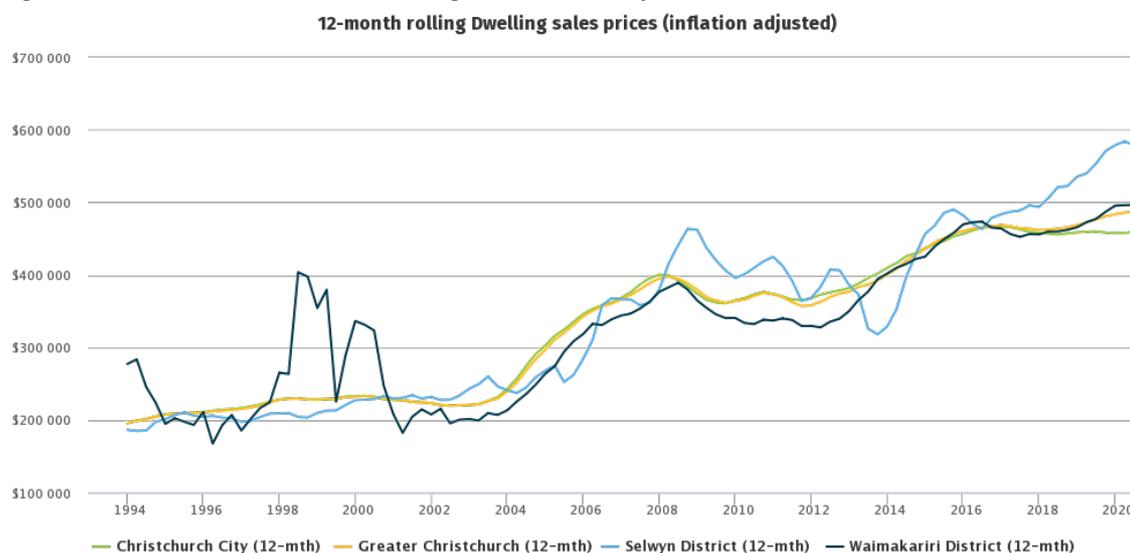
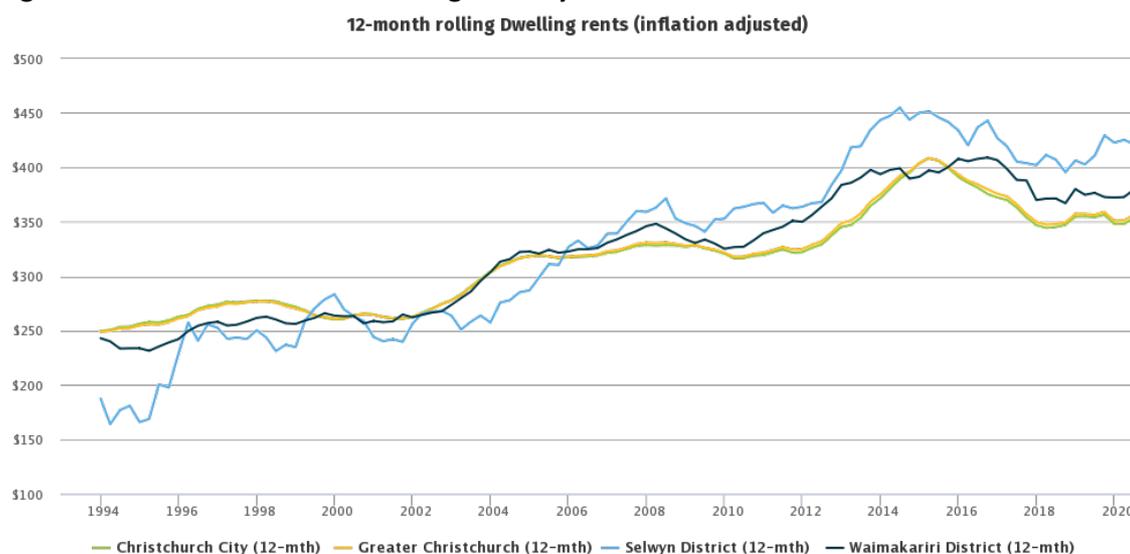


Figure 6: Greater Christchurch average weekly rents 1994-2020



Source: <https://huddashboards.shinyapps.io/urban-development/#> 25/08/2020

The impact of these trends is most pronounced on lower income households. One indicator of how the lowest income households are faring is the Public Housing Register. This register is maintained by the Ministry of Social Development to prioritise placement of eligible households into public housing supported by the Income Related Rent subsidy⁴. The two charts below show the number of households on the Register since March 2015. Due to the smaller number of households for Selwyn and Waimakariri District Councils these are shown separately on the first chart for clarity. Whilst Christchurch has the largest number on the register, Selwyn has experienced the highest growth (467%), then Waimakariri (291%) and Christchurch (271%).

⁴ <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>

Figure 7: Public Housing Register for Selwyn and Waimakariri District Councils 2015-2020

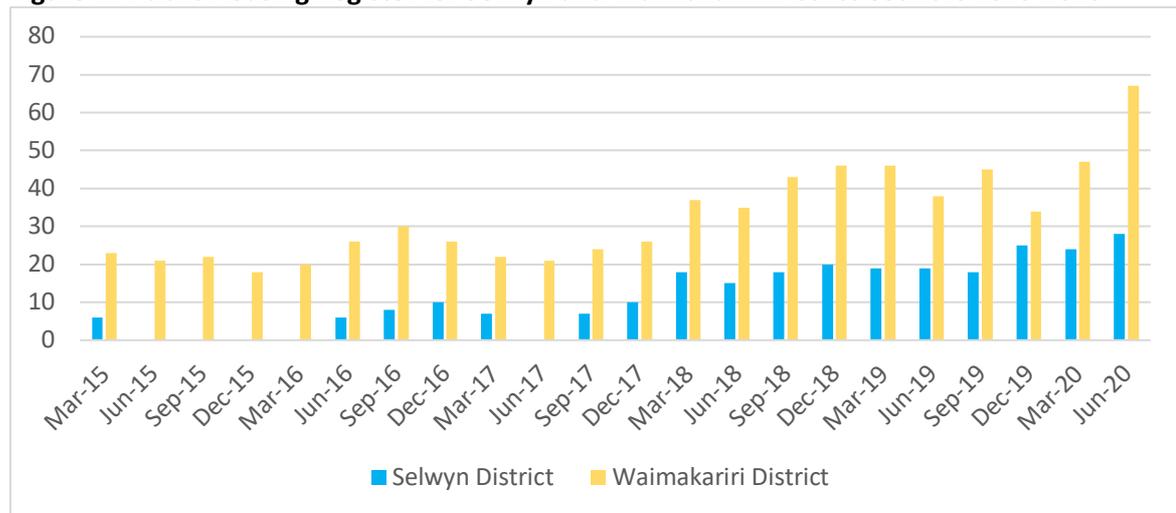
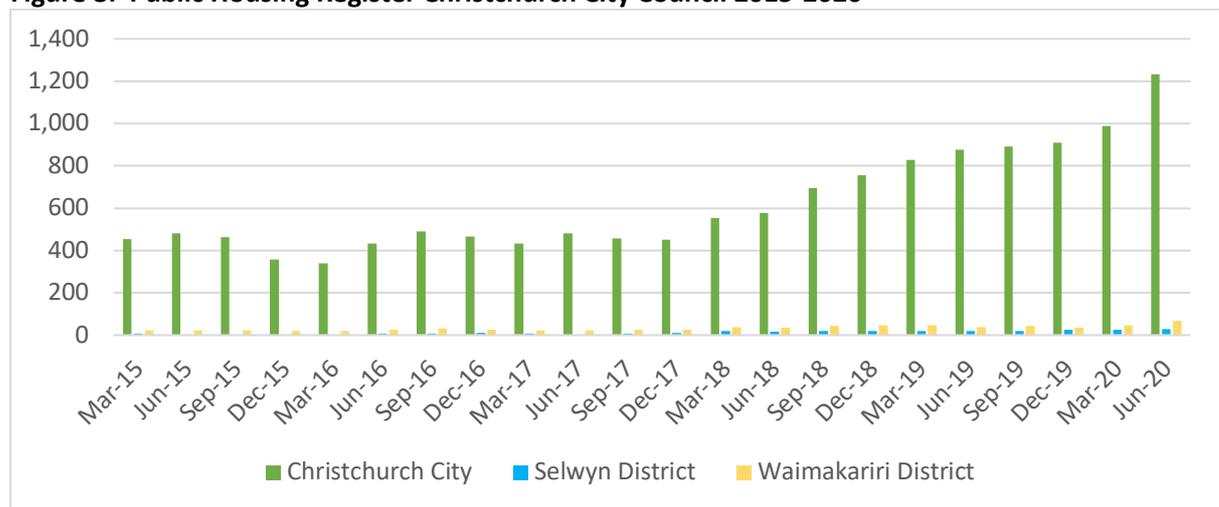
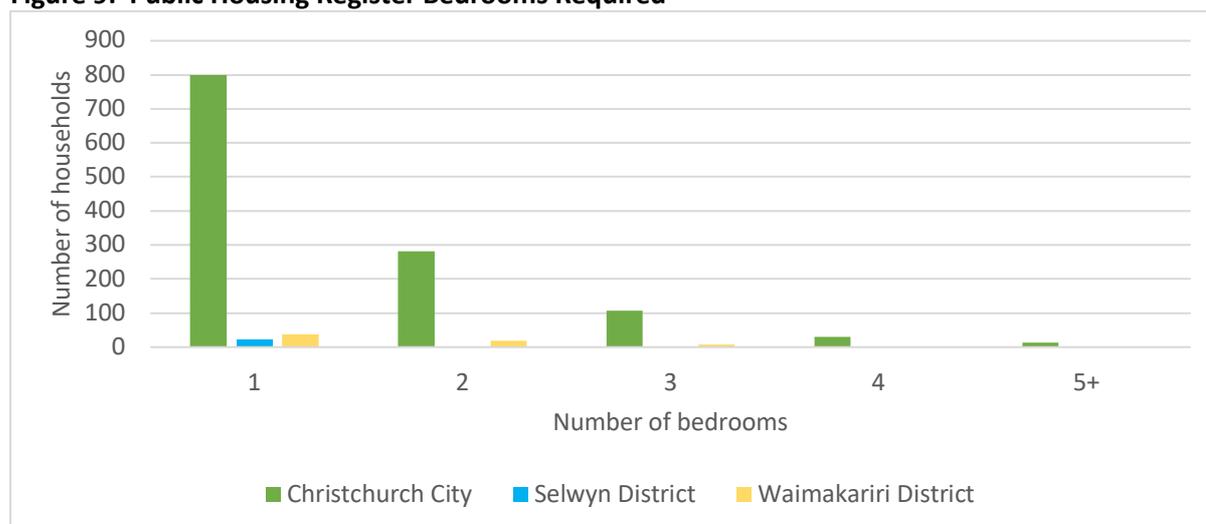


Figure 8: Public Housing Register Christchurch City Council 2015-2020



These charts demonstrate that the headline figures regarding affordability must be interrogated further to understand how different households are faring. The household composition on the Register also reflects the demographic trends of smaller household sizes, with most households requiring one- or two-bedroom homes.

Figure 9: Public Housing Register Bedrooms Required



Other central government spending in the region further demonstrates increasing pressure on lower income households to find and maintain housing. The number and amounts spent on Emergency Housing Special Needs Grants provide an indication of the economic impacts of the Covid-19 pandemic, but also illustrate the significant pre-existing need. The figures in the table below represent the total number of grants and spending for each quarter. A household may receive more than one grant, so the numbers do not represent the number of individual households receiving support.

Table 2: Emergency Housing Special Needs Grants Dec 2019 – June 2020

	Qtr Ending 31 Dec 2019		Qtr Ending 31 Mar 2020		Qtr Ending 30 Jun 2020	
	# Grants	Amount	# Grants	Amount	# Grants	Amount
Christchurch	1,457	\$1,200,709	1,656	\$1,566,119	2,702	\$3,094,647
Selwyn	5	\$4,415	13	\$11,815	15	\$16,263
Waimakariri	<u>44</u>	<u>\$26,440</u>	<u>21</u>	<u>\$16,032</u>	<u>63</u>	<u>\$62,019</u>
TOTAL	1,507	\$1,231,564	1,690	\$1,593,966	2,780	\$3,172,929

Viewed together, the data presented above demonstrate a continuing lack of sufficient social and affordable housing supply. The Livingston and Associates modelling showed 25,180 private renter households paying more than 30% of their gross income in rent in 2017. Since then, the Public Housing Register has increased significantly in both percentage and total numbers of households. The need for Emergency Housing Special Needs Grants was rising prior to Covid-19 and has increased rapidly since March 2020. Demand is expected to further increase as the economic impacts of the pandemic start to bite.

2.3. Housing demand and need interview results

To provide insights into recent trends and confirm the data review findings organisations directly engaged in providing affordable housing and supporting lower income households to access and maintain housing were interviewed⁵. These interviews asked open ended questions regarding: current and future supply; current needs and housing trends; impact of council district plans and

⁵ See Appendix 2 for the list of organisations interviewed

other policies; potential sites; and types of support that would enable them to build more homes responding to needs. Twenty-one interviews with 18 organisations were completed, in addition to discussions with council officers. Fifteen housing providers were interviewed, including eleven registered Community Housing Providers.

Staff from the Canterbury District Health Board and Tenants Protection Association also provided valuable insights. They reinforced the data on housing demand and need, the issues of housing quality and the views of housing providers on trends.

Te Ngāi Tūāhuriri Rūnanga provided input on behalf of Ngāi Tahu. Rūnanga representatives were generous with their time and knowledgeable of housing need and activities across the three Council areas. In addition to their time, Te Ngāi Tūāhuriri Rūnanga provided a technical review prepared in December 2018 of the Waimakariri District Plan clearly outlining the requirements to enable Kāinga Nohoanga. The issues raised in the review are applicable across all Councils.

2.3.1 Demand and need

Housing and social services organisations provided insights to the data based on their work in the community and the households approaching them seeking assistance. The interviews reinforced the demand and need information identified in Section 2.2 for smaller affordable rentals and confirmed an increase of older households seeking affordable rental homes. A shortage of one- and two-bedroom units, particularly in the Christchurch City centre, was noted. The smaller units that are being built are not affordable. The commonly expressed view is that these are mainly used by investors to offer short terms rentals.

Demand for affordable rentals for lower income working households was consistently identified as a priority. This held true across all council areas and from both housing providers and other agencies. There is also a need for more public housing to address the increasing number of households on the Public Housing Register. The register is seen as a barometer of need, but not as an accurate reflection of actual numbers. Many comments were made about Selwyn District having a much higher need than is reflected on the register. There is a lack of current supply in Selwyn, so some households are discouraged from applying or when they do apply they are encouraged to indicate an interest for housing outside of the district to increase their chances of securing a home.

Te Ngāi Tūāhuriri Rūnanga expressed concerns about the lack of affordable housing for whānau. Home ownership rates for Māori are lower than the New Zealand average and trending lower. Combined with lower incomes this makes it harder to get into housing and stay there. Homelessness is an outcome from both historical issues and incomes. The Rūnanga has put effort into providing emergency housing, shared equity home ownership, and financial/ownership education support for whānau taking on homeownership.

The Livingston and Associates report does not provide an analysis of housing need by ethnicity. However, the interviews provided confirmation that Māori make up a significant portion of the households seeking housing. Nationally, Māori make up half of the households on the Public Housing Register. Providers indicated similar percentages of whānau seeking assistance in their interviews.

The demand and need for emergency or transitional housing is increasing. The figures in Table 2 regarding Emergency Housing Special Needs Grants show the sharp rise. During the course of this research, the impacts from Covid-19 resulted in an immediate response to house everyone experiencing homelessness. The government leased motel units to ensure anyone needing shelter had a roof over their head. They also contracted with organisations to support these households during the initial lockdown and then to help them secure permanent homes. Some

of these households have moved into Transitional housing and Housing First programmes while others are supported into public housing and private rentals.

A lack of suitable emergency and transitional accommodation for youth was identified. The unique needs and vulnerabilities of youth are not currently well catered for and the use of motels was described as 'not a best practice model'. It is noted that 298 Youth Health is trying to get youth accommodation built in Christchurch.

Interviewees said the distribution of emergency and transitional housing is not uniform. There is no emergency or transitional housing currently offered in Selwyn and Waimakariri. This is confirmed in the data below in Section 2.4. They also said the lack of services in these areas results in provision solely in Christchurch. Concern about a concentration in some areas of Christchurch was expressed by many organisations. At the same time, they noted that clients need easy access to services which means they are often further contributing to that concentration.

Additional concerns were expressed about the quality of private rental housing. The poor condition of much of the lower priced rental homes available in the market makes identifying suitable permanent housing difficult. The cost of heating these homes has an impact on income and health. With more people moving into Christchurch looking for employment post-Covid, there is greater competition for rentals and tenants feel they may have to settle for what is offered. One organization noted there is also an 'us versus them' divide between tenants and landlords that needs to be bridged.

Many providers commented on the importance of mental health provision. There is a need to provide mental health services to support some clients. Often the level of need doesn't meet criteria to receive help, but there is still a need that is then not addressed. Where these households are renting in the private market, they are at a greater risk of becoming homeless as private landlords are less capable of supporting them. Community providers commonly have staff trained to identify and support their tenants needing assistance.

Another health/social issue identified is methamphetamine usage. Meth impacts both the households directly but also housing providers. They find difficulty with insurance, damages and behavioural issues associated with meth use. Greater addiction supports are needed to assist in this area.

2.3.2 Trends identified

This section discusses the broader trends that came out during the interviews. Some of these relate to demand and need but are part of the broader context of the Greater Christchurch housing market that are longer in their origins and/or duration into the future.

Reflecting the changing demographics and aging population, a trend of more pensioners entering retirement as renters and without savings was raised. Pensioners are increasingly staying with family and also showing up in motels/emergency housing. In Selwyn and Waimakariri, a service provider is noticing that as older people move into retirement villages they are losing their existing community connections. This is a loss both for the older people but also the community they left where many were active providing supports to families, volunteering, etc.

Observations on what builders and developers are constructing indicated that there is not much change in the size of homes and sections with a clear bias toward larger homes, especially in Selwyn and Waimakariri. They do not see a large shift in the number of smaller homes built and commented these are mainly in Christchurch and not affordable for lower income renters. Some noted that in exchange for faster consenting post-earthquakes developers agreed to

deliver some relatively affordable homes. The product has been mainly three-bedroom homes with a single garage, with the size squeezed down to fit on a smaller section to meet the lower price point. The developers did not choose to adjust their typology to deliver one- or two-bedroom homes for the relatively affordable products. These have been unattractive to builders and slow to move.

This choice to deliver smaller versions of the typical typology may be related to a trend noted about the use of private covenants. These covenants often set minimum home and section sizes and other requirements that make it difficult or impossible to deliver affordable homes. Prior research has documented the increasing use of these, particularly in Selwyn and Waimakariri⁶.

A trend related to homes owned by providers is the conversion of some of their assisted rentals to public housing. This is in part a response to the increase in the Public Housing Register and occurs when re-letting a unit after a tenant moves on. This is beneficial to the provider as they are able to receive a higher market rent with the income related rent subsidy. However, this is reducing the number of assisted rentals for households not qualifying for the register. These units previously served those who may fall through the cracks in the system, especially the elderly who need affordable rentals but do not face other barriers to maintaining housing which would make them eligible for public housing.

Adding more pressure on the assisted rental stock is a concern that government investment for transitional housing relies on renting from private sector landlords rather than building new supply. This is seen to potentially inflate rents, making it harder for lower income families to find affordable rentals. Current settings don't offer any funding for providers to build new supply, with contracts typically only for one to three years. Transitional housing providers said it is becoming more difficult to source rental properties for the households they serve. As a result, their average length of stay is increasing beyond the 12-week target.

As noted above, in response to Covid-19 there has been a large recent increase in the number of transitional places. Most of these will continue to be in Christchurch, although one provider is looking to provide five leased units in Rangioara. Along with the conversion of assisted rentals to public housing, this is further impacting on the availability of affordable private rental properties in Christchurch.

The trend of incomes not keeping up with home prices and rents was commented upon in the interviews. Providers said a lack of income is the main issue for many households seeking housing assistance rather than an inability to budget or other issues. Affordability and suitability are constraints for moving out of transitional programmes, along with some landlords perceiving a risk renting to these households.

Providers of progressive home ownership through rent-to-buy and shared equity schemes are not currently active. These providers do not see the same demand as in the past. With falling interest rates many more families who have good credit and steady employment are able to buy directly from the market. Others have significant financial constraints to be addressed prior to consideration for progressive home ownership. Providers are also receiving more inquiries from households over 50 who have never owned. It is difficult to assist these households as banks generally view them unfavourably as they would likely enter retirement with substantial debt. The current strategy of providers is to source finished sections as need arises. The Christchurch Housing Initiative active in this portion of the housing continuum will be followed closely as an

⁶ Frederickson, C. (2018) *Land Covenants in Auckland and their effect on Urban development*, at http://www.buildingbetter.nz/publications/SRA1/Fredrickson_2018_land_covenants_in_Auckland_AC.pdf

indicator of demand. In addition, the Government’s new \$400 million Progressive Home Ownership scheme can also provide funding when it is fully rolled out in 2021.

2.4. Social and affordable housing supply – current and planned

2.4.1 Current Supply

To understand how well the needs of lower income households for affordable homes is being met we have collated available information on social and affordable housing supply in Greater Christchurch. The Livingston and Associates report identified 8,710 social renters across the three councils, with Christchurch having 8,450 of the total homes⁷. From interviews with providers and publicly available information, we have identified current supply of 9,768 as at 30 June 2020.

Table 3: Current social and affordable housing supply in Greater Christchurch

	Public housing	Transitional housing	Assisted rental	Progressive home ownership	Total
Christchurch	7,168	335	1,896	51	9,450
Selwyn	13	0	14	0	27
Waimakariri	174	0	117	0	291
TOTAL	7,355	335	1,690	51	9,768

The change in affordable supply is driven by newly built homes delivered by Kāinga Ora as part of their on-going replacement of earthquake damaged homes, newly built and leased homes from Community Housing Providers, the inclusion of progressive home ownership, and the significant increase in leased homes used as transitional housing.

The spatial distribution of social and affordable housing is uneven across the Councils and almost entirely concentrated in Christchurch as shown in Table 3. The information summarised in Section 2.2 shows that housing demand and need exists across all three Councils. The interviews with providers reinforced the demand and need information and provided additional insight into some of the drivers. Providers noted that emergency and transitional housing are concentrating in Christchurch due to the lack of social and other services to support the households in Selwyn and Waimakariri Districts. They further noted that within Christchurch there is a further concentration in the east due to the availability of services. They expressed a concern that to best serve their clients, they are often further contributing to the current pattern. Coordinated action will be required to address this situation.

2.4.2 Planned Supply

An indication of future supply was gained from interviews with providers and other work Community Housing Aotearoa has completed to identify projects in their development pipelines for potential Covid-19 recovery funding. The following tables summarise the housing products and council areas where community housing providers operate.

⁷ Social renters include those in Kāinga Ora (formerly Housing New Zealand), local authority and third sector owned homes.

Table 4: Organisational delivery of different housing products

Housing Product	Current	Future
Emergency/Transitional Hsg	9	7
Housing First	3	3
Public (IRR)	8	10
Affordable Rental	10	11
Progressive Home Ownership	3	4

Table 5: Organisational presence in different council areas

Council area	Current	Future
Christchurch	15	14
Selwyn	5	7
Waimakariri	3	6

The interviews identified 125 new units under construction in Christchurch, but none underway in Waimakariri or Selwyn. Fourteen future projects providing 428 new affordable homes were identified mainly located in Christchurch. Providers are also considering potential developments in Waimakariri and Selwyn, but none have yet advanced beyond early feasibility or initial scoping. The pipeline projects are planned to mainly provide public housing (with IRR) although some assisted rentals are also proposed.

In addition to community housing providers, Kāinga Ora is developing plans for its work in the area. This may result in around 150-200 homes per year over the next four to five years. The typology will be mainly one- and two-bedroom units targeting couples and singles. This aligns with the current Public Housing Register demand profile.

Providers also indicated additional leasing activity from the private market and redirects of current assisted rental to public housing will continue. This will increase the numbers of transitional and public housing places, but not lift overall supply. Whilst this activity provides additional support for families in need, it does not respond to the need to build new one- and two-bedroom homes as identified in the needs analysis. This leasing activity poses several risks. First, there is no guarantee that private landlords will continue to offer their units should they see better opportunities to lease directly to households or sell the homes to realise capital gains. Also, should central government support for these programmes become constrained there could be a sudden drop in places available. Unlike the situation where providers have redirected their assisted rental properties for public housing use, there is not an owned asset that can be repurposed by the providers. The funds spent have supported the families and the landlords, but not contributed to creating a new and lasting affordable home.

The future supply is dependent on funding decisions made by central government. The priorities for the allocation of public housing subsidies is contained in the Public Housing Plan 2018-2022⁸. An update to reflect the increased funding from Budget 2020/21 announcements is anticipated toward the end of 2020. The current plan anticipated a total of over 900 places for the Canterbury region. Based on the potential future projects identified above, the allocation will need to be increased to permit the projects to proceed. With the rise in the number of transitional housing places and households on the Public Housing Register, this additional allocation is expected to be made. Whether the settings also include additional changes which address provider capital constraints and perceived low rental caps is unknown.

⁸ <https://www.hud.govt.nz/community-and-public-housing/increasing-public-housing/public-housing-plan/>

The identified future supply will not address the cumulative undersupply noted in Section 2.2. It also does not address the concerns regarding the spatial distribution of social and affordable homes. Whilst providers express interest in developing in Selwyn and Waimakariri Districts, the tangible projects continue to be located in Christchurch. Kāinga Ora is similarly positioned to deliver new supply mainly in Christchurch, where its aging portfolio can be redeveloped through intensification of land it already owns.

2.4.3 Development comments

We queried community housing providers' views on what factors they consider when developing new homes and the constraints they face. We asked what the partner councils are currently doing which supports the delivery of social and affordable homes and other ideas to better match new supply with the identified demand. They stated the need for a vision of the housing and related social infrastructure to deliver good community outcomes. This type of plan could help coordinate activities across the community housing providers and Kāinga Ora to ensure effective use of resources and potentially reduce competition.

The common theme that emerged from community housing providers regarding the preferred type of development is for a smaller site that fits within an existing neighbourhood. Providers described a preference to see social and affordable homes spread throughout suburbs in locations near transit, shopping, services etc. They are generally looking for small sites, ideally 5-6 up to a dozen or so units. These would be integrated into the communities based on urban design principles. Affordability of rent is important, but providers also need to consider the cost of living in the house – travel costs to school/work, utilities, etc.

As noted in Section 2.3, providers are concerned the about concentration of social and affordable housing, therefore looking for these smaller sites. They are open to developing as part of a larger site if it were mixed-income and mixed-tenure. The Goulding Avenue site developed by a group of providers on a site sold by Christchurch Council is an example of this type of development⁹.

When discussing constraints, providers commented repeatedly on the central government funding settings as the primary obstacle to their ability to build new homes. They said that the market rents set for the area are out of date and too low. Many said they are capital constrained and this further limits their options to leasing existing homes instead of building new. The ideas expressed for what the councils can do are discussed below.

Table 6: Policies and interventions to support new affordable homes

Policy / intervention	Providers identifying
Land contribution / lease	10
Development Fee waiver/deferral	9
Priority consenting	8
Council lending	7
Inclusionary zoning	5
Increased density	3
Infrastructure provision	2
Remove / restrict covenants	1

⁹ https://christchurch.infocouncil.biz/Open/2018/08/HSTF_20180813_AGN_2342_AT_WEB.htm

Land contribution / lease: Accessing suitable development sites was the most common form of support indicated by housing providers. They expressed a variety of ways this support could be delivered through favourable access to Council-owned sites (assuming there are no other prior obligations over the land), deferred settlement terms or long-term leases at nominal rates. In addition to accessing land, there is also a desire to build affordable homes in more neighbourhoods and Council support with land is seen as a means to achieve this.

Development fee waiver / deferral: The Christchurch Council's development contribution scheme was cited as a positive contributor to the delivery of affordable housing. Extension of this type of support to Selwyn and Waimakariri would be welcomed. Providers noted that both waivers and deferrals of consenting fees and development contributions lower their cost of building new homes. Several also commented that the fixed per unit costs of development contributions makes provision of smaller units relatively more expensive compared to larger ones. They suggested a sliding scale to recognize that a one- bedroom flat will not utilise the same amount of water and sewerage services as a four- bedroom home. For these programmes, providing a commitment of any Council contribution up front at the time of consenting with an 18 to 24- month timeframe to complete the work is suggested.

Priority / flexibility in consenting: Providing a priority for consent processing and also more flexibility in the application of district plan rules to affordable homes are other supports desired. Easing of parking requirements was mentioned as helpful where small units are developed, especially if serving pensioners and in proximity to transit. Ngāi Tūāhuriri Rūnanga identified the constraints district plan rules place on their ability to develop Kāinga Nohoanga. The ability to develop their land and live as Māori is not supported within the current planning frameworks. Changes to planning rules to facilitate extended family and small community living is supported by other organisations. This enhancement of inter-generational living can directly support the demographic shift toward older households.

Council lending: Access to lower cost debt through Council lending is another action with strong support. The Christchurch Council's lending to the Ōtautahi Community Housing Trust that is cost neutral to ratepayers but less expensive than commercial debt was mentioned by many providers. As current central government housing support is based on a rent subsidy, providers incur significant debt loads to develop new homes. Longer term and lower cost debt is a tangible boost to their ability to increase supply. Councils could target their lending to achieve desired product and typology goals responding to housing needs.

Inclusionary zoning: Many commentators expressed concerns about the type of developments routinely coming to the market with a single form of tenure and uniform typology of large homes. A desire to have affordable and accessible homes in all new developments was expressed. They felt that inclusionary zoning would deliver mixed tenure communities with the types of smaller, affordable rental homes responding to the needs they see. The success of this model overseas and also in Queenstown was mentioned.

Increased density: Providers identified the ability to construct at medium densities as desirable when located in proximity to shops, transit, employment and services. Medium density development is seen as achievable in Christchurch City but harder in Selwyn and Waimakariri. An example was given of wanting increased density where one- and two-bedroom homes are developed potentially resulting in more units but with the same total bedroom count if larger homes were on the same land area. Density limits were identified as a barrier to the development aspirations of Ngāi Tūāhuriri Rūnanga on their rural landholdings.

Infrastructure provision: The timely and adequate provision of infrastructure to service new development is a high concern of Ngāi Tūāhuriri Rūnanga. They noted that the infrastructure planning requirements do not align with their Kāinga Nohoanga plans. Their land in rural areas is considered poorly serviced whilst other subdivisions are growing nearby.

Remove / restrict covenants: Although outside of Councils' current ability to regulate, the impact of covenants on affordable housing was noted. Requirements for minimum sections sizes, home sizes, exterior materials, etc. are seen as excluding any smaller, affordable homes from many new developments.

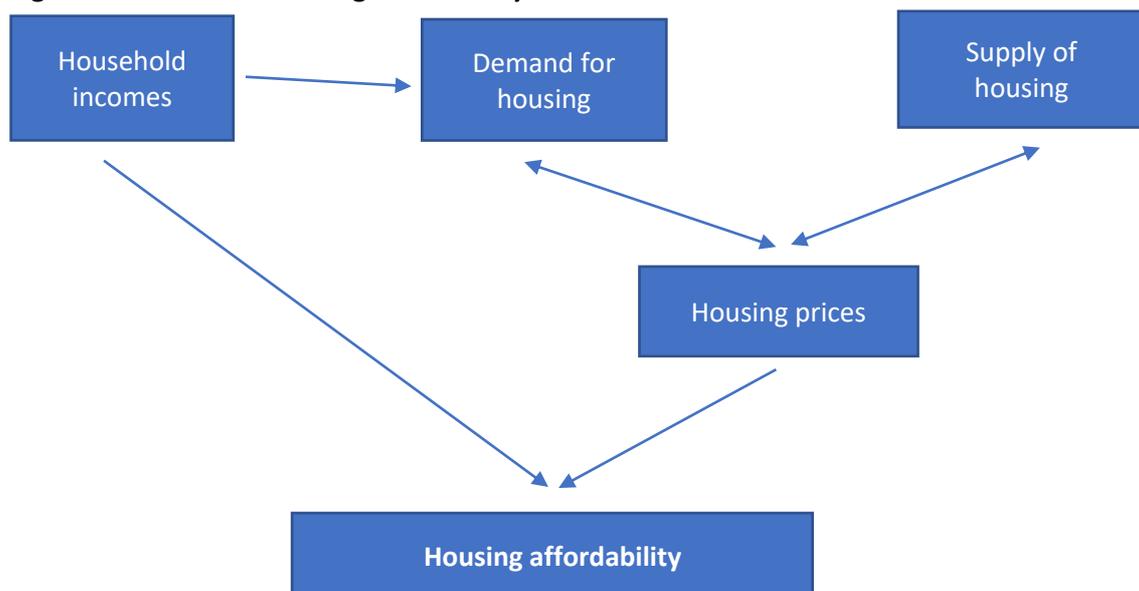
3. Drivers of declining housing affordability

This section provides an overview of the factors impacting on housing affordability. It also discusses changes in the production of lower value housing in New Zealand over time and some of the differences in the rental and owner-occupied housing markets.

3.1. Overall

Housing affordability is a relationship between households' ability to pay for housing (incomes) and the price of buying or renting a home. The price of buying or renting a home is in turn a reflection of the balance between demand for housing (which is partly a function of incomes) and supply. When demand for homes exceeds supply, prices rise. And when prices rise faster than incomes, affordability deteriorates. As noted in the *Housing Demand in Greater Christchurch* research report, prices have been rising faster than incomes in the Greater Christchurch area. Figure 10 illustrates these relationships.

Figure 10: Drivers of housing affordability

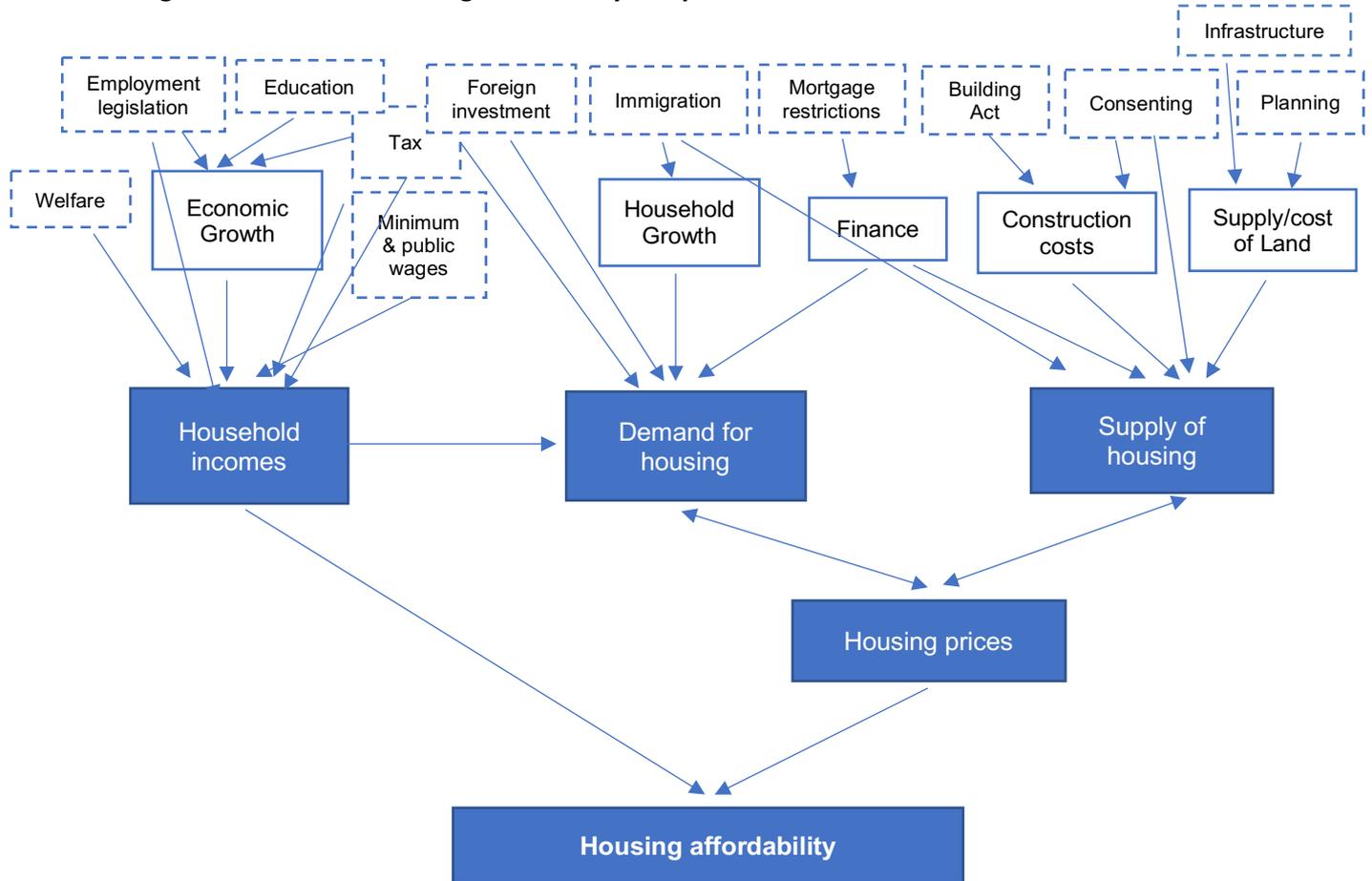


The housing market is also affected by what is going on with markets for land, infrastructure, building materials, construction and finance, as well as central and local government policy. For example, generous immigration policy, preferential tax treatment and low mortgage rates all stimulate demand for housing; while shortages of developable land, construction sector bottlenecks and lack of competition in the building materials industry constrain the supply of housing and add to its cost.

Figure 11 illustrates such broader drivers and public policies that affect demand for and supply of homes, prices and household incomes. Most of the policy levers are in the control of central government, but local authority planning and infrastructure are also key. Therefore, it is

important to monitor these varied drivers and changes in government policy to understand impacts on local authority activities. Settings should be adjusted when external factors impact on the effectiveness or outcomes of local policies.

Figure 11: Drivers of housing affordability and policies that affect these drivers



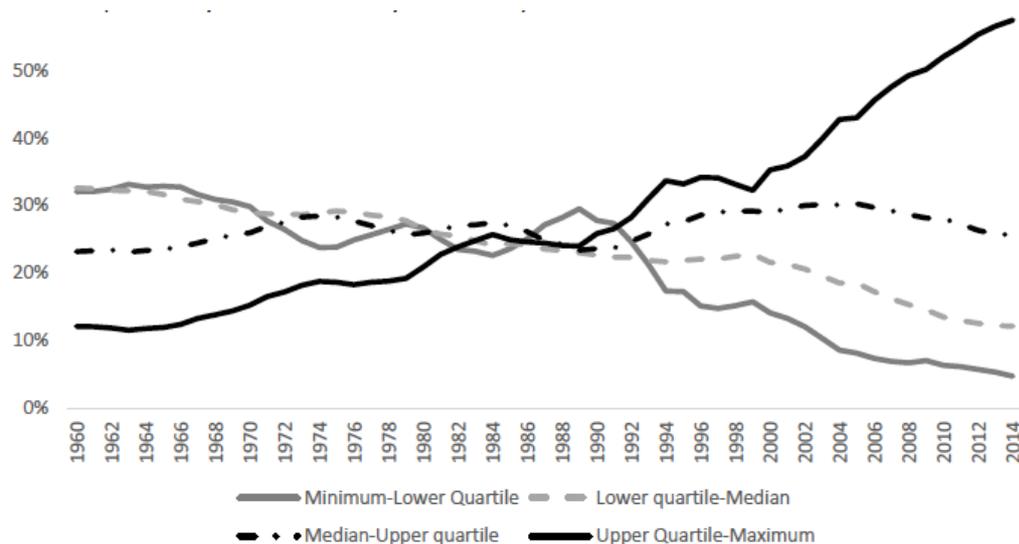
The housing market also comprises sub-markets for different typologies, tenures and value.

3.2. Lower value housing

Most of the new houses constructed in New Zealand between 1960 and 1990 were low to median value family homes. This corresponds with a time when the Government both built significant social housing and provided capital assistance for new house construction, including subsidized loans and the capitalization of the universal family benefit. After 1991 when these supports were withdrawn and housing policy reformed, the construction of low – median value homes rapidly declined. By 2014 over half of the houses built were in the upper quartile of value and less than 20 percent low-median value (see Figure 12)¹⁰.

¹⁰ Saville-Smith, K. (2018) *Following the money: Understanding the building industry's exist from affordable housing production*. Centre for Research Evaluation and Social Assistance. Research Bulletin. National Science Challenges Better Homes, Towns and Cities. Porirua. (Data provided by the New Zealand Productivity Commission).

Figure 12: Proportions of new house builds by quartile of value 1960-2014



This situation is not the result of changes in Government policy alone. Since the early nineties overall housing costs have increased, and shortages of homes relative to demand have emerged. This has reduced both overall affordability and the proportion of lower value new house builds as developers focus on the highest margin products first.

There also appear to be particular constraints or disincentives to building lower value homes in New Zealand, including:

- High land costs and preferential tax treatment, which incentivize maximum capitalization
- Planning constraints on density
- Covenants on minimum size, typology and materials¹¹
- Fixed costs (including development contributions and consent fees), which are a more significant share of lower value homes
- Higher per-square metre costs for building multi-storey and attached dwellings, because of more planning and Building Code requirements, scaffolding, etc.
- Greater difficulty obtaining finance for small homes and apartments.

Some of these constraints or costs have grown in recent years.

3.3. Rental and owner-occupied housing

The markets for rental and owner-occupied housing overlap.

In New Zealand, most new homes are built for owner-occupiers (who have higher incomes than renters and are older and more likely to be pakeha). The homes may be made available for rent years later. Consequently, rental homes tend to be older and of poorer quality in terms of their energy efficiency and other attributes. They may also be less likely to meet the needs of current household types. The best located and quality rental homes are increasingly being made available as holiday rentals, which earn a premium.

¹¹ According to Hattam and Raven (2011), *My House My Castle*, Selwyn and Waimakariri have the highest proportion of covenants per title in New Zealand. Most of these covenants have minimum size constraints contributing to an average house size of around 200sq metres: the average in New Zealand has been declining since 2010 to about 160sqm.

Homes move in and out of the rental market, depending on the relative demand for owner-occupied housing and whether new home construction is keeping up, and on house prices and rents.

Shortages of houses for sale relative to demand drives up their prices, and shortages of rental homes drive up rents. In many parts of New Zealand house prices are increasing more rapidly than rents. Purchasers are borrowing more and for longer, with the expectation they will realise a capital gain in the future and their incomes will grow. The ability of rental households to pay higher rents is more limited, and they will often instead rent a lower quality home, crowd or shift instead.

In New Zealand most investors in rental housing tend to be small-scale “mum and dad” owners of multiple homes. These people are not professional landlords and even where they are represented by a management company, they are more motivated by capital gain than rental income. The significant and growing gap between house prices and rents reinforces this. In many parts of New Zealand rental yields do not cover the costs of home ownership and the return on investment is only realised at the point of sale.

The gap between house prices and rents also represents the hurdle faced by rental households trying to save to buy their first home. And it reflects the gap between those that have and those that have not. The Ministry of Social Development’s annual report on wellbeing¹² describes how the rapid increase of house prices has magnified inequality, as renters face diminishing prospects of accessing the traditional source of wealth accumulation in New Zealand – property.

Housing provides owners with their major form of investment, as well as a home and shelter. But renters are only able to access shelter, and this may be of poor quality or not meet their needs. This group is growing as rates of home ownership fall.

Affordable housing policies need to be designed with these market dynamics in mind.

4. Good practice social and affordable housing initiatives

This section provides an overview of international and New Zealand macroeconomic settings and recent government policy influencing housing affordability. It then offers criteria and objectives of ‘good’ affordable housing initiative with descriptions and examples of each.

4.1. Macro settings

4.1.1 International

Housing affordability is declining in cities around the world, but many are better placed to deal with this than New Zealand because of their macro policies, history and size. For example:

- Most countries tax capital gains from property, like other assets
- Secure and quality rental tenure is common in countries where the state rebuilt significant parts of cities after the second world war - comprising over half of all dwellings in Germany and 40 percent in Denmark and the Netherlands¹³

¹² Perry, B (2018) *The material wellbeing of NZ households: Overview and key findings*. Ministry of Social Development, Wellington.

¹³ although 65% of dwellings are owner occupied on average across the OECD.

- In the United States, United Kingdom and Australia construction costs are relatively low because of scale efficiencies that enable mass production, competition and innovation
- Over the last decade population growth rates for OECD members average 0.5 percent per annum (less than half the New Zealand growth rate).¹⁴

Internationally, local governments play a significant role in affordable housing, especially in the UK, Netherlands, Sweden and Germany where such responsibilities have been devolved to state and municipal governments¹⁵. This is consistent with the broad role of local governments and income transfers to them from central government in these places.

Independent not-for-profit organisations are also significant players in European countries, as sizeable non-state providers of social housing with roles that are mandated in legislation. In the Netherlands, 75 percent of rental homes are owned by not-for-profit Housing Associations. There are 1700 housing associations in the UK, while housing associations are the only providers of new social and shared ownership homes in Northern Ireland. Owner-occupier and tenant-owned housing cooperatives own 22 percent of the housing stock in Sweden.

4.1.2 Aotearoa New Zealand

One unique feature of New Zealand is its cultural history and the Treaty of Waitangi. Treaty settlements and emerging public policies seek to redress a situation where Māori were dispossessed of their land, and now have much lower rates of home ownership than Pakeha New Zealanders. The Crown and some local authorities are partnering with iwi providers of housing that have a distinct world view and solutions. Amongst these is the desire to establish Kāinga Nohoanga (Papakāinga) on collectively owned Māori land, which include¹⁶:

- Provision for whānau: where extended families can live in close proximity to one another and build strong networks and relationships
- Allowance for the construction of a mixture of housing types and densities
- Traditional structures such as marae, commercial, social and community facilities and the enablement of customary activities.

Otherwise, most of the affordable housing initiatives common overseas are transferable to New Zealand, but to date we have used fewer of them to respond to declining affordability. We have focused on market home ownership at one end of the spectrum, and social housing for households in the greatest need at the other. We used to have one of the highest rates of home ownership in the OECD but at 64.6% during the 2018 Census this is no longer true. Despite the significant share of households that rent market homes, comparatively little resource goes into assisting them.

New Zealand has journeyed from relatively active intervention in the housing market after the second world war, to a *laissez-faire* approach from the 1990s when the Government:

- Removed capital assistance to new houses
- Reduced state house construction and deferred maintenance of existing stock

¹⁴ <https://data.worldbank.org/indicator/SP.POP.GROW>

¹⁵ Collins, N. (2016) *Delivering affordable housing at scale: Lessons from Europe*. A report prepared for the Ministry of Business, Innovation and Employment. Beacon Pathway, Auckland

¹⁶ Mahaanui Kurataiao Ltd (2018), *Waimakariri District Plan: Council District Plan Review - Kāinga Nohoanga*

- Introduced market rents for state houses, along with the income related rent subsidy (IRRS) for providers and the accommodation supplement to top-up incomes of renting households
- Required Housing New Zealand to return a dividend and expanded responsibility for provision of social housing to community housing providers.

The Government is now re-growing its role in housing, with the establishment of Kāinga Ora, the Urban Development legislation, significant state housing and urban regeneration programmes, and new homelessness and progressive home ownership programmes.

Central government has been the main funder and provider of social housing here, reflecting its dominance in providing social services that in other countries are often devolved to the local level. Some fifty years ago central government provided local authorities with capital assistance to invest in social housing for single, low income older people and most still have these assets. In recent years government has subsidized community housing providers to provide some social housing. But Government provision still dwarfs the contribution of both sectors.

Local authorities have a more concentrated “services-to-property” role here than in other parts of the world, controlling land use regulation and funding infrastructure. The impact of this on housing affordability has only recently become the subject of attention.

4.1.3 National Policy Statement on Urban Development

The Government introduced the National Policy Statement on Urban Development Capacity at the end of 2016, to improve the impact of local government’s core functions on housing affordability. It required local authorities to provide sufficient opportunities for development in their Resource Management Act plans, supported by infrastructure, to meet projected growth in demand for housing and business land. It also required councils that share planning responsibility over housing markets to work together (as the Greater Christchurch Partnership councils do) to:

- Assess and monitor the sufficiency of development opportunities against demand for housing and business land in the short, medium and long term, and
- Prepare a future development strategy for the next 30 years.

This has resulted in some local authorities (including Selwyn and Waimakariri District Councils) needing to undertake plan changes and/or bring forward infrastructure spending to ensure enough development opportunities in the next 10 plus years.

A replacement National Policy Statement on Urban Development 2020 (NPS-UD) came into force in August 2020, with new requirements that should further enable the development of affordable housing. We include responding to these requirements in our recommendations. They are summarised in Table 7.

Table 7: National Policy Statement on Urban Development – key new requirements of councils

New policy requirement	Intended outcome
<p><i>3.23 Housing and business development capacity assessment</i></p> <ul style="list-style-type: none"> • Must now include analysis of how the relevant local authority’s planning decisions and infrastructure affects the affordability and competitiveness of the local housing market. This must assess how well the current and likely future demands for housing by Māori and different groups in the community (such as older people, renters, homeowners, low-income households, visitors, and seasonal workers) are met, including the demand for different types and forms of housing (such as for lower-cost housing, papakāinga, and seasonal worker or student accommodation). • Must assess sufficiency of development capacity for housing by comparing it to demand by location and typology, as well as in total. 	<p>Planning is better informed about housing needs and therefore more supportive of housing affordability</p>
<p><i>2 and 3.2 Sufficient development capacity for housing</i></p> <p>Where “sufficient development capacity” must now “reasonably be expected to be realized” as well as plan enabled, infrastructure-enabled and commercially feasible from the developers’ point of view</p> <p><i>8 and 3.8 Unanticipated or out-of-sequence developments</i></p> <p>That add significant development capacity must be given particular regard</p> <p><i>11 and 3.38 Car parking requirements</i></p> <ul style="list-style-type: none"> • District Plans must not set minimum car parking requirements • Local authorities strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans. 	<p>Increase in the total supply of housing that can be developed, and reduction in costs, bringing down average price</p>
<p><i>1 Planning decisions must contribute to well-functioning urban environments</i></p> <p>...that have a variety of homes...</p> <p><i>3.2 Sufficient development capacity for housing</i></p> <p>Must now meet demand for both stand alone and attached dwellings</p> <p><i>3 Intensification</i></p> <p>Enable building heights and density:</p> <ul style="list-style-type: none"> • to be maximized in the city centre • of at least 6 stories within at least walkable catchments of rapid transit stops and the edge of the city centre • commensurate with demand and/or accessibility in other locations. 	<p>Increased supply of homes near transit, jobs and services, including affordable homes</p>

4.2. What is a “good” affordable housing programme?

4.2.1. *Criteria and objectives*

Drawing on international literature¹⁷ and the LGNZ Housing 2030 project¹⁸, “good” affordable housing programmes appear to:

- Achieve stated objectives
- Address the drivers of declining housing affordability as well as its effects
- Respond to need, as informed by rigorous evidence
- Use public funding efficiently
- Be acceptable to public/key stakeholders
- Be achievable and low risk
- Align with the broader role and capabilities of the organization/s implementing the initiatives
- Use the range of levers available to agencies.

Our recommendations for the Greater Christchurch Partnership councils are in line with these characteristics of good affordable housing programmes.

Different initiatives will achieve different objectives. The range of objectives might be to:

- Increase the supply of affordable homes
- Reduce financial stress for households of different income levels
- Improve housing quality and tenure security for renters
- Offer households pathways to home ownership to grow their wealth
- Improve social inclusion through mixed tenure neighbourhoods
- Provide for the relationship of manawhenua and their customs and traditions with their ancestral lands.

These objectives might be underpinned by broader concerns. For example, honouring partnership with manawhenua, retaining key workers for a productive economy, or supporting a more equal society with better education and health and civic participation.

“Good” affordable housing strategies usually aim to achieve several of these objectives, depending on what the evidence says about local circumstances and need. This report recommends the Greater Christchurch partnership councils focus on helping to increase the supply of affordable homes, assisting renter households and enabling Kāinga Nohoanga.

¹⁷ Eg see Salvi del Pero et al (2016) *Policies to promote access to good-quality affordable housing in OECD countries*. OECD Social, Employment and Migration Working Papers No 176. OECD, Paris.

¹⁸ Local Government New Zealand initiated a “Housing 2030” project in 2018. It established council officer working groups focused on three aspects of housing: overall supply, social and community housing, and healthy homes. The project has produced:

- An affordable housing report and toolkit
- A local government toolkit for quantifying demand for and enabling supply of social housing
- An international desk top review of social housing
- Social housing international case studies

4.2.2. *Addressing the drivers versus mitigating the impacts of unaffordable housing*

Good affordable housing strategies aim to address the drivers of unaffordable housing (demand, supply and cost) as well as mitigating the impacts. For example, the removal of planning constraints to intensification might help address a driver of unaffordable housing by allowing lower value homes to be built. A rates rebate for first homebuyers won't increase the supply of housing, but it can give renter households a leg up.

Addressing the drivers of housing affordability has broad-brush benefits, while mitigation initiatives can be targeted to where need is greatest. Mitigation can keep low income renters from poverty or help them get access to better quality homes or a chance at home ownership.

However, focusing only on such mitigating initiatives risks them being undermined by local policies that limit housing development or contribute to its high costs. The wider the gap between the cost of housing and household incomes, the greater the need for assistance; but also the greater is the public cost of providing this assistance per household.

Policies that augment household income (such as the Accommodation Supplement, or first home-buyer deposit assistance) might in the long run even make housing less affordable¹⁹, if nothing is done at the same time to increase the supply of housing or reduce its cost. This is because such policies only increase demand and competition for the same stock of housing.

Enabling the development of more and cheaper housing allows the public and community sectors to help more households with non-market housing products. In turn these products can ensure the benefits of broad cost improvements are shared widely throughout society.

This report recommends the Greater Christchurch Partnership councils focus on initiatives that support the development of more affordable housing.

4.2.3. *Comprehensive programmes with complementary initiatives*

Consistent with the discussion above, international discourse suggests that the best local affordable housing initiatives are actually *packages* of actions that:

- Respond to up-to-date evidence about the current and future housing needs of different groups in the local housing market
- Have multiple objectives and span the housing continuum from housing the homeless, through assisted rent and home ownership, and include some focus on housing quality and community development
- Use regulation, infrastructure and tax policies that support increased development of market affordable housing; and advocacy, funding, land and direct provision of non-market housing and services
- Involve partnership between different levels of government, not-for-profits and the private sector across the geographic area of the housing market, with strong leadership
- Operate at sufficient scale to make a difference.

¹⁹ The Accommodation Supplement is sometimes criticised for being a “landlord’s subsidy” enabling rent increases that end up requiring greater Government expenditure.

This report recommends the Greater Christchurch Partnership works with central government (including Kāinga Ora), community housing providers and property developers, and that the councils make fuller use of their planning, finance, land and advocacy to support affordable housing.

4.3. Specific housing initiatives

Table 8 groups housing initiatives into three different categories depending on whether they:

- Support increased supply of affordable homes
- Assist rental households, or
- Assist households into partial or full home ownership.

Table 8: Initiatives that support provision of affordable homes or make homes affordable

Research, strategy, partnerships & advocacy	
Increased supply of affordable homes	
Enabling regulation & infrastructure Affordable housing planning requirement on developers Financial incentives for developers/community providers Land Papakāinga/Kāinga Nohoanga	
Purchase/provide social/affordable rental homes Build-to-rent	Rent-to-buy, Shared equity, Leasehold & Co-housing developments
Assisted rent	Assisted ownership
Quality standards, tenure protection & rent controls Rental subsidies for tenants Tax relief (for landlords) Ready to rent programmes Quality improvement programmes Emergency/transitional housing	Deposit assistance Mortgage guarantees Rates rebates Subsidies for improvements

Some may be local authority initiatives while others are provided by the state, federal or central government. Each of the initiatives is summarized below²⁰, to inform the Greater Christchurch councils advocacy to central government as well as their own practices.

4.3.1 Research, strategies, coordination and advocacy

a) Research

A few local authorities have undertaken comprehensive and up to date research to understand housing demand and need in their community now and into the future. This research uses the “housing market continuum” framework, house price and rents data, Census data on household

²⁰ See Salvi del Pero et al (2016) *Policies to promote access to good-quality affordable housing in OECD countries*. OECD Social, Employment and Migration Working Papers No 176., Paris; and Collins (2016) *Delivering affordable housing at scale: Lessons from Europe*. MBIE. Beacon Pathway, Auckland.

type and income and household projections. Some of this was included in their first housing and business development capacity assessments under the NPS-UDC. Examples include:

- **Auckland.** *The intermediate housing market and affordable housing trends in Auckland 2019 (and 2020 update)*
- **Waikato region.** *The Waikato region housing initiative 2018 housing stocktake*
- **Tauranga/Western Bay of Plenty.** *Housing demand and need in Tauranga and Western Bay of Plenty*
- **Greater Christchurch.** *Housing Demand in Greater Christchurch*
- **Waimakariri.** *Housing need and demand in Waimakariri District.*

This report recommends the Greater Christchurch Partnership councils update their work, to provide more detail and explore why more affordable homes are not being built, including the effect of council planning and infrastructure, in line with NPS-UD requirements.

b) Strategies

Many of New Zealand's local authorities have housing policies that set out their approach to providing social housing. However, only a handful have good, broader strategies that explore a range of ways they can, with others, help address the spectrum of needs across the housing continuum. These include:

- **Rotorua:** *He Papakāinga, He Hāpori Taurikura Te Poupou Rautaki HOMES AND THRIVING COMMUNITIES STRATEGIC FRAMEWORK*
- **Central Hawkes Bay.** *Central Hawkes Bay District Housing Strategic Framework 2019-29*
- **Wellington City.** *Housing strategy and action plan*
- **Queenstown Lakes District** *Mayoral Housing Taskforce report*
- **Dunedin:** *Mayors Taskforce for Housing*
- **Southland/Invercargill.** *Southland housing strategy report.*

This report recommends the Greater Christchurch Partnership councils together develop such a strategy using this report and an updated evidence base.

c) Partnerships

Local authorities participate in three different levels of partnership relevant to this report:

1. Strategic urban growth partnerships like the Greater Christchurch Partnership, with other local authorities and iwi and sometimes with Government. These also exist in Auckland, Western Bay of Plenty (*Smartgrowth*), Greater Hamilton (*Futureproof*), Hawkes Bay (*Heretaunga Plains Urban Development Strategy*), Wellington (the *Wellington Regional Growth Framework*), Nelson-Tasman, and Queenstown (*Grow Well/Whaiora*). These processes deal with significant, broad decisions shaping future development. Housing affordability is often an implicit and high-level concern.
2. Affordable housing or homelessness partnerships with community housing providers, district health boards etc., which share information and/or deliver some programmes jointly. Examples include the *Auckland Community Housing Providers Network*, *Te*

Waipounamu Community Housing Provider Network, Housing Connections (Auckland emergency housing providers), *Rough Sleepers Steering Group* (Auckland) and *Housing First* in Auckland, Christchurch, Tauranga, Rotorua, Hamilton, Blenheim, Wellington and Whangarei and *Arohanui ki te Tangata* (Māori Housing First providers).

Smartgrowth has brought urban growth and housing affordability together, establishing a Housing Affordability Forum as part of its governance structure. (The Smartgrowth framework also includes a Property Developers Forum). These fora have provided a vehicle for community housing providers and property developers to bring detailed information to decision-makers to influence drivers of housing affordability. The Greater Christchurch Partnership could explore integrating such fora into its structure.

3. Auckland, Dunedin and Queenstown have also pursued Mayoral affordable housing taskforces including the participation of the private sector and community housing providers. It is unclear whether these will endure.

d) Advocacy

The Mayoral affordable housing taskforces have invited Government to reform funding for health and education, the Building Code, Unit Titles Act, building consents process, the Accommodation Supplement and social housing registration process, but changes have yet to be seen. LGNZ has also advocated to Government on Residential Tenancies Act reform, the NPS-UD, Infrastructure funding and financing, Building Act reform and access to the Government's Income Related Rent Subsidy for council owned housing, with limited success.

Local authorities in Auckland, Hamilton and Tauranga have used growth partnerships to obtain government funding or new local funding tools for infrastructure. Local authorities across New Zealand also successfully bid for funding for "shovel ready" infrastructure projects that support new housing, as part of the Government's \$3b Covid-19 Response and Recovery Fund.

This report recommends the Greater Partnership councils identify the key issues they wish to advocate to Government on and explore a range of vehicles to do so. For example, they could participate in an LGNZ advocacy programme on inclusionary zoning (see later) and covenants. They could explore working with Community Housing Aotearoa, Te Matapihi and the New Zealand Property Council to advocate for policy changes that would incentivize the development of more affordable homes, including Build-to-Rent (see later). They could also invite relevant government agencies to participate in the Greater Christchurch Partnership (for example Kāinga Ora and MSD to plan more social housing and social services in Selwyn and Waimakariri).

4.3.2 Increasing the overall supply of affordable homes

a) Resource Management Act planning and infrastructure that enables more homes

The NPS-UD encourages local authorities to remove planning and infrastructure constraints to developing housing, including more intensive housing in areas of high demand. This should improve overall housing affordability and provide opportunity to build more lower value homes. Auckland, Wellington City and the Greater Christchurch councils have all been making significant plan changes and infrastructure investments in line with this direction.

b) Affordable housing planning requirements

As well as *enabling* affordable housing, councils can impose planning regulations that *require* developers to set aside a share of their development for affordable homes and/or desired typologies. These regulations are called “inclusionary zoning”, “value capture” or “minimum affordable housing” policies, depending on the details of their design.

These planning requirements usually have at least one of two objectives:

- **Affordable housing:** to increase the city-wide supply of housing available for and within the financial means of low-income households
- **Social inclusion:** to facilitate mixed income or housing tenure communities at the neighbourhood level. This was the primary driver of the first planning requirements introduced in the United States as “Inclusionary Zoning”. They were designed to offset the “exclusionary” effects of other policies such as planning constraints on apartment building, and gentrification resulting from infrastructure development. Alternatively, the state of New Jersey disallows planning policies that have an exclusionary effect.

Different approaches use different definitions of affordable housing, and may demand housing, land or (sometimes) payment in lieu of direct provision. In some jurisdictions the requirements are mandatory while in others they are voluntary and incentives-based and packaged together with other affordable housing initiatives. There are many other ways that the planning requirements can vary in their design (see Table 9 for some examples).

Table 9: Choices in the design of affordable housing planning requirements

Coverage	Definition of affordable	Percentage	Delivery form	Retention mechanism	Cost offsets
Mandatory or voluntary City-wide or select zones Minimum development size (eg 15 dwellings)	Relative to market prices Within 30% of income of market renter households Homes reserved for market renters who can't afford to buy	5%? 15%? Determined by overall target, share of market renter households or development feasibility Site-specific depending on existing tenures and objectives	Home (of different sizes, and for rent, shared equity or ownership) Land Financial contribution On-site or off site allowed	No retention mechanism Covenant Pass to not-for-profit to: -Retain home for rent or -Recycle share of capital gain	No cost offsets Faster consenting Delayed development contributions, targeted rates, grants Planning incentives, eg rezoning, density bonuses, reduced requirements

These planning requirements can provide funding for affordable housing. However, councils need to fund enforcement, monitoring and any measures to offset costs to developers.

Such regulations have been common in the United States since the 1970's and now apply in over 500 American cities. They spread to Canada, Europe, India and South Africa from the 1990's and are significant in England.²¹

In New Zealand the Environment Court and the High Court have ruled that affordable housing requirements fall within the scope of the Resource Management Act. Two examples of such requirements have been implemented²²:

- The Queenstown Lakes District Council affordable housing requirement operative since 2013. This is triggered by plan changes, and developments in low density zones or which would breach density, height, minimum lot size and coverage rules.
- Councils have required affordable housing in Special Housing Area developments.

The Queenstown experience suggests that opposition from developers and residents could significantly compromise the design of such a policy, if not prevent it altogether, in other local authority areas. LGNZ has adopted a remit to ask Government to *“introduce legislation that would fully enable Councils to address housing affordability in their communities through a range of value uplift and capture tools, one such tool being ‘inclusionary zoning’”*.

Christchurch City Council supported this remit. We recommend the three councils consider inclusionary zoning across the greater Christchurch area. If it were only pursued in the city it could just incentivise development to shift to Selwyn and Waimakariri.

Significant thought would need to be put into a well-designed policy that would achieve intended outcomes, and to convince Government. The councils should compare inclusionary zoning alongside other options that address the reasons why more affordable homes aren't being built, potentially including covenants and the Building Code.

Further information about affordable housing planning requirements is attached at Appendix 1.

c) Financial incentives

Local authorities have various ways of providing financial incentives for the private or not-for-profit sector to build affordable homes. These include underwriting or delayed consent and development contributions, rates rebates, loans, grants and assistance with design. These incentives can be “rates-neutral” if they utilise the councils' ability to borrow at long terms and low interest rates or are funded by an inclusionary zoning planning policy.

Nevertheless, there are relatively few examples of local authorities providing such incentives in New Zealand. Some examples of these are:

- Christchurch City Council has provided long term loans to the Ōtautahi Community Housing Trust totaling \$55m, to build 215 new social houses. The Council also forgoes approximately \$1m per annum in development contributions and rates for community organisations that provide new affordable housing.

²¹ Ayyagari, R.V. (2018) *Affordable housing through inclusionary zoning – case of Auckland*. A thesis published in partial fulfilment of the requirements for the degree of Master of Environmental Planning. University of Waikato, Hamilton

²² New Zealand Productivity Commission (2015) *Using Land for Housing*. New Zealand Productivity Commission. Wellington

- Hamilton City Council has put up \$2m seed funding (from \$23.5m it received from sale of its pensioner housing stock), to establish a community housing lands trust to partner with existing community housing providers and iwi.
- Nelson City Council provides a three-year 50 percent rates remission for registered Community Housing Providers of affordable and social housing, and for kaumatua housing on the Whakatū marae. It has also just announced a \$50,000 fund to subsidise the regulatory costs associated with converting second stories of commercial properties into residential ones.
- Rangitikei District Council provides a rates rebate of \$5,000 for new builds and relocatable housing to help boost the supply of homes in the District.
- Hutt City Council waived development contributions for medium to high density developments (not targeted to specific locations or price levels). Developers ignored this initiative until the market made such developments viable: now it is fully subscribed.

There is scope for the councils to make greater use of financial incentives to encourage affordable housing for a range of tenures across the greater Christchurch area.

d) Land

Across Europe and the UK, local authorities and transport agencies have been partnering with state and central government and the private sector to develop old port and industrial areas, and as part of this catalysing affordable housing developments. Generally, they have provided the underlying land as “patient capital” or on a 100 year plus leasehold basis, expecting a low rate of return but considerable say over the development outcomes. Public agencies also use public land in this way to support the not-for-profit sector and housing cooperatives to develop affordable housing.

Queenstown Lakes District Council is the only local authority with an ongoing programme of providing land for affordable housing. It obtains the land via its affordable housing planning requirement and passes this on to the Queenstown Lakes Community Housing Trust. The Trust develops affordable rental and ownership homes on the land. It is using a ground-lease model for its assisted ownership homes to retain long term affordability.

Other local authorities or their property companies have explored making surplus land available for affordable housing from time to time. For example, Panuku provided its land and partnered with Te Ākitai Waiohū and the New Zealand Housing Foundation, Te Tumu Kāinga and CORT Community Housing, to build 300 homes at Barrowcliffe in Manukau. Christchurch City Council offered surplus land at Goulding Avenue to a consortium for social housing. Selwyn District Council’s policy statement on social housing explores the use of land in some detail, but this has not yet been acted on.

We recommend the councils explore site specific options for making greater use of their property portfolios (including on a leasehold basis) to support Kāinga Ora, community providers and iwi to develop more social and affordable homes across the greater Christchurch area.

e) Kāinga Nohoanga (Papakāinga)

Kainga Nohoanga (Papakāinga) in its fullest sense is the development by tangata whenua on their traditional rohe for residential, social, cultural, economic and recreational activities on collectively owned land. Papakāinga can offer whānau and hapu members more affordable

housing: it is also a way of strengthening their relationship with their culture and traditions with their ancestral lands.

However, the land may be located in areas with district plan rules that limit housing density and non-residential activities. A small number of councils have addressed the planning issue through specific papakāinga zones, which can be applied to Māori land in the district²³. Auckland Council has good planning policies that support the development of papakāinga or Kāinga Nohoanga in its fullest sense.

Far North District, Auckland, Hurunui District, Rangitikei District and Rotorua Lakes District Councils provide rates remissions on Māori land occupied by papakāinga. Palmerston North City Council has waived development contributions for urban papakāinga providing rent-to-buy on former state housing land.

Auckland Council also has a Cultural Initiatives Fund of \$1.2m per annum for Papakāinga and marae upgrades and development. This covers planning and design, professional fees, capital infrastructure, marae maintenance and repair, business planning and asset management. The Council has a papakāinga design manual and its Māori housing unit also helps whānau and hapu and Māori organisations navigate the processes of developing papakāinga.

The Northland councils, Waikato Regional and District Councils, Tauranga City and Western Bay of Plenty District Councils provide papakāinga toolkits and workshops that provide information about these processes.

As outlined earlier in this report Te Ngāi Tuāhuriri Rūnanga identifies several constraints to developing Kāinga Nohoanga. While the Christchurch City District Plan is generally enabling the Selwyn and Waimakariri District Plans are not, and infrastructure is a constraint across the greater Christchurch area. We recommend the councils work with the Ngāi Tuāhuriri Rūnanga to identify actions they should take to support Kāinga Nohoanga in its fullest sense, including some of the above examples.

4.3.3 Increasing the supply of rental housing

a) Social/affordable rental homes

Most OECD countries provide social or affordable housing – either directly or via subsidies to providers – and it is one of the housing measures they spend the most on. Social housing was very much a post-war response to extreme housing shortages and the need to rebuild cities.

In Europe local authorities own the majority of the social housing stock, although there has been a general process of moving away from public provision with a greater role for the not-for-profit sector. In general, the provision of social housing guarantees a standard of housing quality that meets households needs, although it can constrain mobility.

While in New Zealand central government is the main social housing provider, most local authorities provide some social housing for older people. This is a legacy of a tacit division of responsibilities between central and local government post world war two. The Government provided three- and four-bedroom state houses for working families, and subsidised councils to

²³ Ministry for the Environment. 2018. *National Planning Standards: Tangata Whenua Provisions in Resource Management Plans*. Wellington: Ministry for the Environment.

develop dwellings for single, low income older people. A recent count of 67 territorial authorities found that 60 (90 percent) still own housing stock, totaling 12,881 mostly one-bedroom housing units²⁴, less than 15% of total social housing provided in New Zealand.

Government withdrew its capital assistance for local authorities to build this pensioner housing some thirty years ago. Councils are now left with a significant stock of ageing, mostly one-bedroom units. Almost half of these were built before 1977 and councils are struggling to address maintenance issues while remaining “rates neutral”, let alone diversifying to meet emerging housing needs. Despite advocacy it seems unlikely that the Government will provide subsidies to councils for social housing any time soon.

Some councils and the Government have transferred some social housing to community organisations, and Government has been providing them with income related rent subsidies (IRRS) to maintain this stock. There are now 55 Community Housing Providers registered to receive IRRS. This funding skews provision to social housing: few community providers offer affordable housing for rent or progressive home ownership at any scale.

Many local authorities that still have pensioner housing are exploring what to do with it. Local authority provision is not in of itself “good practice”. What matters is that social housing is of a type and quality and is associated with services that meet needs. Not-for-profit organisations may have better capabilities, relationships with customers as well as access to the IRRS and philanthropic funding to maintain and expand stock.

Wellington City Council is the only local authority to provide social housing for a diverse range of priority groups that include low income households, refugees and migrants, and people with psychiatric problems or physical disabilities, as well as older people.

Councils that have transferred their housing stock to community organisations but which still retain a significant interest, include:

- Auckland Council passed over its 1400 homes for older people to the Hāumarū Housing Ltd Partnership in 2017. Hāumarū is a joint venture between Auckland Council and the Selwyn Foundation. It refurbishes and manages the homes while Panuku (Council’s property CCO) undertakes development management.
- Similarly, Christchurch City Council transferred a lease over its 2300 units and land valued in total at \$50m to the Ōtautahi Community Housing Trust, which it established in 2016 and owns part of. The Trust has a five- year commercial lease agreement with Council with five, five-year right of renewals, totaling 30 years. The trust provides tenancy management services and minor repairs while the Council retains responsibility for major maintenance, insurance and capital work programmes, funded through the income Ōtautahi Community Housing Trust returns to it. The Council has also provided significant loans to the Trust to grow the social housing asset.

We recommend Christchurch City Council continue with this arrangement. It may also be a model for Waimakariri and Selwyn, which should explore the use of financial incentives and land to support the community sector alongside Kāinga Ora to provide social and affordable housing in their districts.

²⁴ LGNZ Social Housing Toolkit

b) Build-to-rent

“Build-to-rent” is a term for the development of large-scale accommodation purpose-built for rental rather than ownership, usually blocks of apartments or townhouses. In the United States investment companies finance the development and sell to investors who own shares rather than individual units. The development is rented out by professional institutional landlords that offer greater tenure security and a better maintenance record than “mum and dad” landlords.

It is an emerging industry in Europe, with some countries removing tax barriers and providing incentives to grow private investment in rental development. In recent years the UK has facilitated the completion of 16,000 homes with 20,600 more under construction, via:

- Development grants of up to 50 percent of development costs – a subsidy to developers
- A government guarantee (not a subsidy) to developers of build-to-rent projects²⁵.
- The Greater London Authority and some local councils are supporting build-to-rent through their plans and financial incentives, leveraging their low cost of borrowing and land in joint ventures²⁶.

Build-to-rent has also started gaining traction in New Zealand with a first conference focused on it a year ago, and several private firms developing hundreds of build-to-rent apartments in Auckland and Queenstown. New Ground Capital is a leading build-to-rent developer backed by the NZ Super Fund and Ngāi Tahu Property, and several investment companies are pitching to launch build-to-rent funds.

GST treatment and relatively low rents compared to development costs mean that investment returns for build-to-rent are currently low, limiting its scale at the moment.

However, the Government sees significant potential in build-to-rent addressing the shortage of rental housing, poor quality and insecurity provided by our “cottage industry”. It is apparently exploring legislative change and possibly the use of Crown land to support these developments. The greater Christchurch partnership councils via LGNZ and the NZ Property Council could advocate for these measures. They could also explore their own use of financial incentives and land to support Build-to-Rent.

4.3.3 Assisting renters

a) Tenure protection, quality standards and rent control

Overseas, local authority entities often regulate and also provide rental housing, alongside not-for-profit organisations. In New Zealand it is central government that assists market renter households, by legislating tenancies, healthy homes standards and rent increases and by providing the Accommodation Supplement. Examples of local authority assistance to renters are few and far between.

In European countries that have high rates of renting, tenants’ rights and rents are more highly regulated than elsewhere. Rental tenure is now quite high in New Zealand at around 40 percent compared to the OECD average of 30 percent. Despite recent reforms to improve healthy home

²⁵ Johnson, A. (2018) *Beyond renting: Responding to the decline in private rental housing*. The Salvation Army Social Policy and Research Unit, Auckland

²⁶ <https://www.lse.ac.uk/business-and-consultancy/consulting/assets/documents/making-the-most-of-build-to-rent.pdf>

standards and tenure security, tenants here still fare poorly relative to those in most OECD countries. The Greater Christchurch Partnership councils, via LGNZ and Community Housing Aotearoa, could support Government to build on these reforms.

Many OECD countries apply rent controls, often in select cities. There are a range of design variations, for example:

- German law allows state governments to cap rent increases at no more than 15 percent over a three-year period
- Sweden regulates rents according to the dwelling's condition including size, quality, year of construction and standard, and location.
- 15 cities in California have a form of rent control
- New Zealand has just introduced legislation restricting rent increases to no more than annually.

b) Rental subsidies

All OECD countries provide housing allowances like the New Zealand Accommodation Supplement, usually to low-income rental households, and this is another housing measure they spend the most on. A few countries provide guarantees and rent tax relief for tenants. All these measures enable tenants to choose where they live, but by themselves they don't ensure access to good-quality housing, and they may have perverse effects on rental prices.

c) Quality improvement programmes

Several councils (including Christchurch City Council) participate in Healthy Homes Initiatives led by District Health Boards in 11 areas. These Initiatives help low income families in crowded homes and areas with a high incidence of Rheumatic Fever to create warmer, dryer and healthier homes. They sit alongside the Healthy Homes standards recently introduced by Government²⁷. They involve an assessment of the home and help with getting curtains, beds, bedding, minor repairs, floor coverings, ventilation, heating sources, entitlement assessments through Work and Income, support with power bills, and finding alternative accommodation as needed. The first Healthy Homes Initiative was introduced to Auckland in 2013 and then expanded to other parts of New Zealand in 2015. Evaluations show the programme has reduced GP visits, prescriptions and hospitalisations, and the return on investment is less than two years (in reduced health costs). A final evaluation is due at the end of this year. This seems like a beneficial programme for Christchurch City to continue to support as it improves life for renters in need.

The Hawkes Bay District Health Board also coordinates a "Ready to rent" programme that upskills households about interviews and presentation, tenant's rights and responsibilities, financial management, maintaining a healthy home, and social assistance.

d) Emergency and transitional housing

As the New Zealand housing crisis has become acute, community organisations with support from some councils and Government have increasingly focused on homelessness. They find emergency and transitional housing (often in motels) for rough sleepers and people without secure accommodation.

²⁷ <https://www.hud.govt.nz/residential-housing/healthy-rental-homes/healthy-homes-standards/>

Housing First is a recent initiative. The approach is to provide housing quickly, then offer tailored support for as long as it is needed to help people stay housed and address the underlying support needs that led to their experience of homelessness. It started in New Zealand in Hamilton under the People's Project to address concerns about the growing number of people who were living on the streets or sleeping rough in 2014.²⁸ Housing First launched in Auckland with Government and Auckland Council funding in March 2017, and is now in Christchurch, Tauranga, Rotorua, Hamilton, Blenheim, Wellington and Whangarei, and being rolled out in Napier and Hastings, Nelson and the mid-far north. Christchurch City Council provides \$200,000 towards a Housing First community worker.

Government released the Aotearoa/New Zealand Homelessness Action Plan²⁹ in 2019 and as part of its response to Covid-19 it has significantly stepped up funding to keep homeless people off the streets.

The need for programmes like emergency, transitional and Housing First reflects the shortage of secure affordable rental homes. Unfortunately, the programmes aren't able to address this underlying problem, and in fact can add to the pressure on existing stock. While supporting these programmes would be in line with providing assistance across the housing continuum, we recommend the councils focus on increasing in the development of affordable homes.

4.3.4 Increasing the supply of homes for assisted ownership

At the other end of the housing continuum, progressive home ownership schemes both build new affordable homes and assist renters into owning them. These include Rent-to-buy, Shared Equity, Leasehold and Co-housing options. While more common overseas, several community housing providers offer them in New Zealand and Government has set out to expand this with a \$400m progressive home ownership loan fund. As yet only Queenstown Lakes District Council and Christchurch City Council are actively supporting these schemes.

a) Rent-to-buy

Rent-to-buy schemes offer renters an opportunity to save a deposit during the term of their tenure and then raise a mortgage to buy the home they are in. These schemes often provide access to better quality homes, for longer tenure terms and at lower rents than in the market. The purchase price might be set at the beginning of the rental period or adjusted to the market rate at the time of purchase. Sometimes a portion of the rent is converted into equity. Rent-to-buy might also move to a shared equity arrangement. Rent-to-buy schemes provide the landlord with rental income and capital which can be re-invested into affordable housing.

b) Shared equity

Shared equity programmes involve a third party (such as a not-for-profit organisation) holding a share in the ownership of a home, to help close the gap between the total value of the house and the share that a household can afford to make mortgage payments on. Once the household saves enough they can buy the remaining equity within a prescribed time and staircase into a full market ownership arrangement with the bank. Alternatively, the household and the equity holder can share the capital gain made when the house is sold (assuming its price appreciates). Often the third party has a close relationship with the household and provides other services

²⁸ <https://www.thepeoplesproject.org.nz/about-us/housing-first/>

²⁹ <https://www.hud.govt.nz/news-and-resources/news/aotearoa-new-zealand-homelessness-action-plan/>

(such as financial management) that allows them to take the risk that a bank wouldn't. Christchurch City Council has provided a \$3m grant alongside Government for shared equity delivered by the Christchurch Housing Initiative.

c) Leasehold

Long term (100 year plus) leasehold, or land invested as "patient capital" in developments, is a common instrument in the UK and Europe to facilitate the cost-effective delivery of housing. It is a less common feature of assisted home ownership programmes, but Community Land Trusts are emerging to do this in the US. The Queenstown Lakes Community Housing Trust operates a leasehold progressive home ownership model, emphasising security of tenure rather than wealth accumulation.

d) Co-housing

Owner-occupier and tenant owned cooperatives develop and maintain lower cost housing for their members because of the absence of developer fees and profit, economies of scale and shared facilities. While the cooperative owns the development collectively, members are often involved in design and development, and have an entitlement to a specific unit and shared facilities. Usually the cooperatives retain rental properties and provide security of tenure through a perpetual lease. These arrangements are common in Sweden and Germany but only a handful operate in New Zealand.

Councils' support for progressive home ownership would be in line with providing assistance across the housing continuum, although the need for affordable rentals appears to be most pressing in greater Christchurch.

4.3.4 Assisting homeowners

a) Financial assistance

Australia, the UK and Norway provide significant deposit and mortgage assistance or mortgage guarantees. Several countries have programmes to avoid foreclosure on homes owned by people in financial distress. New Zealand provides both subsidised deposits (the First Home Grant tied to Kiwisaver) and mortgage guarantees (through First Home Loans issued by banks and underwritten by Kāinga Ora). All of these initiatives can have the effect of increasing competition for houses which are in short supply, adding to pressure on prices.

Wellington City Council provides first home buyers rates remission of \$5,000 for new builds³⁰.

b) Quality improvements

Most OECD countries subsidise homeowners to improve the energy efficiency standards of the housing stock. Some provide grants to retrofit low-quality dwellings or for the needs of ageing or disabled households. The New Zealand government provides *Warmer Kiwi Home* grants to homeowners for insulation and heating.

Bay of Plenty, Hawkes Bay and Environment Canterbury regional councils, Dunedin City Council and New Plymouth, South Taranaki, Marlborough and Clutha District Councils allow residents to pay for their insulation and heating costs as part of their rates bills (at a set interest rate).

³⁰ <https://wellington.govt.nz/services/rates-and-property/rates/remission>

5. Current and planned initiatives in Greater Christchurch

5.1. Description

The Greater Christchurch Partnership commissioned evidence about housing need for its last Housing and business development capacity assessment under the NPS-UDC.

Christchurch City Council has a housing strategy which it is currently updating. The Council supports affordable housing across most of the housing spectrum.

The bulk of its effort goes into providing significant “rates-neutral” financial support to the Ōtautahi Trust to provide and expand its pensioner houses and maintaining these. It has also provided a \$3m grant for shared equity provided by the Christchurch Housing Initiative. It provides about \$1m in underwriting development contributions and rates rebates for community housing provision. And it has provided grant funding for Housing First to address homelessness. It is now exploring the possibility of imposing an affordable housing planning requirement on developers.

Selwyn District Council intends to notify a reviewed District Plan, which will allow more housing to be built, for consultation in October this year. It coordinates information sharing between community housing providers. Selwyn also has a social housing policy statement that considers land leases, swaps or release to support social housing for older people, at an acceptable financial return that takes into account social benefit. It proposes the identification of land parcels that would have a strategic advantage for the location of social housing. However, this is yet to be acted on.

Waimakariri is considering detailed analysis of its housing needs and comprehensive recommendations for changes to its District plan to better support intensification and “ageing in place”. (We repeat some of these in our recommendations for both Waimakariri and Selwyn District Councils). The council is midway through a review of its District Plan which will also allow more housing to be built. It also has 110 pensioner units that need to be modernised. The Council is considering whether it should retain these assets or sell or transfer them to another party, potentially using any sales proceeds for other affordable housing initiatives. It provides rates rebates to pensioners with limited income to maintain their homes.

5.2. Evaluation

5.2.1 Research and strategy

The Greater Christchurch Partnership has a shared evidence base about housing need. This needs to be updated and further detail provided about needs across the housing continuum of different groups in Greater Christchurch, including Māori, low income, renting, and older household, in line with NPS-UD requirements and to truly guide action.

Currently, it isn't clear what each council's objectives for affordable housing are, and whether the councils have shared objectives. We recommend the councils work together and with other stakeholders on a shared strategy using this report.

5.2.2 RMA Planning

The Greater Christchurch Partnership councils are collectively doing core business well. They are undertaking long term planning that anticipates growth, and zoning and servicing plenty of land for developers to meet demand for housing. Waimakariri and Selwyn District Councils are reviewing their District Plans to ensure there continues to be sufficient development opportunities in the medium to long term.

Because of this and a range of factors related to the Christchurch earthquake rebuild, in the last five years housing in Christchurch, Selwyn and Waimakariri has remained relatively affordable on average.

However, there is a shortage of affordable, smaller rental homes in Greater Christchurch and specific groups are in need, and this is what the Councils now need to focus on. It is unclear to what extent their planning might be contributing to this situation and how well placed they are to meet the forecast increase in housing needs. The Christchurch District Plan provides plenty of opportunities for intensification and for “ageing in place” (staff note that these opportunities are not being taken up), but the Selwyn and Waimakariri plans do not. A previous report to Waimakariri recommended:

1. Adopting minimum density residential zones allowing for a mix of 1 & 2-bedroom homes/attached products within a traditional development of 3 & 4-bedroom homes
2. Zoning retirement village developments so they are connected and integrated into the community and not isolated enclaves
3. Allowing existing homes to be partitioned to create multiple smaller units options
4. Providing guidelines for universal design features in newly built homes
5. Providing information regarding Accessory Dwelling Units.

We include these actions in our recommendations for both Waimakariri and Selwyn District Councils.

The NPS-UD will require all councils to enable intensification and remove car parking minima and this may reduce costs. However, it is also likely that covenants on most sections in Selwyn and Waimakariri districts particularly limit the ability to build affordable housing there, and this is something that only Government could address.

Christchurch City Council is interested in exploring an affordable housing planning requirement on development. However, this could have perverse outcomes if it were not applied across the Greater Christchurch market. If Christchurch City Council were to pursue this alone it may just encourage development in Selwyn and Waimakariri rather than the city.

Ngāi Tūāhuriri Rūnanga has identified a need for all the district plans and council infrastructure provision to more strongly support their desire to develop Kāinga Nohoanga. This report also provides examples of complementary initiatives.

5.2.3 Financial incentives and land

Moving away from planning responsibilities, there is a clear divide between Christchurch City Council which is relatively interventionist, and the two district councils which have a lesser role in providing or financially supporting affordable housing. These differences have some detrimental consequences. For example, community housing providers say that the

concentration of social housing in parts of Christchurch City has results in poor household and community outcomes, and that needs are not being met in Selwyn and Waimakariri. They also note these two districts have insufficient Government services to support social housing tenants.

Christchurch City Council appears to have successfully transferred management of its social housing to the Ōtautahi trust, which has the capabilities and access to philanthropic and government funding to both grow and manage the asset well. This could be a model for Waimakariri and Selwyn District Councils also.

Christchurch City Council has also managed to target financial assistance to increasing the supply of affordable homes across the housing continuum. However, the bulk of this is still tied up in social housing. We recommend all three councils consider providing financial assistance and using other levers (land and perhaps the affordable housing planning requirement) to encourage developers, Kāinga Ora and community providers to build more affordable homes, especially for rent.

The Greater Christchurch Partnership does not appear to utilise advocacy to central government compared to other parts of New Zealand. We recommend the Partnership identify what it most needs from Government to enable more affordable housing and explore a range of vehicles to advocate for this.

Preferably all of the councils would enroll in a greater partnership with each other, Government, iwi, community housing providers and the development sector, using the range of tools at their disposal to support more affordable housing in greater Christchurch.

6. Summary of Recommendations

An effective social and affordable housing programme to address housing needs in Greater Christchurch would involve partnerships between the councils including Environment Canterbury, central government, community and iwi/Māori providers and property developers utilizing a range of the tools at their disposal, including:

- Research to understand the continuum of housing demand across all tenures and needs of different groups across the Greater Christchurch area, and what is needed to build more lower value, smaller homes
- A shared strategy for addressing these needs now and into the future, which particularly focuses on increasing the supply of affordable homes across Greater Christchurch, and support for rental households
- The RPS, district plans and infrastructure incentivising affordable homes to be built (possibly including an affordable housing planning requirement)
- The RPS, district plans and infrastructure enabling Kāinga Nohoanga in its fullest sense
- Reduced local authority development contributions and consent fees, rates rebates, remissions, loans or grants for smaller and affordable homes and Kāinga Nohoanga
- Local authority land disposals or lease arrangements to support the development of social and affordable housing and Kāinga Nohoanga

- Work with Kāinga Ora toward developing more social housing in Selwyn and Waimakariri, and mixed tenure communities in regeneration projects
- Transfer of local authority social housing provided to the not-for-profit sector, to leverage income related rent subsidies and philanthropic funding that can be used to maintain quality, expand supply and diversify tenure
- Government reforms that address constraints to building affordable housing, such as the Building Code and covenants.

The different council approaches now need to evolve into a more joined up Greater Christchurch social and affordable housing action plan. This will need to align with their shared development aspirations which will see growth across the area with Selwyn and Waimakariri becoming more than dormitory suburbs. It will need to future-proof these districts against demographic and market changes that might increase their need for non-market housing assistance. The plan will require each local authority to make some decisions

6.1. The Greater Christchurch Partnership

We recommend that all councils through the Greater Christchurch Partnership:

1. Update their needs assessment to meet NPS-UD requirements. We anticipate that this would identify the greatest need is to increase the supply of appropriate affordable homes, particularly for Māori and single person renter households including older people. This is where the councils should focus their efforts.
2. Explore with the development sector, Kāinga Ora and community housing providers what is needed to more successfully develop market and subsidised affordable homes (including smaller homes). This process should inform RMA planning, fees and charges, financial assistance, use of land, and advocacy to Government. The councils could consider whether it would be useful to establish affordable housing and property development forums under the auspices of the Greater Christchurch Partnership (similar to the Smartgrowth approach) that could provide ongoing intelligence.
3. Work with Ngāi Tūāhuriri Rūnanga to ensure that the RPS, district plans and infrastructure and other initiatives truly enable Kāinga Nohoanga
4. Undertake design work on an affordable housing zoning policy for the greater Christchurch area and advocate to the Ministry of Housing and Urban development for legislative support for this.
5. Invite Kāinga Ora and the Ministry of Social Development into the Partnership to plan for the location of central government services (including mental health and addiction counselling services that support social and affordable housing) in Selwyn and Waimakariri.
6. Advocate to the Ministry of Housing and Urban Development, and Ministry of Building, Innovation and Employment about covenants, the Building Code and Build-to-Rent. This advocacy might most effectively be undertaken with other bodies such as Local Government New Zealand, Community Housing Aotearoa or the New Zealand Property Council.
7. Participate in Te Waipounamu network of community housing providers.

6.2. Christchurch City Council

Christchurch City Council is reviewing its action plan. We suggest it evaluate the outcomes of its efforts to date, against where the need is greatest. This might suggest the council:

1. Maintain its arrangements with the Ōtautahi Community Housing Trust
2. Work with Kāinga Ora's to ensure that the regeneration and expansion of its 2000 public homes support community building and mixed tenure
3. Explore how it could redirect finance and use its land holdings to support more development of affordable housing.

6.3. Selwyn and Waimakariri District Councils

1. We suggest that Selwyn undertake its own more thorough needs assessment for all demographic groups and across the housing continuum and review its strategy in light of this assessment. Waimakariri District Council needs to build on its recent housing needs report and develop a strategy.
2. Both Selwyn and Waimakariri District Councils should ensure their District Plan reviews enable the development of smaller affordable homes, and create additional choice for older homeowners to "age in place" by:
 - i. Adopting minimum density residential zones allowing for a mix of 1 & 2-bedroom homes/attached products within a traditional development of 3 & 4-bedroom homes
 - ii. Zoning retirement village developments so they are connected and integrated into the community and not isolated enclaves
 - iii. Allowing existing homes to be partitioned to create multiple smaller units options
 - iv. Providing guidelines for universal design features in newly built homes
 - v. Providing information regarding Accessory Dwelling Units.
3. Both councils should also consider development contribution fee reductions and other financial incentives, and using their land portfolios to support social and other affordable housing
4. In addition, Waimakariri District Council should complete the planned modernisation of its 110 pensioner flats, with a view to divesting or gifting these to a registered Community Housing Provider that has access to IRRS and philanthropic funding and can maintain these to an appropriate standard. (We do not recommend putting the housing into a subsidiary of the Council as the fixed costs would be too high relative to the small portfolio).

Appendix 1

Minimum affordable housing planning requirements

There is debate about the impact of affordable housing planning requirements. For example:

Are planning requirements an effective way of increasing affordable housing?

- An international review of case studies in USA, Canada, UK, Ireland, France, Spain and Italy in 2010 found inclusionary housing to be “*the best answer to addressing global affordable housing needs*” in the economic and political climate at that time³¹.
- Recent Australian research finds that planning tools, supported by subsidies, leverage significant quantities of affordable housing supply in many parts of the UK, the US and in South Australia. In 2015-16 affordable housing requirements facilitated nearly 13,000 dwellings in England, 43 percent of all of affordable housing. Between 2005-15, 5,485 affordable homes (17 of total housing supply) were delivered through an inclusionary planning target in South Australia³².
- A New Zealand Productivity Commission review of international evidence found that affordable housing planning requirements have little impact on the overall supply of lower-priced housing and can create uncertainty, delays and significant administrative costs. The Productivity Commission concluded that “*there is not a strong case for their expansion in New Zealand*”³³.
- An October 2017 Auckland Council report showed that of 46,793 sites or dwellings consented under the Auckland Housing Accord and Special Housing Areas legislation, 1,353 (2.9 percent) were “relative affordable”³⁴ and 2077 (4.5 percent) “retained affordable”³⁵. This fell well short of targets. Another recent study found that the median prices inside the Auckland SHAs have increased *faster* than have median prices just outside the SHAs and that they do not appear to have increased the likelihood of affordable transactions³⁶.

Where do the costs fall?

- Affordable housing planning requirements to produce a percentage of homes within a particular price/cost segment do not necessarily impose costs on individual developments. A range of developers specialise in this segment, and it may be entirely possible for the overall market to profitably produce a greater share of lower value homes than has been

³¹Mekawy, H.S. (2014) *Role of planning mechanisms in affordable housing delivery: Inclusionary zoning*. International Journal of Development and Sustainability, Volume 3, Number 9. Faculty of Urban and Regional Planning, Cairo University

³²Gurran, N., Gilbert, C., Gibb, K., van den Nouwelant, R., James, A. and Phibbs, P. (2018) *Supporting affordable housing supply: inclusionary planning in new and renewing communities*. AHURI Final Report No. 297, Australian Housing and Urban Research Institute Limited, Melbourne

³³New Zealand Productivity Commission (2015) *Using Land for Housing*. New Zealand Productivity Commission. Wellington

³⁴Homes for first home buyers priced at at 75 percent of the Auckland median house price.

³⁵Held by community housing providers and made available to owner occupiers such that their monthly mortgage payments would not exceed 30 percent of the median household income.

³⁶Fernandez, M.A., Bucaram, S. and Sanchez G. E. (2018) *Price Effects of the Special Housing Areas in Auckland*. Auckland

the case recently. “Tenure blind design” requirements might make this more difficult. It all depends on the relationship between cost, price and risk profile.

- Modelling undertaken for the Proposed Auckland Unitary Plan in 2013 assumed that an affordable housing planning requirement would have a cost. Nevertheless it suggested that a mandatory requirement would still be “development feasible”, and that any reduction in profitability would be passed on to landowners in the form of lower prices for greenfield land³⁷.
- However, the Auckland Unitary Plan Independent Hearings Panel saw affordable housing provisions as effectively a “tax” on the supply of dwellings that may reduce the supply, resulting in an inefficient/opposite outcome than intended, including increasing prices in another part of the market³⁸. This is still a concern of Treasury and Ministry of Housing and Urban Development officials.
- Research suggests that the market impact depends on the strength of demand and the property cycle³⁹. A New Zealand Property Council spokesperson has voiced concerns that a requirement on larger scale developments could particularly disincentive apartment building right now.
- This issue of whether there are costs associated with a requirement to provide lower value dwellings, and who pays for them – known as “incidence controversy” – is a key debate internationally and remains unresolved⁴⁰.

Do affordable housing planning requirements achieve social integration?

- Some research suggests that affordable housing planning requirements are not an effective approach to achieve social integration, especially when alternatives to on-site construction are applied⁴¹.
- On the other hand, the planning requirements also face criticism from local residents who fear negative impacts on amenity and their property values, increased crime, and the characteristics and behaviours of prospective residents. An evaluation of impacts in Queenstown found these fears to be unfounded⁴².

³⁷Auckland Council (2013) *Affordable housing - Section 32 evaluation for the Proposed Auckland Unitary Plan*. Auckland Council, Auckland

³⁸ Auckland Unitary Plan Independent Hearings Panel (2016) *Report to Auckland Council: Hearing topics 053-069 Residential zones*. Auckland

³⁹ Mekawy, H.S. (2014) *Role of planning mechanisms in affordable housing delivery: Inclusionary zoning*. International Journal of Development and Sustainability, Volume 3, Number 9. Faculty of Urban and Regional Planning, Cairo University

⁴⁰ Ayyagari, R.V. (2018) *Affordable housing through inclusionary zoning – case of Auckland*. A thesis published in partial fulfilment of the requirements for the degree of Master of Environmental Planning. University of Waikato, Hamilton

⁴¹ Mekawy, H.S. (2014) *Role of planning mechanisms in affordable housing delivery: Inclusionary zoning*. International Journal of Development and Sustainability, Volume 3, Number 9. Faculty of Urban and Regional Planning, Cairo University

⁴² Equb, S. (2017) *Inclusionary Zoning: The evidence from Queenstown*. Report for Community Housing Aotearoa, Sense Partners, Auckland

Unfortunately, most of the literature underpinning the debate is descriptive, theoretical or correlational. Very little empirical work has been undertaken demonstrating a causal relationship between the planning requirement and outcomes⁴³. The debate is often more about the impacts of different planning requirement design features and their interaction with local context, than about the effectiveness of a planning requirement per se. It has not been possible to find the “model” answer.

There is some agreement in the literature that in order to be effective, planning requirements should:

- Be mandatory across the geography of the housing market, not voluntary or selective
- Define affordable percentages with reference to the incomes of target households and informed by evidence about the local housing market
- Allow a range of delivery forms (eg land, houses or financial contribution) and a range of retention mechanisms, (such as covenants, retention of rental stock, recycling of capital gain in shared equity arrangements)
- Be accompanied by cost off-setting measures such as faster consenting, delayed payment of development contributions, and/or planning concessions⁴⁴
- Provide a significant role for the not-for profit sector in designing and managing the affordable homes and providing wrap around services for households
- Be carefully enforced and monitored by the council
- Be formalised in legal frameworks (eg district plans, legislation) that demonstrate long term commitment.

If the Greater Christchurch councils wish to pursue an affordable housing planning requirement it would be essential to undertake a thorough analysis of a range of options. This should include development feasibility modelling to evaluate the likely impact over the property cycle on land prices, overall supply of homes, and distribution between typologies, tenures and price points. The Council should engage with Government, community housing providers and the property sectors as part of this work.

⁴³ Fernandez, M.A., Bucaram, S. and Sanchez G. E. (2018) *Price Effects of the Special Housing Areas in Auckland*. Auckland

⁴⁴ The planning concessions that are commercially advantageous depends on type of development and market, and how enabling the Plan already is. Many developers may not want density bonuses.

Appendix 2 - List of organisations interviewed

Abbeyfield New Zealand

Accessible Properties Ltd.

Canterbury District Health Board – Public Health

Christchurch City Council

Christchurch Methodist Mission

Comcare Trust

Emerge Aotearoa

Fale Pasifika

Habitat for Humanity Christchurch

Housing Foundation

Kāinga Ora

LinkPeople

Local Government New Zealand

Ōtautahi Community Housing Trust

Pathways

Selwyn District Council

Stepping Stone

Te Ngāi Tūāhuriri Rūnanga

Tenants Protection Association

The Salvation Army

VisionWest Community Trust

Waimakariri District Council

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and *action plan*: https://wellington.govt.nz/~media/your-council/plans-policies-and-bylaws/plans-and-policies/a-to-z/housingstrategy/housing_action_plan_2020-22.pdf?la=en



Greater Christchurch Partnership: Innovators in Affordable Housing

By taking joint action, the Greater Christchurch Partnership can secure a stable, adaptive, and responsive housing system.

February 2022

Prepared by The Urban Advisory



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1. Introduction

The purpose of this document is to make recommendations for the Greater Christchurch Partnership (GCP) organisations about how to respond to the housing challenges faced by Greater Christchurch. It focuses on providing a pathway to increase community and affordable housing solutions across the region.

Section 1 of this document provides an overview of the advice and the process to develop it. Section 2 outlines the housing context of Greater Christchurch and the affordability issues being faced by the communities represented by GCP organisations. Section 3 identifies the affordable housing objectives of this work. Section 4 sets out the recommendations for achieving the objectives and the roadmap for action. Section 5 outlines the next steps, covering the subsequent three years. Section 6 provides some concluding notes about the process to date.

This work progresses the policy intent that is evident across the GCP organisations¹, moving the region towards a future where all residents have access to housing, as a human right and as part of a stable, adaptive, and responsive housing system² that supports intergenerational wellbeing, provides wider economic and social benefits, and meets the priorities of hapū and Papatipu Rūnanga in Greater Christchurch (**Figure 1**).



Figure 1. The role of housing.³

Overview of the Advice

To be an innovator in the delivery of affordable housing, a more joined-up approach is required; guided by Te Tiriti, and te ao Māori, forming productive partnerships between territorial authorities (TAs), sectors aligned to affordable housing delivery, mana whenua, central and local government, and communities.

Before Greater Christchurch can address long term affordability for cohorts in the middle of the housing continuum, there is a need to **'close the gap'** by responding to the emergency and public housing waitlists. While this is an important first step, the focus of this advice is on pathways to increased affordable housing and more diverse options at price points that enable residents to spend less than 30% of their income on housing. The difference between affordable and public housing is identified in **Figure 2**.

¹ Including but not limited to; Greater Christchurch 2050, Greater Christchurch Spatial Plan, work towards an Urban Growth Partnership.

² This encapsulates Government Policy Statement on Housing and Urban Development (GPS-HUD) vision for the housing systems as published in September 2021.

³ Housing as a human right, in line with GCP support of Article 35, Universal Declaration of Human Rights, 1948: "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services"



Figure 2. The difference between affordable and public housing.

Stemming the flow of people getting to the point of needing emergency or public housing is critical. This can be achieved by significantly increasing the supply of affordable and community housing options for moderate-to-low-income households (i.e. the ‘intermediate housing’ market⁴) by using public land and supporting sector capacity and capability.

To summarise the roadmap presented in this document, to deliver a housing system that meets the local demands across the housing continuum and therefore has an increased supply of affordable price points, the GCP organisations should:

- **Put the shared foundations in place.** Establish and action a Strategic Housing Partnership to develop a ‘housing narrative’ and ‘common language’, an evidence base on evolving housing demand and preferences, a shared advocacy plan that supports a low-emissions future⁵. Explore if a similar or sister trust, that can operate over a wider geographical area than the Ōtautahi Community Housing Trust (OCHT) does, could be established.⁶ Longer term, build towards having a ‘Network of Housing Excellence’ that builds on the work of the regional housing planning group Te Waipounamu Community Housing Provider Network (TWCHPN), facilitated by the national peak body Community Housing Aotearoa (CHA).
- **Take an active role in increasing affordable housing supply.** Become more strategic with the use of public land. Lead by example, by working with partners to deliver demonstration projects, and structure and present partnership and investment opportunities to the market. Present a proposition to central government on how to improve provision of social and affordable housing. Support sector capacity and capability. Engage the market and Community Housing Providers in affordable housing delivery partnerships and establish an ongoing across-sector build programme on public land.
- **Coordinate a long-term approach to retain affordability.** Agree a toolkit of supply-side incentives to encourage a diverse range of mixed-tenure housing products in locations supportive of a well-functioning

⁴ **‘Intermediate housing’ is defined as:** A housing product that is identified through a needs-based assessment of the households that these products are intended to serve, namely, working households who are not on housing benefits but cannot purchase a two- or three-bedroom house priced at the lowest decile level, sometimes known as ‘inbetweeners’ or ‘the squeezed middle’.

⁵ Reflective of the Spatial Plan work, which includes this draft outcome “An urban form that enables a diverse choice in living options that are affordable, of a variety of types and sizes, sufficient in supply, in locations which support a well-functioning urban environment, and of good quality in order to meet the needs of different households and avoid adverse impacts on the competitive operation of land and development markets.”

⁶ The reasons being, that the current Trust’s purpose is restrictive, there is limited experience dealing with development, local government and central government, and the size and scale of the organisation limits its ability to expand operations.

urban environment. Collectively pursue 'inclusionary housing'⁷. Support mana whenua in their development and implementation of a Kāinga Nohoanga/papakāinga strategy. Longer term, explore appropriate ways to implement and distribute proceeds of value capture/uplift.

How this work was developed

This work was developed for the GCP, which identified the need for a Housing Workstream in May 2021, and in July 2021 established a working group to focus on addressing housing affordability across the continuum.

The GCP Housing Workstream has three purposes:

- **Agree to a joined-up approach** for the direction of travel for Greater Christchurch to ensure access to housing for all community members.
- **Understand the options available** and what actions need to be taken to achieve the outcomes.
- **Confirm opportunities to deliver together** on catalyst projects and processes in the short-, medium- and long-term.

The Housing Workstream informs the development of the 'Joint Work Programme', fitting within a wider framework of work underway by the GCP. **Figure 3** below sets out these interrelating pieces of work. Further details outlining the background to this workstream are contained in **Appendix 1**.

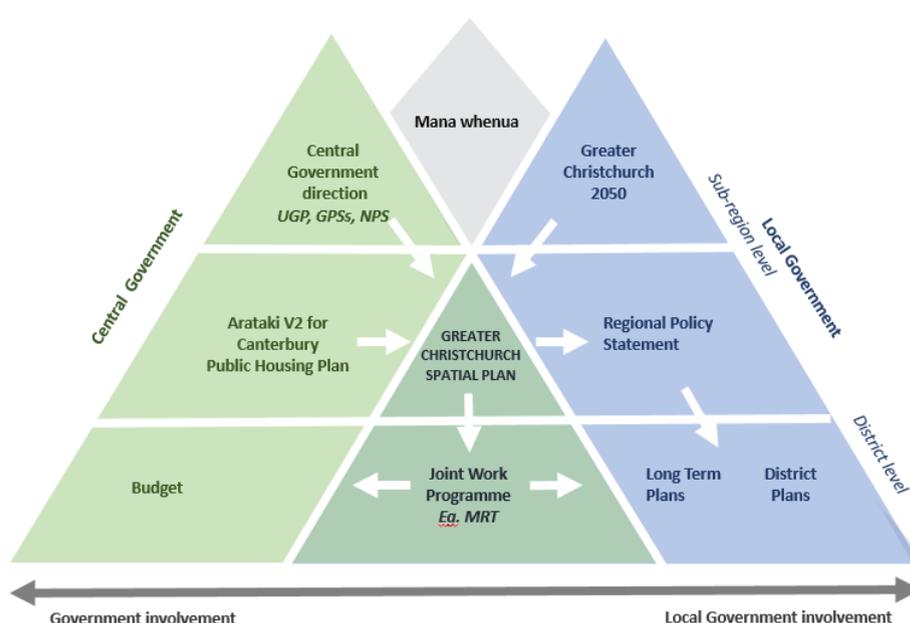


Figure 3. The GCP context for the Housing Workstream.

The timeline for developing this advice was July to December 2021. The milestones across this period are shown in **Appendix 2**, along with the seven steps taken prior to the working group's first meeting, and the purpose and outcomes of each of the three working group workshops. A subsequent period of review and iteration occurred with key organisational layers; this was important to both refine the advice and enable the necessary transfer of ownership and buy-in to the objectives and pathway forward.

The seven steps that underpinned the collaborative process of developing this advice with the working group included: contextualising the work programme within the changing national context, considering the housing context of Greater Christchurch, synthesising the existing work of GDP organisations, a review of best practice and housing policy and strategy innovations in NZ and globally, and a framing of the common themes, challenges and opportunities summarised in GCP and GCP Partner documents.

The following documents have also been key in the development of this advice: *Greater Christchurch 2050, Our Space 2018-2048, Greater Christchurch Housing Development Capacity Assessment (July 2021), and Greater Christchurch Partnership Social and Affordable Housing Action Plan Report (September 2020)*⁸. The full suite of documents reviewed are set out in the **Reference List**.

⁷ It is noted that 'inclusionary zoning' is the term used internationally. However, for the purposes of alignment with the RMA reform work underway by Local Government New Zealand and Community Housing Aotearoa, this policy has been referred to as 'inclusionary housing'.

⁸ Further work has been done on demand and needs for both Waimakariri and Selwyn District Councils.

2. The Greater Christchurch Housing Context

The built form, and the housing that is available, has a direct impact on people, the community, and the environment. More diversity and density is needed. Greater Christchurch needs to ensure that the right type of housing is built in the right places (as will be defined in the Greater Christchurch Spatial Plan), with available and accessible options that meet the changing needs of the community and deliver healthy communities, close to jobs and amenities.

At the time of drafting, relative affordability in Greater Christchurch prevails. However, this is diminishing. The waitlist for public housing is rising, having quadrupled over the last 5 years to 1,896 households⁹ (as of June 2021). The Public Housing Plan accounts for 1,205 new social rent homes, and 365 transitional housing units to be built by circa 2024¹⁰, leaving a large gap. The deprivation measures the central government uses to determine urgency means Greater Christchurch is not seen as a priority area for funding and investment.

While relative affordability is seemingly positive, it is not equitable and leaves a significant proportion of the resident population vulnerable to stress related to their housing. A growing number of mid-to-low-income households¹¹ that cannot affordably pay for housing is continuing to put pressure on the public housing waiting list and limited community housing stock, and is negatively impacting people's quality of life¹², as summarised in **Figure 4**. Further details on the housing context for Greater Christchurch can be found at **Appendix 3**.

As a result of the housing pressures, Greater Christchurch's ageing population is becoming particularly and increasingly vulnerable. They are being faced with growing stresses related to ensuring they have a safe, warm, dry, secure home that is close to essential services and facilities. Furthermore, as the population grows and the demographic make-up becomes more diverse, the demand for a broader range of mixed-tenure housing products to meet varying needs also continues to grow. Diverse affordability, where all households are able to spend less than 30% of their incomes on housing costs, should therefore be the priority.

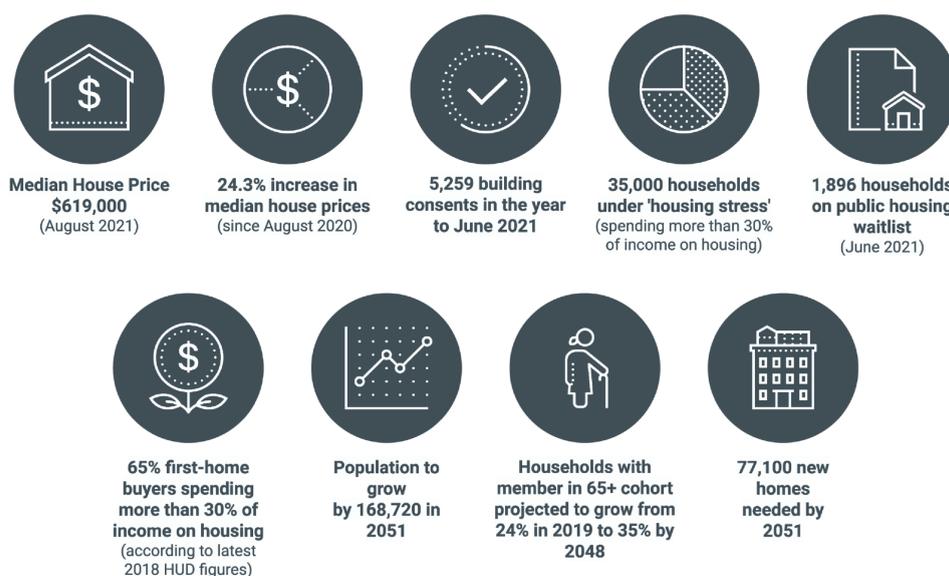


Figure 4. A Snapshot of the Housing Story in Greater Christchurch.

⁹ In June 2021, the public housing waitlist for each TA was:

- Christchurch City - 1,755 households
- Selwyn District - 45 households
- Waimakariri District - 96 households

Total for Greater Christchurch - 1,896 households

¹⁰ Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development: Public Housing Plan 2021-2024

Note, Kāinga Ora will build circa 1,000 homes between FY19-24, of which the majority will be in Christchurch City. Kāinga Ora may alter the end-use of a home at a later date, depending on where the demand is sitting in a particular area and nature of development. The typical split is 85% Public Housing and 15% Supported Housing.

¹¹ Used as a catchall phrase to include key workers, 'intermediate housing' market, missing middle, etc.

¹² Currently 35,000 households in Greater Christchurch are under 'housing stress', i.e. spending more than 30% of their household income on housing. For some, spending 30% on housing is manageable, and 'housing stress' only sets in once the proportion reaches as high as 50% of their household income.

Key Challenges and Opportunities for Greater Christchurch

The key challenges and opportunities for the greater Christchurch area are identified in **Table 1** below.

Redevelopment of existing older low-density housing areas, as well as underutilised industrial/commercial land in urban locations close to key centres (amenities and services) for housing development comprising smaller homes that are not car-dependent is needed in order to support environmental sustainability and wellbeing. The targets for meeting anticipated housing growth in Greater Christchurch, as set out in Our Space 2018-2048 are for: 65% of housing growth to be met in Christchurch City, 20% in Selwyn and 15% in Waimakariri¹³. *Note: these targets may be adjusted based on the work on the Greater Christchurch Spatial Plan.*

The GCP TAs have a unique opportunity to use their land more strategically, show leadership by testing ideas, get more aligned regionally, and incentivise the private sector to deliver the housing outcomes that it wants to achieve.

Table 1. Key Challenges and Opportunities for Greater Christchurch.

CHALLENGES		OPPORTUNITIES	
-	Policy and operational disconnect and a changing national direction. The role that TAs need to take in housing is changing as national reforms are rolled out. The relationships between TAs, the private and community sectors should be strengthened.	+	Show leadership. It is timely to demonstrate collective leadership by honouring Te Tiriti, taking a systems-first approach to removing barriers, and facilitating greater collaboration and partnership between the public, private and community sectors. For example, being strategic about the use of public land to achieve affordable housing outcomes, that proactively responds to the needs of the community, as well as providing financial returns.
-	Lack of shared objectives between the three TAs and no connected population strategy as yet.	+	Take a place-based approach. Where and what new housing development is delivered in each of the TAs can be influenced through the coordinated rollout of varied tools and levers (while balancing the needs of local communities with wider regional objectives). A coordinated approach to achieve greater alignment, integration and between central government, local government and mana whenua around housing, land-use, infrastructure planning and investment will be critical. A coordinated list of surplus land so that CHPs / other partners only have to go to one place, or identifying different ways to engage and incentivise the market, could be helpful.
-	Community-led, bottom-up solutions that address issues of affordability and sustainability (such as cohousing and cooperatives, as examples) are not well supported by the existing systems, policies, and legislation in place.	+	Support innovation. Innovation is already happening in pockets but can be scaled up and encouraged by supporting, community led initiatives in the affordable rental or ownership space, pilot projects and education programmes to share knowledge about the 'how to' of housing innovation. For example, funding support for upfront planning costs, and the provision of technical expertise.
-	Housing affordability* is decreasing across all cohorts. Older people, youth and low-income earners/lower skilled groups are increasingly vulnerable to the increasing cost of home ownership and renting, relative to incomes.	+	Incentivise diverse housing. A proactive role is possible to incentivise the delivery of the right kind of housing, in the right places, that meets the needs of a changing resident population. This also requires integrated spatial planning, brownfields development and intensification of existing centres.
-	There are increased housing-related health and social issues. Housing investment has taken place in isolation, leading to a lack of integration of outcomes across wellbeing domains. A broader definition of housing is required. The relationship	+	Promote intergenerational wellbeing. Significant improvements in intergenerational wellbeing can be targeted through the creation of health-promoting neighbourhoods that impact health, social and economic outcomes. For example, homes that support occupants to

¹³ As set out on page 14 of Our Space.

	between urban development and economic growth needs to be improved.		have a lifestyle that is not reliant on the car, residents have easy access to open recreational space, residents feel connected to their neighbourhood with community ties.
-	The regulatory and financing system is not enabling adequate Māori housing solutions, or housing innovation.	+	Create positive outcomes for Māori. Self-determining solutions, so papakāinga, kāinga nohoanga and other Māori housing solutions can be prioritised.
-	Housing development is negatively contributing to climate change and expanding the region's environmental footprint. Limiting development and/or retreat from some areas may be required.	+	Prioritise a Low Carbon Future. Reducing the environmental footprint of housing development and restoring and expanding the natural ecosystem will help GC2050 to move towards a low carbon future. For example, supply chains are sustainably sourced, and housing design supports sustainability during both construction and operation/maintenance.
-	There are barriers to accessing infrastructure-ready land, particularly in brownfield areas, which make development feasibility challenging. Recent applications to the Infrastructure Acceleration Fund were not successful.	+	Fund Infrastructure. Sustainable growth can only occur through improving the accessibility of suitable infrastructure-ready greenfield and brownfield land, including street amenity and stormwater solutions. For example, infrastructure capacity is really important for increasing density and enabling development on Māori land.

**35,000 households under "stress" in Greater Christchurch (housing stress = spending more than 30% of gross income on rent or mortgage costs and other essential household costs). It is also noted that for some households spending more than 30% of household income on housing costs is manageable, and stress only sets in when this proportion reaches as high as 50%.*

3. Affordable Housing Objectives for Greater Christchurch

While there are a range of objectives and outcomes sought by the GCP organisations, as recorded in the strategic documentation of each, having a shared direction of travel will be critical. **Table 2** summarises existing material, and the engagement undertaken with the working group; it proposes five core objectives to be adopted by the GCP organisations. Each has several indicators or ways to measure what it would look like to have successfully achieved these objectives in the region. These objectives acknowledge that TAs will have their own roles and responsibilities, but that collectively, these are objectives of the GCP as a partnership.

Specific metrics to enable the evaluation of these measures will need to be developed to make them more meaningful, and to enable targets and goals to be set, if desired. It is envisaged that this would be completed by the Strategic Housing Partnership, as set out in the recommendations below.

Table 2. Affordable Housing Objectives with defined success.

Objective	Success looks like
<p>OBJECTIVE 1 GCP organisations work together to incentivise the desired type of housing (tenure, density, location, typology, cost) so that there is a range of mixed-tenure housing products throughout Greater Christchurch that are affordable for low-to-moderate income earners (i.e. key workers and the ‘intermediate housing’ market)</p>	<ul style="list-style-type: none"> • Housing that is affordable and suitable for a range of people across the continuum is available and accessible as a human right¹⁴. • There is retained affordability within the publicly funded housing stock (i.e. it is not just affordable for the first purchaser). • A range of typologies are delivered as a result of reduced barriers and supply-side incentives, including increased density (to be aligned with policy reforms and the Greater Christchurch Spatial Plan). • The ‘intermediate housing’ market is adequately provided for through a diverse range of tenures, typologies, and price points, ensuring that key workers can live in Greater Christchurch. • The ageing population is provided for with smaller, more affordable, well-designed units that are accessible. • Medium/high density housing is delivered within the central city and metropolitan centres¹⁵. • Public sector investment in the development and improvement of centres and transport infrastructure that incentivises intensification in brownfield sites close to amenity.
<p>OBJECTIVE 2 GCP organisations work together to be enablers of housing that provides for the needs and cultural preferences of mana whenua for Kāinga Nohoanga and papakāinga on Māori owned land and in urban areas</p>	<ul style="list-style-type: none"> • The GCP organisations are advocates for Māori housing development, and specifically, access to finance, including that required for infrastructure. • Mana whenua-led development is common. • Culturally appropriate housing options are available. • Papatipu Rūnanga is supported to deliver a mana whenua-led strategy, which includes priorities for Kāinga Nohoanga/papakāinga.
<p>OBJECTIVE 3 GCP organisations work together to create an environment that gives confidence to potential partners (across the public, private and community sectors) to invest in Greater Christchurch</p>	<ul style="list-style-type: none"> • The role of TAs is well defined, with clear communications and pathways for cross-sector engagement are utilised. • TAs are using the tools and levers across their roles as provider/regulator/enabler/incentiviser/advocate. • Partnerships exist to deliver the housing outcomes of the GCP. • Greater resources are available to the resource and building consent process/teams¹⁶.
<p>OBJECTIVE 4 GCP organisations work together to support the development of health-promoting housing and neighbourhoods that are not car-dependent</p>	<ul style="list-style-type: none"> • Residents are able to stay in their communities through all phases of life (ageing in place). • Homes are warm and dry. • The burden of distance and travel is not a cost borne unequally by those not able to live where they work, due to unaffordability. • Local transport nodes are maintained and improved, enabling residents to move around easily. • Active transport (walking and cycling) is prioritised. • Low-emission housing and neighbourhoods are incentivised. • There is funding and resources dedicated to improving street amenity in areas where development is desired. • There is greater investment in tree planting/canopy retention.
<p>OBJECTIVE 5 GCP organisations work together to build housing and neighbourhoods for climate adaptability and ecological restoration through enabling the right kind of housing in the right places</p>	<ul style="list-style-type: none"> • Housing development and urban growth is done in a way that reduces emissions during construction and operation, while also preparing homes/buildings to climate adaptability. • There is a shared understanding of areas of Greater Christchurch that are not suitable for housing development in the long-term. • Thriving ecosystems are embedded in all new development. • Highly productive land is protected.

¹⁴ Affordable and suitable, needs to be defined and considered over time. Consideration could be given to setting targets, however any methodology to do so would need to be carefully considered.

¹⁵ Aligning with the directions in the NPS-UD, see Policy 3 on page 11

¹⁶ Anecdotally, consenting timeframes have long been considered a barrier to new housing development. Quantification of the issue will be required by each TA.

4. The Recommendations for Greater Christchurch

When developing a roadmap towards a stable, adaptive, and responsive housing system¹⁷ with the working group, it became evident that **a bold and transformative approach**, albeit iterative rather than disruptive, was necessary.

Beyond the urgent need to address the growing public housing waitlist, **a well-functioning housing system must stem the flow** of people ending up on these waitlists. The recommendations presented in this section therefore focus on supporting a diverse range of affordable housing outcomes.

Among the GCP organisations there is a lot of work underway, and progress is being made¹⁸. However, more work is necessary, collectively, to deliver on the agreed GCP Housing Objectives. The recommendations are all categorised according to role type, as shown in **Figure 5**, and prioritised by time period.



Figure 5. Confirming the different roles of the TAs and GCP organisations.

Not all of the interventions will have immediate effect. As well as quick wins, the foundations for long term systems change need to be put in place. The NPS-UD/Long Term Plan timeframes, as below, were identified as the preferred timeframes by the working group:

- **Short term | 0-3 years**
- **Medium term | 4-9 years**
- **Long term | 10-30 years**

Figure 6 provides a summary of the roadmap; there are four key recommendations presented (close the gap, agree shared foundations, take an active role in increasing affordable housing supply, and coordinate a long-term approach to retain affordability). The steps to achieve each recommendation are then presented on the time scale. Many of the steps are interconnected and will need to run concurrently to ensure success over time and a shift in the provision of affordable housing options in Greater Christchurch.

¹⁷ As directed by the GSP-HUD.

¹⁸ Particular reference is made to the Greater Christchurch Spatial Plan, the development of new transport initiatives, and the formation of an Urban Growth Partnership.

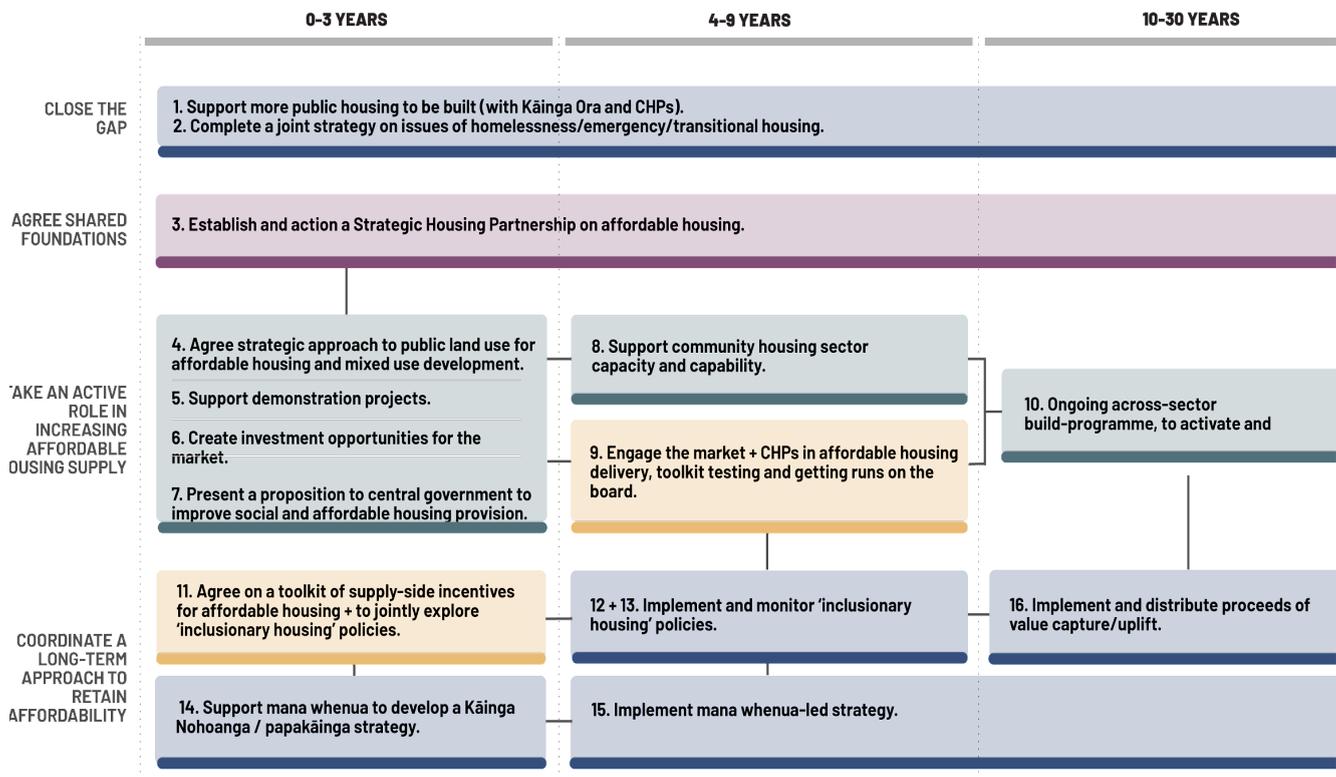


Figure 6. Summary roadmap showing the key actions required to deliver affordable housing in Greater Christchurch.

The recommendations, and the steps to achieve them, are outlined in detail below and then summarised in a more detailed roadmap diagram on page 20. The Next Steps, Section 5, also presents the first three years broken down into annual priorities.

Recommendation 1: Close the gap

1. Support more public housing to be built.

It is vital to focus on ‘closing the gap’ by addressing and developing a strategy for responding to the emergency housing and public waitlists.

The waitlist for public housing in Greater Christchurch has quadrupled over the last 5 years, to 1,896 households (June 2021). Kāinga Ora plans to deliver 1,000 new homes in Christchurch by year-end 2024¹⁹. OCHT also has plans for 100 homes a year for the next five years.. As of the December Quarterly report, a gap of approximately 2,050 households remained, and is growing.

Solutions are being explored (by the key players – Kāinga Ora, Community Housing Providers, OCHT, Papatipu Rūnanga, and the three TAs) to increase the pace and scale of public housing in Greater Christchurch (using Income-Related Rent Subsidy or IRRS, operating supplements and new builds financed by borrowings²⁰). Through its partnership, the GCP has the opportunity to bring together the key players to work together to deliver even more public housing now and into the future.

The Christchurch City Council is exploring options to expand its portfolio by focusing on the short-term key issue of financing. The Christchurch City Council is working with the OCHT, as owner of community housing (owned by CCC, operated by OCHT), on new and redevelopment projects that could increase the supply of public housing. This includes re-examining how OCHT is capitalised and potentially increasing the level of capitalisation.

¹⁹ Kāinga Ora may alter the end-use of a home at a later date, depending on where the demand is sitting in a particular area and nature of development. The typical split is 85% Public Housing and 15% Supported Housing.

²⁰ For example, debt funding through impact investment platforms such as <https://communityfinance.co.nz/>

Ongoing discussions with central government, through the Urban Growth Partnership, should continue to include advocacy for increased IRRS eligibility. This will improve the financial viability of public housing developments, therefore enabling more public housing to be built.

Note: Because these recommendations are focused on affordable housing, outlining the specific steps required to build more public housing is beyond the scope of these recommendations as it forms part of 'business as usual' processes for each of the TAs.

2. Complete a joint strategy on issues of homelessness/emergency/transitional housing.

Building on existing work underway by the three TAs and other initiatives underway in the community (eg. Housing First), the GCP organisations should engage with the MSD, MHUD, transitional housing providers and emergency accommodation suppliers to understand the approach being undertaken and identify ways to support effective provision of housing and associated support services to address acute housing needs (for emergency/transitional housing) and to eliminate homelessness. A joint strategy could look to make sure sufficient emergency/transitional spaces are available, reduce reliance on motel accommodation, and detail how, once adequately housed, households can maintain long-term housing security.

Recommendation 2: Put the shared foundations in place.

3. Establish and action a Strategic Housing Partnership on affordable housing.

Taking an advocacy role, a Strategic Housing Partnership on affordable housing would enable the GCP organisations to put the shared foundations in place for a more collaborative and consistent approach to encouraging, enabling and delivering affordable housing across Greater Christchurch. For example, adopting inclusionary zoning provisions. The Strategic Housing Partnership would need to include Christchurch City Council, Waimakariri and Selwyn District Councils and Environment Canterbury and central government (for example Kāinga Ora, Ministry of Housing & Urban Development). Papatipu Rūnanga should determine their role in the Strategic Housing Partnership, no doubt guided by the priorities and directions that would be established through a mana whenua-led process of developing a strategy for affordable housing and the delivery of Kāinga Nohoanga/papakāinga (see actions 15 and 16 below). Representatives should also be invited from the community housing sector and the development sector.

Terms of reference for the Strategic Housing Partnership will need to be agreed.

Generally, the Strategic Housing Partnership will have responsibility to:

- Oversee/monitor progress as plotted on the Roadmap, including, support and resourcing for staff to manage implementation of actions.²
- Get organised together so that Greater Christchurch can engage with central government and the community housing and private development sectors more effectively.
- Support a shift from a reactionary to a proactive approach that views the housing system of Greater Christchurch as a shared portfolio (across all territorial boundaries).

Other specific tasks for the Strategic Housing Partnership are outlined below:

3A. Develop a 'housing narrative' and a 'common language': The adoption of a shared approach to housing, clearly aligned with the Greater Christchurch Spatial Plan, will help to deliver surety that each TA will be a good client and/or partner. Giving confidence to the potential partners (across the public, private and community sectors) and helping to attract investment into Greater Christchurch. Agreement on a shared approach will also assist with future funding bids, such as any potential rounds for infrastructure funding²¹.

See the draft **Glossary** at the end of this document, which is to be further developed by the Strategic Housing Partnership to form a shared understanding of terminology. The definition of brownfield redevelopment (under-utilised low-density residential areas and commercial/industrial sites) should include a criterion that redevelopment comprises an element of affordable housing.

²¹ This is said in the context that in the first round for the Infrastructure Acceleration Fund no projects in Greater Christchurch received funding.

3B. Develop an evidence base on evolving housing demand and preferences and agree to regularly update it: As noted in the most recent Greater Christchurch Housing Development Capacity Study (issued July 2021), there is very little, if any, information in respect to current and possible future factors that drive where people choose to live²². An evidence base needs to focus on evolving housing demand and preferences, the trade-offs people make when deciding where to live, and include what price points and typologies are needed and where these households sit on the housing continuum (e.g. the 'intermediate housing market'). A combination of both quantitative and substantial qualitative data will be required to achieve this. This nuanced evidence base will also enable the identification of what housing models will best serve the cohorts of the housing continuum who are currently falling through the gaps with their housing needs left unmet by failings of the current market reliance approach.

How often this evidence base is updated, to maintain its relevance, will need to be determined by the Strategic Housing Partnership.

3C. Develop and operationalise a shared advocacy plan: Building on the work to establish a shared housing narrative and common language, the Strategic Housing Partnership should develop an advocacy plan, in line with political cycles (reforms as well as elections) and the new national policy direction being set for housing. The Strategic Housing Partnership can use the advocacy plan to set out how they will better engage with the housing sector (in particular those delivering community/affordable housing) and to confirm their shared objectives and outcomes based upon a regional view that directly corresponds with the Greater Christchurch Spatial Plan.

The advocacy plan can then be used as the basis for seeking policy/legislative amendments and, where possible, streamlining delivery. Combining resources when advocating to central government for policy/legislative amendments is a powerful approach that will assist in meeting the shared outcomes and objectives of the partnership.

Possible key themes for seeking amendments could include: *more funded places for the Greater Christchurch area in the Public Housing Plan to meet existing and future needs, advocacy to change the two tier system by not capping the transition of existing public good housing to IRRS, and in relation to the stumbling blocks to significant investment in affordable housing.*

As part of developing and operationalising a shared advocacy plan, the following are also required:

- **Review and update existing plans and strategies in line with the advocacy plan:** This is an important task for ensuring that a consistent approach to affordable housing is baked into plans and strategies of all GCP members. The district plans of the three TAs and the Canterbury Regional Policy Statement (CPRS) will need to reflect the NPS-UD, RMA reforms, and other incoming policies relating to intensification.
- **Maintain and improve relationships with developers, Community Housing Providers, funders and others:** The advocacy plan should articulate how the GCP organisations can be deliberate about developing closer working and political relationships and improve relationships with developers, Community Housing Providers, funders and others. It is important that these relationships are maintained over the long term.
- **Address barriers of developer covenants:** Covenants create barriers to ensuring the best and most efficient use of land. The GCP organisations can address these barriers by:
 - Advocating for the central Government to change how covenants function, and reduce their impacts.
 - Building relationships with developers to encourage them to liberalise covenants.
 - Requiring new greenfield subdivisions to be mixed-density and provide for diverse typologies (via updates to plans and strategies in line with the advocacy plan).
 - Consider introducing inclusionary zoning.
- **Support a low-emissions future:** Promote low-emissions neighbourhoods and housing (potential Transit-Oriented Developments or TODs) by exploring the use of value uplift capture and other financial tools, including financial contributions to support neighbourhood amenity and streetscape improvements, increase the greening of neighbourhoods, and incentivising car-free/zero emissions developments in suitable locations.
- **Host annual regional forum:** Taking everyone on the affordable housing journey is a key part of playing an advocacy role. It is envisioned that an annual regional forum would bring together GCP stakeholders, developers, Community Housing Providers, funders and others, with the purpose of reviewing how the GCP organisations are tracking in terms of following the affordable housing roadmap. Other topics to be covered at

²² Greater Christchurch Housing Development Capacity Study (July 2021), see page 33.

each forum would be in line with the issues of the day. The forum could be hosted by the Te Waipounamu Community Housing Provider Network, Part of Community Housing Aotearoa .

- **Evolve a 'Network of Housing Excellence':** In the longer-term, and building on the regional forum - Te Waipounamu Community Housing Provider Network, there needs to be a better way of being responsive and proactive, for sharing information, being connected, learning from each other, and demonstrating what 'good' looks like. The establishment of a 'Network of Housing Excellence'²³ by the Strategic Housing Partnership will see the GCP and its organisations becoming an 'advocate for change' in the housing system and be a leader in the delivery of diversity in housing.

3D. Explore and establish a 'sister' trust to OCHT: At present the OCHT is restricted to operate in Christchurch City and Banks Peninsula only. There is the opportunity for the OCHT to establish a 'sister' trust to operate in and provide public housing in Waimakariri and Selwyn districts. The reasons being, that the current Trust's purpose is restrictive, there is limited experience dealing with development, local government and central government, and the size and scale of the organisation limits its ability to expand operations. A potential option for capitalisation could be via other TAs (Waimakariri and Selwyn) using existing land and building assets; funded through rents, IRRS and operating supplements, and new builds financed by borrowings.

Recommendation 3: Take an active role in increasing affordable housing supply.

In the national context, the role that TAs take in housing is changing²⁴. There is an opportunity for the GCP TAs and their CCOs to take an active role in the physical delivery of mixed-tenure housing. The initiatives set out below are the key steps they can take, as a collective, to see that more affordable housing is delivered and to meet the needs of local communities.

4. Agree a strategic approach to public land use and mixed-use development.

The key action items under this step are itemised separately in the roadmap diagram. However, for the purposes of explanation they have been linked together in the text because they would need to be simultaneously addressed.

4A+B. Prioritise the delivery of social and affordable housing on public land : The GCP TAs can use the public land portfolio (that is suitable for housing intensification), by taking opportunities to the market, and attracting investment which delivers wellbeing outcomes as well as financial returns. Defining social outcomes, and balancing the delivery of those outcomes, with expectations of financial return, needs careful consideration. This can be done by:

- Prioritising the delivery of social and affordable housing outcomes, over financial returns, when appropriate.
- Agreeing to retaining land ownership (when considered the best and most appropriate use of the specific land) and providing flexible tenures, such as leasehold arrangements with development partners.

5. Support demonstration projects so that affordable housing can be catalysed in the short-term through key partnerships with the market, iwi, and the community housing sector.

The GCP TAs should align the strategic approach to investment opportunities. It will be important that they are clear on the requirement for any investment opportunities to be supported by robust business plans, including funding for the entire project lifecycle.

5A+B. Prioritise and lead the delivery of demonstration projects: Following on from the introductory point, potential demonstration projects should be prioritised for completion by the GCP organisations, and their CCO's. It will be important to clearly identify the lead organisations responsible for each demonstration project and to articulate clear pathways to support successful and timely delivery. This work builds upon the existing appetite shown by ChristchurchNZ to lead and deliver housing projects.

²³ 'Network of Housing Excellence': a way for sharing information/ resources/ capabilities/ learning from each other effectively; not another entity

²⁴ As directed under the National Policy Statements (NPS-UD and GPS-HUD)

In many cases, demonstration projects will be best achieved through partnerships with organisations geared up to deliver the type and price point of housing required (*as determined by the evidence-base on evolving housing demand and preferences established in 3B*); but it will also require leadership from the GCP organisations to set a more innovative direction and show that a 'business as usual' approach to housing models will not solve the affordability issues being faced by Greater Christchurch residents, particularly the vulnerable cohorts identified in section 2.

6. Establish investment opportunities for the market.

Supporting step 6, the GCP organisations should establish a pipeline of affordable housing opportunities for the market. The certainty that this creates has been evidenced to have a snowball effect when it comes to increasing the diversity of housing choice being delivered by the market.

6A. Agree to align the strategic approach to investment opportunities: This process would begin with the agreement to a strategic approach to investment opportunities across the three TAs and aligns with the importance of an agreed approach to public land use for affordable housing as outlined in step 5. Facilitating this agreement would likely best be undertaken by the Strategic Housing Partnership as part of step 3C, developing a shared advocacy plan. This would need to consider opportunistic projects, as well as OCHT and Christchurch NZ's pipeline already underway.

6B. Identify investment opportunities across the 3 TAs: When clarity and certainty about an approach is achieved, the next step is to identify and communicate key investment opportunities. This would allow funders and investors to participate in the delivery of new, affordable housing and bridge the gaps limiting the sector from growing (for example, the fragmented impact of investment and philanthropic grants processes).

6C. Initiate a 'Call for Sites': Part of communicating potential investment opportunities would be to initiate a 'Call for Sites' process to build a database of suitable sites that can be shared with the development sector. This should be repeated and updated on a regular basis.

7. Present a proposition to the central government to improve social and affordable housing provision.

An idea raised by the Working Group was that the GCP organisations should present an investment business case with the goal of improving central government support for the local provision of social and affordable housing, through, for example, making the case for all social housing tenants accessing the IRRS.

7A. Identify Council sites: The business case (involving TAs, OCHT, Ministry for Housing and Urban Development, Christchurch City Holdings Limited, and ChristchurchNZ) should include a specific parcel of land that is suitable for affordable housing products (publicly owned/Council site) and/or the identification of a suitable pipeline of projects to kick start the delivery of more affordable housing product in key locations (i.e. those that are well-connected to amenities and transport options and in line with the economic development strategy about where and what type of industries need to be encouraged).

7B. Clearly define roles and responsibilities: The success of this process will also be dependent on the developer, manager, and investor roles being clearly defined and specified, as being linked to identifying pathways to deliver as below.

7C. Identify pathways to delivery: This step is predominantly about identifying viable partnerships, and builds on step 5 above.

7D. Complete due diligence: This step acknowledges the time and complexity of the issues to work through and emphasises the need for an adequate allocation of time and funding for this process, to do the investment case well.

8. Support and grow sector capacity and capability.

This step is multifaceted and while influencing wholesale change is a wider systems issue playing out nationally, there are some key actions that the GCP can take to help the sector-wide issues of capacity and capability shortages. The main focus here is on supporting the community housing sector as the ability of these providers to scale-up and expand will be critical in the short-, medium-, and long-terms to address affordable housing provision, particularly for critical vulnerable cohorts which are unlikely to be served by the market, given the current market-settings, for some time to come. Three key sub parts were identified to achieve this step, as follows:

8A. Support the attraction of new talent: Working together, the GCP organisations can help to address the connection between the skills and capacity required to deliver affordable housing at pace (end-to-end human capital operating in the house building sector) and the current talent shortfalls evident currently. Options for key workers from the relevant skills shortage areas to attain affordable housing is one such measure that the GCP organisations can pursue.

8B. Improve supply chain efficiency: Ensuring supply chain efficiencies are optimised will further support the sector to build houses in the quantity required to deliver greater affordable options to a range of cohorts across the housing continuum. The GCP organisations should liaise directly with the Christchurch Airport and Lyttelton Port of Christchurch and others, to identify possible ways of improving efficiencies.

8C. Set up a capacity and capability fund to support the community housing sector: A further step the GCP organisations can take is to set up a capacity and capability fund to support the community housing sector with knowledge and resource sharing, opportunities for consolidated access to funding pathways, and training programmes as needed. By doing the above, the GCP organisations will build urban development and economic growth capacity across the community housing sector and increase the likelihood of cross-sector working relationships, with a wider variety of players. While this step is seen as predominantly mid-term, a capacity and capability fund, as outlined in 8C, could be fast tracked depending on the availability of appropriate resources and an appetite to do so shown by the GCP organisations.

9. Engage the market + CHPs in affordable housing delivery.

Now that a database of potential developable sites and investment opportunities has been created, the GCP organisations can get started on engaging with the market and CHPs to initiate delivery. This is the GCP organisations' chance to get 'runs on the board' and test the toolkit outlined in step 11.

9A+B+C. This step also relates to keeping up momentum, and operationalising the actions set out earlier, including maintaining the 'Call for Sites' process (see step 6 above), promoting the investment opportunities agreed to following comprehensive due diligence (see step 6 above), and operationalising investment opportunities with central government funding (see step 7 above).

9D. Establish a Community Land Trust: As part of this work, a new introduction during this mid-term phase is for the GCP organisations to investigate establishing a Community Land Trust to retain ownership of public land and be a facilitatory vehicle to deliver affordable housing at scale, if it was not being delivered by existing CCO's. Its core purpose would be to ensure there is a permanently affordable stock of housing that can be bought and sold by low to mid-income earners, by working in partnerships with existing CHPs to deliver more affordable housing.

9E. Partner with CHPs to deliver more affordable housing: Adding to the previous step, a focus on CHP partnerships will be a critical component of medium-term delivery. This could be on the land included in the database, and/or as part of the investment opportunities identified in step 7.

10. Ongoing across-sector build-programme established on public land.

Building on the previous step in the long-term, step 10 is focused on ensuring that the build-programme (established on completion of actions 4 to 9) continues successfully into the future (10-30 years). This will require a variety of sub actions, including implementing and updating, as required, the toolkit of supply-side incentives, maintaining key partnerships, and continuing to maintain the 'call for sites' in the long-term.

Recommendation 4: Coordinate a long-term approach to retain affordability.

To ensure there is long-term systems change, there is an opportunity to collectively explore 'inclusionary housing', as well as different supply-side incentives²⁵ to encourage mixed-tenure housing products in locations which support a well-functioning urban environment (as defined by the Greater Christchurch Spatial Plan).

²⁵ Supply side incentives include options such as; rates rebates/reductions, density bonuses, bonds, low interest revolving loans, grants, delayed/deferred payments, as example, and differ from regulatory interventions.

11. Agree toolkit of supply-side incentives.

Incentives for delivering housing outcomes, including affordable housing, density on under-utilised low-density residential areas and commercial/industrial sites (referred to as brownfield) via regulatory and financial measures, can be increased. Drawing on existing tools available to the TAs, there are several possibilities, including:

11A Financial incentives:

- Rates rebates/reductions
- Bonds
- Loans
- Grants
- Delayed/deferred payments

11B Regulatory incentives:

- Funding for preliminary site investigations
- Additional height allowed on brownfield sites
- Brownfield criteria in Canterbury Regional Policy Statement and district plans expanded to promote affordable housing rather than just housing

The toolkit of 'supply-side incentives' that are appropriate will differ between the three TAs. Further work will need to be undertaken as a collective, and by each TA, to determine what incentive/s is/are most suitable for each TA when considering their own parameters. Pathways to operationalise their use will need to be agreed.

12. Agree to jointly explore 'inclusionary housing' policies.

Work by Christchurch City Council is already underway to explore the implementation of this concept. This step is an opportunity to broaden this work to other GCP members.

12A. Join the Local Government working group: Jointly exploring policy implications with Local Government New Zealand and Community Housing Aotearoa is recommended. Selwyn and Waimakariri should join the active network of councils around the country advocating for improvements within the RMA reforms, to make it easier for local authorities to implement 'inclusionary housing'. The network seeks enablement of 'inclusionary housing' in the Natural and Built Environment Act and/or the Strategic Planning Act as part of RMA reforms.

In order to ensure that the regulatory framework for 'inclusionary housing' is robust and can be relied upon, several imperative elements are identified. These are:

- The Natural & Built Environment Act and/or the Strategic Planning Act should set out the high-level requirements that must be met by TAs that choose to adopt 'inclusionary housing' provisions for their local area.
- The regulations will explain actions and mechanisms that TAs are required to adopt in order to implement and monitor their 'inclusionary housing' provisions.
- The rate at which 'inclusionary homes' are provided will be set, based on what households can afford to live in. This will be calculated from the household incomes in the TA area²⁶, and must ensure that new supply meets the needs of lower-income families whilst also delivering to the broader market.
- Homes delivered under an 'inclusionary housing' programme should be permanently retained as affordable²⁷.

12B. Monitor and learn from other TAs: GCP organisations should monitor and learn from other New Zealand TAs' road to 'inclusionary housing' (e.g. Queenstown Lakes²⁸ and Wellington).

Note: *Kāinga Ora is not collectively pursuing 'inclusionary housing' with the GCP in light of its position on how the policy interacts with the current RMA.*

²⁶ This approach is reflective of the bespoke Wellington Affordability Measure, created to sit alongside MBIE Housing Affordability Measure.

²⁷ This means that affordability is passed to subsequent purchasers, and public subsidy is therefore not transferred to individual households, as many current affordable housing schemes do. There are several mechanisms for ensuring affordability is retained, which should be explored.

²⁸ A New Zealand success story is Queenstown Lakes District Council's voluntary 'inclusionary housing' policies, which provide empirical evidence of positive community outcomes with 270 affordable homes delivered via the Queenstown Lakes Community Housing Trust. The experience in Queenstown Lakes debunks the argument of economic theory, which states that the introduction of 'inclusionary housing' policies disrupts the surrounding housing market (a study by Sense Partners found the policy had negligible impact on nearby house values). As a result of the positive results delivered, Queenstown Lakes District Council are currently in the process of bringing an 'inclusionary zoning' policy into their District Plan (with public consultation recently taking place in September 2021).

13. Implement and monitor 'inclusionary housing' policies.

Building on short-term progress embedded in step 12, step 13 focuses on implementing 'inclusionary housing' policies in the medium-term.

13A. Policy adoption: Adoption by all Greater Christchurch TAs (as well as support via ECan's CPRS) is imperative for this policy to work effectively. The same (or very similar) policy should cover a whole 'market region'. If not, development may be concentrated in the TA area that does not have an 'inclusionary housing' requirement, or a less stringent one.

13B. Monitoring and reporting: Each TA should agree to monitor and report on the deliverable outcomes of its relevant policies and agree to adjust the policies if required to improve progress towards achieving the shared objectives and outcomes (set out in the advocacy plan – see action 4 above).

14. Support mana whenua to develop a Kāinga Nohoanga / papakāinga strategy + explore pathways to support its implementation, including infrastructure provision.

As a market player, mana whenua and iwi will be critical partners across the roadmap deliverables. However, this step is designed specifically to address the need for a mana-whenua led strategy for the delivery of Kāinga Nohoanga/papakāinga housing.

At present, GCP TAs have either adopted, or proposed, district plan provisions which support the enablement of Kāinga Nohoanga.

Mana whenua are exploring the development of a mana whenua-led strategy that will include direction and priorities relating to bringing forward a zoning classification (into district plans) to better support the delivery of Kāinga Nohoanga/papakāinga and to move beyond limitations of these settlements being only on Māori Reserve land. The GCP organisations will support the development of the Kāinga Nohoanga/papakāinga, allowing mana whenua visions for housing provision to be realised.

A critical issue for the delivery of Kāinga Nohoanga/papakāinga is infrastructure provision. Therefore, along with the strategy development it will be critical to identify pathways to address relevant infrastructure requirements and shortfalls.

15. Implement mana whenua-led strategy.

Following step 14, in the medium-term, the GCP organisations will need to enable the realisation of mana whenua housing visions as set out in the mana whenua-led strategy. A critical step in achieving this is by supporting the delivery of sufficient infrastructure to the designated locations for Kāinga Nohoanga/papakāinga.

Note: *Waikato Regional Council used Section 33 to transfer water monitoring functions to an iwi authority in 2020, making it the first territorial authority in New Zealand to do so.*

16. Explore appropriate ways to implement and distribute proceeds of value capture/uplift.

Last but not least, this step is a long-term opportunity to ensure retained affordability. The GCP organisations should explore appropriate ways for each TA to implement and distribute the proceeds of value capture/uplift, if there is significant value created by public investment. When done correctly, value capture can reform the way infrastructure is financed. Value capture can help to bridge the funding gap via alternative funding sources that are fair and efficient. It is a shift from 'user pays' to 'beneficiary pays', meaning it can include more in its scope than just land value increases.

These 16 steps, if undertaken effectively, will provide opportunities for GCP organisations to test new ways of working between sectors, and develop a more joined-up approach between national and local government, and with communities, to achieve the desired transformational shift. The desired outcomes are more diverse housing types, and sizes, in a range of tenures (rental, shared ownership, collective ownership, co-ownership and ownership), at a range of prices to meet the needs of all the people in the community (across the housing continuum).

Figure 7 provides a visual representation of the Roadmap.

5. Key Next Steps

The responsibility now lies with the GCP organisations to take ownership of and to implement the Roadmap and supporting recommendations. Importantly, the GCP organisations need to ensure that this work programme has the appropriate funding and the mandate to deliver on the Roadmap.

Early in 2022, members of the existing working group (established to feed into the Housing Workstream) will need to determine whether they roll over and become the Strategic Housing Partnership. Drafting and agreement on terms of reference for the Strategic Housing Partnership needs to shortly follow.

Following the establishment of the Strategic Housing Partnership, their first action is to commission the evidence base of evolving housing demand and preferences, followed by developing a 'housing narrative' and 'common language' to be used in decision making. Next, the Strategic Housing Partnership should start developing the shared advocacy plan, which will set out the shared set of objectives and outcomes that take a regional view.

Figure 8 sets out what priorities should be focused on over the next three years.

6. Concluding Notes

The Housing Workstream has been grounded in the previous efforts made to consider housing issues in Greater Christchurch. What is most critical is that the foundations between the three TAs and partner organisations, to shift the dial towards delivering a well-functioning and sustainable housing system, are put in place. This will enable the region to develop multiple ways to increase affordable and community housing options, for the people in the growing 'intermediate housing' market, who are currently faced with high levels of stress caused by inflated housing costs.

The recommendations are framed to acknowledge that there is work underway, but that a more deliberate and joined-up approach is needed to address the increasing, and not insignificant, shortfall in public housing provision; a nationwide problem that needs to be addressed as a precursor to more transformational work. The recommendations themselves are designed to respond to the complexity of the issues at hand and can be iteratively addressed over time as national and policy settings become embedded into the region.

It is hoped that this approach will create greater confidence within the GCP organisations, its network of key stakeholders and the development sector, that it is not only plausible to address long-term affordability in Greater Christchurch, but also does so in a way that is enduring and intrinsically connects the economic and spatial development of the region, and achieves more sustainable, and intergenerational, wellbeing within the community.

10-30 YEARS

4-9 YEARS

0-3 YEARS

CLOSE THE GAP

- 1. Support more public housing to be built (with Kāinga Ora and CHPs).
- 2. Complete a joint strategy on issues of homelessness/emergency/transitional housing.

AGREE SHARED FOUNDATIONS

- 3. Establish and action a Strategic Housing Partnership on affordable housing.
- 3A. Develop a 'housing narrative' and a common language.
- 3B. Develop an evidence base on evolving housing demand and preferences (including what price points and typologies are needed and what housing models will best serve these cohorts on the housing continuum), and agree how often this evidence base will be updated.
- 3C. Develop a shared advocacy plan, in line with political cycles, to engage with the affordable housing delivery sector and confirm shared objectives and outcomes to seek policy/legislative amendments and, where possible, streamline delivery.
- 3D. Explore 'sister' trust to OCHT to make best use of public land (or how the existing Trust can serve Greater Christchurch).

TAKE AN ACTIVE ROLE IN INCREASING AFFORDABLE HOUSING SUPPLY

- 4. Agree approach to public land use for affordable housing and mixed-use development:
- 4A. Prioritise the delivery of social and affordable housing, over financial returns.
- 4B. Agree to retain land ownership (when appropriate) and offer leasehold arrangements for suitable development opportunities.
- 5. Support demonstration projects:
- 5A. Prioritise potential demonstration projects and identify pathways to support these (Building upon the existing appetite shown by ChristchurchNZ).
- 5B. Lead the delivery of demonstration projects.
- 6. Establish investment opportunities for the market:
- 6A. Agree to align the strategic approach to investment opportunities across the 3 TAs.
- 6B. Identify investment opportunities across the 3 TAs.
- 6C. Initiate a 'Call for Sites' process to build a database of potential developments.
- 7. Present a proposition to central government to improve social and affordable housing provision.
- 7A. Identify Council sites suitable for affordable housing products.
- 7B. Clearly define developer, manager, and investor roles.
- 7C. Identify pathways to delivery, including viable partnership models.
- 7D. Complete due diligence to form a robust investment business case.

COORDINATE A LONG-TERM APPROACH TO RETAIN AFFORDABILITY

- 11. Agree toolkit of supply-side incentives for affordable housing:
 - 11A. Identify financial incentives and a pathway to operationalise their use e.g. rates rebates/reductions, bonds, loans, grants, delayed/deferred payments.
 - 11B. Identify regulatory incentives and a pathway to operationalise their use e.g. funding for preliminary site investigations, additional height allowed on brownfield sites, brownfield criteria in CRRS and district plans expanded to promote affordable housing.
- 12. Agree to jointly explore 'inclusionary housing' policies:
 - 12A. Join the Local Government working group.
 - 12B. Monitor and learn from other TAs.
- 14. Support mana whenua to develop a Kāinga Nohoanga / papakāinga strategy + explore pathways to support its implementation, including infrastructure provision.

Update evidence base as agreed

- Operationalise the advocacy plan to:
 - Review and update existing plans and strategies in line with advocacy plan.
 - Maintain and improve relationships with developers, Community Housing Providers, funders and others.
 - Address barriers of developer covenants by advocating central government, building relationships with developers, requiring new greenfield development to be mixed density with diverse typologies.
 - Support a low-emissions future by promoting low emissions neighbourhoods, exploring tools for amenity/streetscape improvements, greening neighbourhoods, promoting car-free/zero emissions developments.
 - Host annual regional forum (e.g. hosted by the Te WaiPounamu network).
- 3D. Establish 'sister' trust (or address how a housing trust can best serve Greater Christchurch),
 - Evolve a 'Network of Housing Excellence' as a way to bring together existing platforms and share information/resources/capabilities/learning and act as an ongoing catalyst of affordable housing innovation in the region.

8. Support community housing sector capacity and capability:

- 8A. Support the attraction of new talent to the construction sector, including related professional services.
- 8B. Improve supply chain efficiency, liaise directly with Christchurch Airport/ Lyttelton Port and others to identify possible ways of improving efficiencies.
- 8C. Set up a capacity and capability fund to support the community housing sector with knowledge and resource sharing, opportunities for consolidated access to funding pathways, and training programmes as needed.

9. Engage the market + CHPs in affordable housing delivery, toolkit testing and getting runs on the board:

- 9A. Maintain the 'Call for Sites' process.
- 9B. Implement supply-side incentives and promote investment opportunities.
- 9C. Operationalise investment opportunities with central government funding.
- 9D. Establish a Community Land Trust public land holding as a vehicle to deliver affordable housing at scale.
- 9E. Partner with CHPs to deliver more affordable housing.

13. Implement and monitor 'inclusionary housing' policies:

- 13A. All 3 TAs adopt policies (imperative or provision to work effectively), with additional support via CRPS.
- 13B. Report number of affordable homes delivered on an annual basis.

15. Implement mana whenua-led strategy.

10. Ongoing cross-sector build-programme established on public land:

- 10A. Continue supporting the community housing sector capacity and capability.
- 10B. Continue regular 'Call for Sites' to maintain an up-to-date database.

16. Explore appropriate ways to implement and distribute proceeds of value capture/ uplift (if significant value created by public investment).

Figure 7: Roadmap to Housing Affordability Outcomes for Greater Christchurch, tasks organised by time period when actions begin, and colour coded by 'role' of organisation.

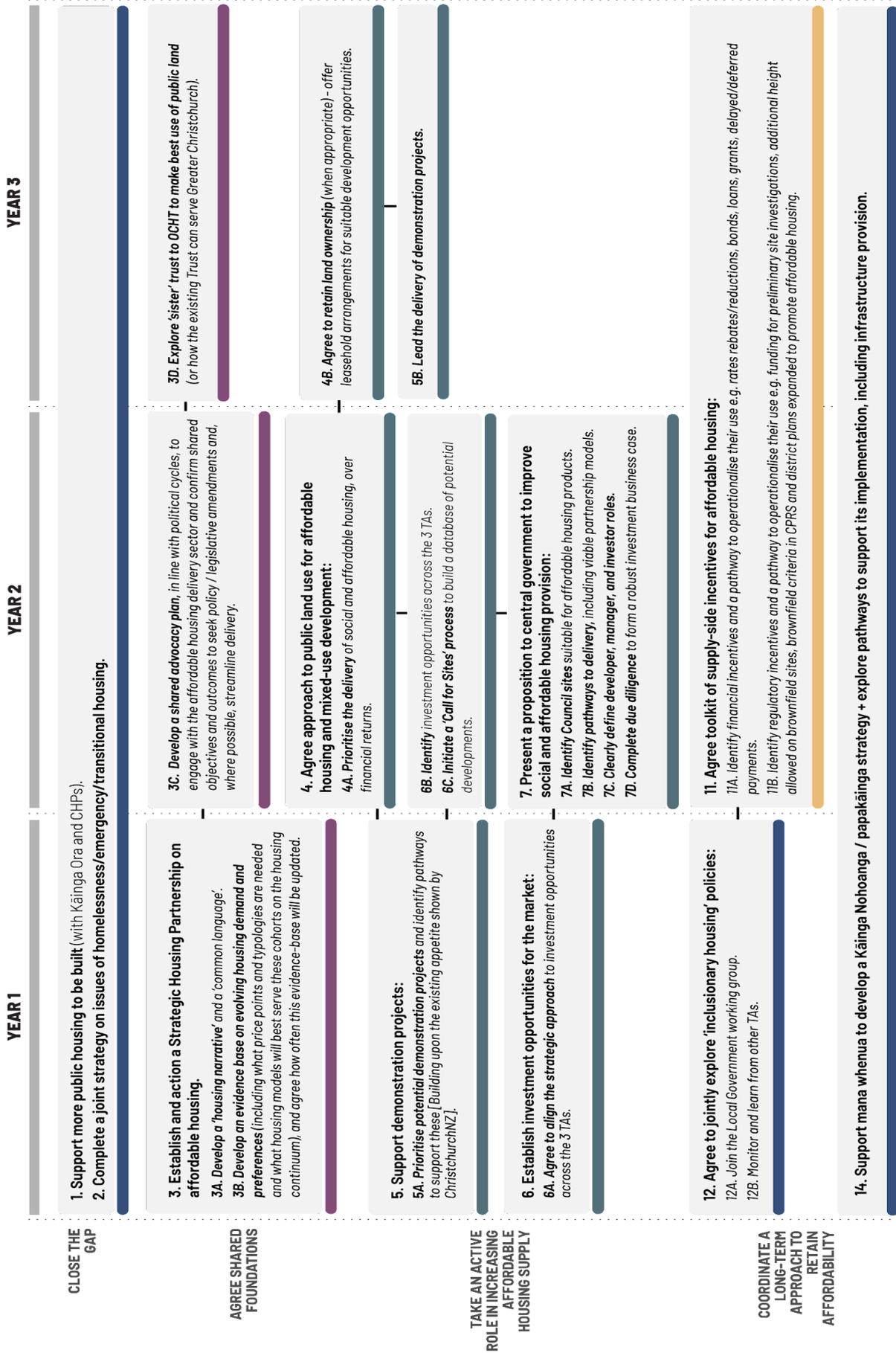


Figure 8. What do the next three years look like?

Glossary (to be further developed by the Strategic Housing Partnership)

'Brownfield development': Underutilised low-density residential areas and commercial/industrial sites.

'Desired type of housing' should include:

- Housing²⁹
- Affordable (build to rent/shared equity/discounted market value, Christchurch 'living rent')
- Housing for key workers and those locked out of the traditional housing market ('intermediate housing')
- Smaller, accessible, well-designed, lower-value units that are suitable for the ageing population (typically, single storey with small gardens is desired).
- Community public housing
- Kāinga Nohoanga/papakāinga
- Community-led, Alternative housing, or Collective housing models (cooperatives, cohousing, Community Land Trusts)
- Medium density (to align with the limits in the Medium Density Zone of the National Planning Standards: Zone Framework³⁰, which refers to the zone providing for "*residential activities with a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities*")
- Developments that are environmentally responsible (during construction and operation)
- Brownfield prioritised over greenfield

'Key workers': Key workers are not a universally defined group. They are defined in formal policy in some jurisdictions, including the UK, but definitions vary. In the UK, employees captured by a formal policy on key workers include teachers, nurses, and police employees.

'Inclusionary housing': Use of the planning system to create affordable housing and support social inclusion by capturing resources created through the marketplace. The term refers to a program, regulation, or law that requires or provides incentives to private developers to incorporate affordable or public housing as a part of market driven developments³¹.

'Intermediate housing': A housing product that is identified through a needs-based assessment of the households that these products are intended to serve, namely, working households whose people are not on housing benefits but cannot purchase a two- or three-bedroom house priced at the lowest decile level. They are sometimes known as 'inbetweeners' or 'the squeezed middle'.

'Network of Housing Excellence': a way for sharing information/ resources/ capabilities/ learning from each other effectively; not another entity.

²⁹ The World Health Organisation encompasses four inter-related aspects:

A house (or dwelling): The physical structure used, or intended to be used, for human habitation.

Home: The economic, social, and cultural structure established by the household.

Neighbourhood (or immediate housing environment): The streets, the estate, shops, places of worship, recreational and green space, and transport.

Community: comprises those living, working, and providing services in the neighbourhood.

³⁰ Ministry for the Environment 'National Planning Standards' 2019

³¹ As defined by the World Bank, <https://urban-regeneration.worldbank.org/node/46>

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<<https://www.hud.govt.nz/urban-development/national-policy-statement-on-urban-development-nps-ud/>>
- 'REINZ August data' September 2021
<<https://www.blog.reinz.co.nz/reports-1/august-2021-statistics>>
- Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development: Public Housing Plan 2021-2024
<<https://www.hud.govt.nz/community-and-public-housing/increasing-public-housing/public-housing-plan/>>

List of key documents from GCP organisations:

Greater Christchurch Partnership

- Urban Development Strategy (UDS) 2007
- Urban Development Strategy Action Plan 2010
- Housing Market Assessment 2013
- 2016 Update to the Urban Development Strategy 2007
- Our Space, 2018-2048: Greater Christchurch Settlement Plan Update, Whakahāngai O Te Hōrapa Nohoanga
- Housing and Business Development Capacity Assessment 2018

Greater Christchurch Partnership Social and Affordable Housing Action Plan Report (September 2020).

Greater Christchurch Housing Development Capacity Assessment (July 2021)

Environment Canterbury

- Canterbury Regional Policy Statement
- Natural Environment Recovery Programme 2013
- Plan Change 1 to Chapter 6 of the Canterbury Regional Policy Statement 2021

Selwyn District Council

- Selwyn District, Growth and Demand, 2021 to 2031
- Proposed District Plan 2020
- Preferred Options Report on 'Alternative Housing' 2018
- Selwyn Housing Accord 2018
- Public housing Report 2018
- Community Facilities Activity Management Plan 2021 | Rental Housing 2021
- Selwyn 2031 - District Development Strategy 2014

Waimakariri District Council

- 2010 Waimakariri District Development Outlook Report
- Waimakariri 2048 District Development Strategy 2018
- Proposed District Plan 2021 (currently out for consultation)
- Long-Term-Plan-2021-2031

Te Rūnanga o Ngāi Tahu

- Ngāi Tahu 2025
- Ngāi Tahu 2025: 2009 Review
- Te Kōwatawata The dawn of a new city, 2015
- Mahaanui Iwi Management Plan 2013

Christchurch City Council

- Operative District Plan 2017
- Housing Policy 2016
- Central City Residential Programme (Project 8011), 2020

Appendices

Appendix 1: Background to Greater Christchurch Partnership 2050 Housing Workstream

Purpose of the GC2050 work as it relates to realising the aspiration to be a leader in housing

The GC2050 Housing Workstream has three purposes:

- To establish a joined-up approach and decide on the direction of travel for Greater Christchurch (the desired outcomes and the specific objectives for affordable & community housing)
- To understand the options available, and what actions need to be taken to achieve the outcomes
- To identify opportunities to work together, on key interventions, in the short, medium and long terms.

Scope of the Housing Workstream

The Housing Workstream has been tasked to rethink the current housing settings and come up with a plan that considers how the GCP organisations can demonstrate leadership in the housing space, so that it can deliver intergenerational wellbeing outcomes within the communities it represents.

Integration with the Spatial Planning workstream

The Housing Workstream has considered existing material, but also needs to be assessed alongside the Spatial Planning Workstream which is underway, to ensure that they speak to each other. Information has been shared with the team preparing the Spatial Plan. The sharing of this information is considered vital in order to ensure that there is a synergy and mutual support between the two areas of work in meeting the joint vision of the GCP.

Drivers behind the Partnership taking a role in housing

The following summary outlines what is driving the need for this work:

- The opportunity for TAs (when giving consideration to the national and local context) to play a different / greater role if the desired housing outcomes are to be achieved.
- While there is a shared commitment to addressing housing challenges, there is presently no agreement to collective action among GCP organisations that is needed to address the challenges facing the housing system in the region.
- There is a need for greater presence of Te Tiriti and Papatipu Rūnanga as Greater Christchurch defines what it wants for its 'housing future'.
- The urban capacity and feasibility of Greater Christchurch for more housing is broadly sufficient until 2050 (according to the most recent Capacity Assessment published 30 July 2021). However, the trends indicate that some areas have excess capacity while some face capacity shortfalls, and what is subsequently delivered often varies.

Guiding Principles

In light of the above, the principles guiding the partnership's approach to this work on housing are to:

- be led by Te Tiriti
- work together effectively as a Partnership
- take an intergenerational approach to wellbeing
- strengthen the relationships between the private, community and public sectors through this work

Purpose of the Housing Workstream as it relates to key documents that already exist

Greater Christchurch 2050 said this:

"Greater Christchurch 2050 was established to deliver:

1. *A clear and agreed aspiration and positioning of Greater Christchurch*
2. *Drive and focus of Partnership investment and commitment to deliver shared outcomes*
3. *Partnership and investment agreement between local and central government*
4. *Private sector confidence and investment*

Through:

- The development of a new strategic framework and plan for Greater Christchurch
- The establishment of an Urban Growth Partnership with central government
- Working in partnership with mana whenua and iwi”

Our Space 2018-2048 included the following goals relevant to the Housing Workstream:

- To achieve our desired urban form while supporting our housing needs
- To provide for the diversity of housing that meets the needs of a changing resident population
- To develop an action plan and established partnerships to enable social and affordable housing provision across Greater Christchurch
- To ensure that a suitable range of greenfield and redevelopment opportunities are provided to the market
- To ensure that adequate provision is made for the establishment of kāinga nohoanga settlements”

Greater Christchurch Housing Development Capacity Assessment (30 July 2021) made the following conclusions:

“Key demand trends for Greater Christchurch include:

- resident population is projected to grow from 536,880 in 2021 to 705,600 in 2051, an increase of 168,720 people;
- the number of households is projected to increase by 77,100 or 37%;
- demographic profile is projected to change with an ageing population resulting in strong growth in the number of ‘couple-only’ and one-person households.”

Over the long term (next 30 years) across the Greater Christchurch area as a whole, there is sufficient capacity and a significant surplus of some 48,000 feasible households. At a District level, however, there is a small shortfall of 867 households in Waimakariri should the FUDAs be at a density of 12 households/ha, but a surplus of 580 households if a density of 15 households/ha is achieved. Within Selwyn over the long term there is a shortfall of between 11,800 and 13,000, depending on FUDA density yield of either 12.5 households/ha or 15 households/ha.

When 71% of growth beyond 2028 is supported in Christchurch City and the capacity in the FUDAs at 15 households per hectare is included, there is a surplus in Waimakariri District over the long term, and the shortfall in Selwyn District is reduced significantly [-1,338]”

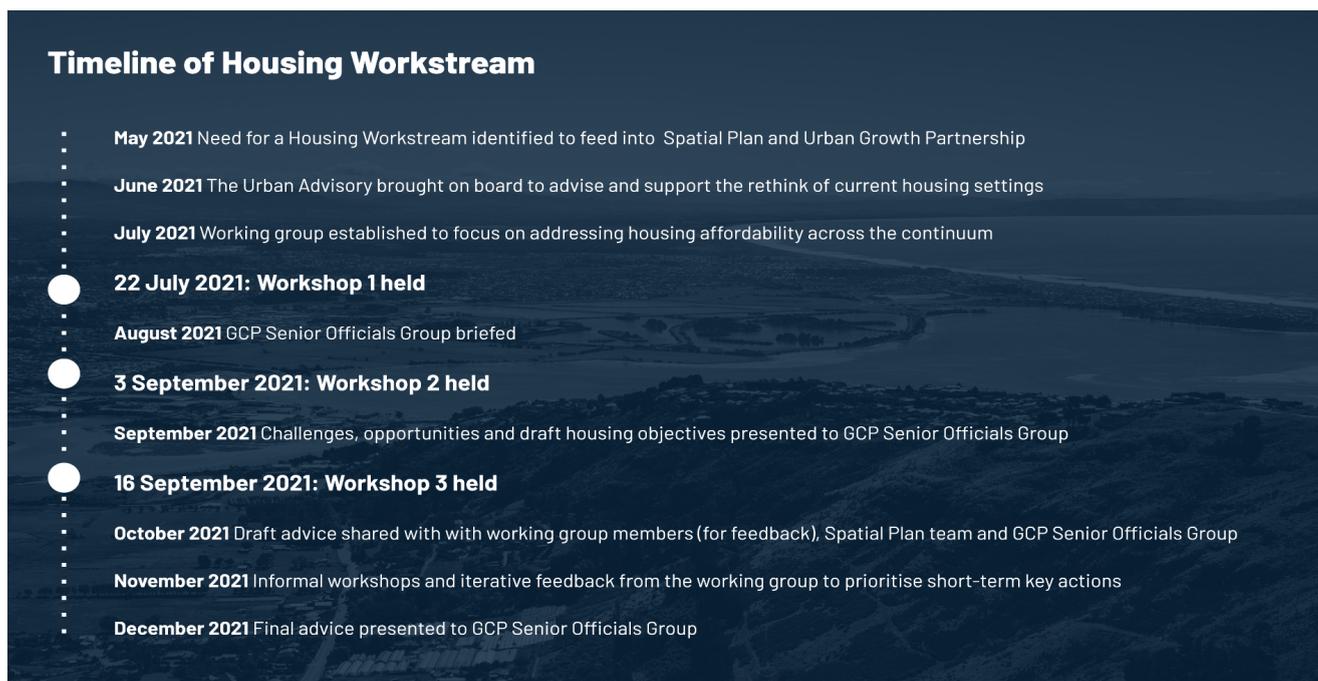
The Greater Christchurch Partnership Social and Affordable Housing Action Plan Report (28 September 2020) prepared by Claudel and Perrott recommended the following:

“An effective social and affordable housing programme to address housing needs in Greater Christchurch would involve partnerships between the councils including Environment Canterbury, central government, community and iwi/Māori providers and property developers utilising a range of the tools at their disposal, including:

- Research to understand the continuum of housing demand across all tenures and needs of different groups across the Greater Christchurch area, and what is needed to build more lower-value, smaller homes
- A shared strategy for addressing these needs now and into the future, which particularly focuses on increasing the supply of affordable homes across Greater Christchurch, and support for rental households
- The Regional Policy Statement, district plans and infrastructure incentivising affordable homes to be built (possibly including an affordable housing planning requirement)
- The Regional Policy Statement, district plans and infrastructure enabling Kāinga Nohoanga in its fullest sense
- Reduced local authority development contributions and consent fees, rates rebates, remissions, loans, or grants for smaller and more affordable homes and Kāinga Nohoanga
- Local authority land disposals or lease arrangements to support the development of social and affordable housing and Kāinga Nohoanga
- Work with Kāinga Ora toward developing more public housing in Selwyn and Waimakariri, and mixed tenure communities in regeneration projects in Christchurch
- Transfer of local authority public housing to the not-for-profit sector, to leverage income-related rent subsidies and philanthropic funding that can be used to maintain quality, expand supply, and diversify tenure
- Engage with the Government on reforms that address constraints to building affordable housing, such as the Building Code and covenants.”

Appendix 2: The Process followed by the Housing Workstream

Timeline of the housing workstream between May and December 2021



Background work undertaken by The Urban Advisory ahead of the inaugural working group session



Steps 4 to 6: Case studies used during advice development



Review best practice policy & strategy innovations across NZ

Queenstown Lakes District Council - use of inclusionary zoning



Wellington City Council - Wellington Housing Affordability Measure



Hutt City Council - Council, Māori NGO and Iwi-led housing partnership



Hastings District Council - support of papakāinga mixed model development



Hamilton City Council - Waikato Community Land Trust



Hamilton City Council - Waikato Wellbeing Project



Review best practice housing innovation globally, and the applicability to NZ

St Clement's Community Land Trust, London



Mehr als Wohnen, Zurich



Champlain Housing Trust, Burlington, Vermont



Older Women's Cohousing,



Nightingale, Australia



Kalkbreite, Zurich

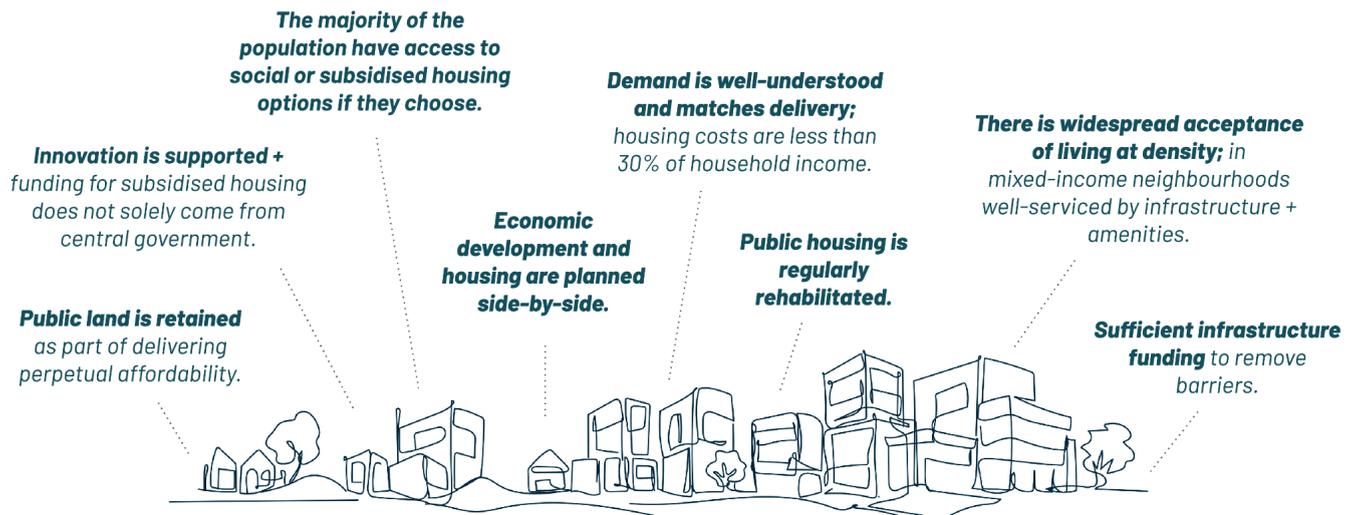
Review of well-functioning housing systems



Key Characteristics of a well-functioning, sustainable housing system

The following characteristics were outlined in workshop two for the housing working group, following a review of international case studies and best practice:

How can we define a well-functioning housing system?



Initial key themes, challenges and opportunities of the GCP organisations (used in Workshop 1 and developed throughout)

6 KEY THEMES:

5 KEY CHALLENGES:

5 KEY OPPORTUNITIES:

<ol style="list-style-type: none"> 1. Consolidated/integrated urban growth 2. Housing variety 3. Enabling partnerships and collaboration 4. Identification of greenfields/brownfields 5. Development of Māori land 6. Climate adaptability and resilience 	<ol style="list-style-type: none"> 1. Housing stock unaffordable/growing need for assistance 2. Smaller households facing pressures 3. Ageing Population 4. Adverse effects of growth and development/retain character 5. Market failure – to deliver the necessary supply of affordable housing 	<ol style="list-style-type: none"> 1. Attract new residents 2. Land is available – greenfield and brownfield 3. Intensification 4. Relatively “affordable” Greater Christchurch 5. Transfer of local authority public housing
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Overview of the working group sessions

Three working group sessions took place from July to September 2021. The sessions had representation from: Christchurch City Holdings Limited, Christchurch NZ, Christchurch City Council, Selwyn District Council, Waimakariri District Council, Canterbury District Health Board, Habitat for Humanity, Environment Canterbury, Kāinga Ora, and the GCP team.



Each working group session built on the thinking shared and discussed at the previous session. Below is a brief summary of each working group session:

	Workshop 1	Workshop 2	Workshop 3
Purpose	To build a foundation for agreeing key strategic moves and direction.	To confirm the Housing Objectives to guide actions.	To agree the roadmap for action with short, medium and long term deliverables.
Outcomes	<p>Agreement that there was, as yet, no clear joined-up view about how to support affordable housing options.</p> <p>Agreement that while there was collaboration on spatial aspects, non-spatial elements need further work.</p>	<p>Agreement to pursue different ways to incentivise density and infill.</p> <p>Agreement that Housing Objectives need to:</p> <ul style="list-style-type: none"> ● give confidence to potential partners ● provide certainty to attract investment ● provide surety that public sector/council is good client/partner ● help bridge gaps limiting capacity and capability of house building sector 	<p>Agreement that there is an immediate need for the 'housing narrative' to be developed and communicated to provide foundations for strategic joined-up decision making.</p> <p>Agreement that a bold and transformative approach, albeit iterative rather than disruptive, was necessary.</p>

Further consensus building

Prior to preparation of the advice pack and Roadmap, the draft recommendations were shared with the representatives who sit on the working group, as well as other key members of GCP organisations. This provided an opportunity for feedback to be provided from the people with the on-the-ground knowledge about how the Roadmap would play out when adopted within each organisation.

Ensuring that the Housing Workstream supports the Greater Christchurch Spatial Plan is vital to the future success of meeting the aspirations of the GCP and the Partner organisations in respect to intergenerational wellbeing. Members of the Housing Workstream are working in collaboration with the Greater Christchurch Spatial Plan team to formalise the potential for synergies and mutual support of the shared goals.

Appendix 3: The Greater Christchurch Housing Context

Actions at national level to address housing affordability

Significant change is occurring across housing, tax and financial (monetary and macroprudential) policies at a national scale and can be expected to influence and change the metrics around affordability. These changes include, but are not limited to:

- **Updates to National Policy Statements: 'National Policy Statement on Urban Development' (NPS-UD) and 'Government Policy Statement on Housing and Urban Development' (GPS-HUD)** | Supporting an increase in the timely provision of developable land parcels and strengthening the accountability of TAs in housing delivery.
- **Introduction of 'Enabling Housing Supply and Other Matters' Amendment Bill** | Introduces new processes to implement intensification policies, and medium density residential standards allowing development of up to three homes of up to three storeys on most sites without the need for a resource consent.
- **Aligned Funding Streams** | Accelerate infrastructure provision; this will unlock scale and support Māori Housing (as the most adversely impacted demographic), as well as support for the Community Housing Provider Sector at a national level.
- **Kāinga Ora** | As the national urban development agency with 'best practices' toolkit to bring forward more housing and increase search capacity for potential land to develop.
- **Regulatory change** | Three-waters infrastructure delivery, and updates via reforms to the role of local government.
- **Tax Incentives** | Change to the 'bright-line' test for property investors, and removal of interest deductibility on investment properties for landlords, which both encourage new builds over existing housing.
- **Macroprudential policy** | Tighter credit channel = *Loan-to-Value Ratios and Debt-to-Income Ratios*.
- **Monetary policy** | Interest rates are edging higher following a recent increase in the OCR, with more to come.

Demographic profile is changing and so is the housing typology needed

In line with the trends of other larger New Zealand urban centres, the population of Greater Christchurch is projected to grow by 168,720 or 31%, from 536,880 in 2021 to 705,600 in 2051³².

The proportion of population aged over 65 is expected to grow from 24% (2018 data) to 35% by 2048³³. Resulting in a higher proportion of 'couple-only' and one-person households.

In order to accommodate the growing population, the number of households is also expected to rise by 77,100 (i.e., 37%) by 2051³⁴. It is important to keep in mind that a large proportion of these households need to be smaller one- or two-bedroom homes to reflect the changing demographics of Greater Christchurch. As detailed in the most recent Greater Christchurch Housing Development Capacity Assessment (July 2021) the ageing population leads to significant growth in the number of one-person and couple-only households, resulting in a significant increase in the demand for smaller and multi-unit dwellings³⁵.

Housing for Māori

There is also a need for a specific focus on Māori housing demand. Following the 2010/2011 earthquakes and the subsequent damage and red zoning of properties, a number of Māori have sought to return to and live on the Māori Reserves.

Each of the GCP TAs have policies supporting the development of Māori land, including some limited opportunities for commercial, social and community facilities and opportunities.

Barriers do however remain, reducing the potential; including susceptibility to sea level rise and other natural hazards in some areas, and lack of access to infrastructure and services.

³² Greater Christchurch Housing Development Capacity Assessment, July 2021, page 17

³³ Our Space, page 13

³⁴ Greater Christchurch Housing Development Capacity Assessment, July 2021, page 5

³⁵ Greater Christchurch Housing Development Capacity Assessment, July 2021, page 27

Greater Christchurch boasts relative affordability

Christchurch has relative affordability, when key indicating factors are assessed against other New Zealand urban centres. For example, in August 2021 the median Canterbury house price was \$619,000, according to the Real Estate Institute of New Zealand (REINZ). This represents a 24.3% increase on the previous year. However, median prices are much lower than Wellington at \$875,000 and significantly lower than Auckland, where the median price was \$1.2 million³⁶.

Latest figures from HUD, from 2018, show 85% of potential first-home buyer households in Auckland were spending more than 30% of their income on housing; in Greater Wellington, it was 71%; in Greater Christchurch, it was 65%.

Construction boom and abundant land supply

The unaffordability of housing is influenced by demand outstripping supply, among other factors. A situation that is having significant impacts on a national scale, albeit at differing degrees depending on the town, city, or urban centre in question.

In Greater Christchurch, as a result of the post 2010/2011 earthquakes construction boom (delivering a significant boost to housing supply) and the slowed population growth, the imbalance between supply and demand is less pronounced. Now, ten years after the earthquakes, an imbalance still exists and its ramifications are evident. When demand outstrips supply, it does not just influence affordability but also contributes to excessive volatility in house prices and creates financial stability risks at household level (concentration of wealth/debt servicing), causing impacts across the financial system.

A unique feature of Greater Christchurch is the abundance of land supply; as identified in the Greater Christchurch Housing Development Capacity Assessment published 30 July 2021³⁷. While the availability of land for housing development may not be a pertinent issue, how to ensure that housing development is done in such a way that it supports broader goals around health-promoting housing and neighbourhoods, access to the right type of housing, and integrated infrastructure and transport needs to be addressed³⁸.

Illustrative of this boom are the following key statistics:

- *The amount of land available for housing in the Selwyn District increased by 114% between 1996 and 2018, this is phenomenally high when compared to 17% nationally*
- *Greater Christchurch authorities granted a record 6,668 consents in the year to June 2015. This was up from a low of 1,855 in the year to January 2012, according to figures from the Ministry of Housing and Urban Development³⁹*

Lastly, compared to other large New Zealand centres, the speed of housing development that started post-earthquake, has stayed high. Reflective of this high rate of construction are the number of residential consents issued by Greater Christchurch TAs. In the year to June 2021, Greater Christchurch consenting authorities issued 5,259 consents in the year to June 2021 compared to just 2,686 in Wellington⁴⁰.

A comparatively positive picture, with growing stresses for vulnerable cohorts

The housing story told above is generally positive, when compared to other large centres in New Zealand. However, it is unlikely to remain so, and when comparing affordability measures in a national climate where housing affordability has been declared a crisis of such a scale that it is a human rights crisis, the picture is not so heartening.

An exploding waitlist for public housing

The waitlist for public housing in Greater Christchurch has quadrupled over the last 5 years. In June 2021, the public housing waitlist for each TA was:

³⁶ 'REINZ August data' September 2021

³⁷ "Over the long term (next 30 years) across the Greater Christchurch area as a whole, there is sufficient capacity and a significant surplus of some 48,000 feasible households. At a District level however, there is a small shortfall of 867 households in Waimakariri should the [Future Urban Development Areas or FUDAs identified through Our Space] be at a density of 12 households/ha, but a surplus of 580 households if a density of 15 households/ha is achieved. Within Selwyn over the long term there is a shortfall of between 11,800 and 13,000 households, depending on FUDA density yield of either 12.5 households/ha or 15 households/ha.

....
When 71% of growth beyond 2028 is supported in Christchurch City and the capacity in the FUDAs at 15 households per hectare is included, there is a surplus in Waimakariri District over the long term, and the shortfall in Selwyn District is reduced significantly [-1,338]" (page 7-8 of Greater Christchurch Housing Development Capacity Assessment July 2021)

³⁸ Building the right type of housing in the right places is where this Housing Workstream and the work of the Greater Christchurch Spatial Plan interconnect and mutually support each other.

³⁹ Lewis, 2021

⁴⁰ Lewis, 2021

Christchurch City - 1,755 households
Selwyn District - 45 households
Waimakariri District - 96 households
Total for Greater Christchurch - 1,896 households⁴¹

A squeezed middle

A growing squeezed/hidden middle of renters and owner-occupiers are spending more than 30% of their household income on housing. At present there are 35,000 households in this category, which is considered to be under "housing stress" as detailed in the Canterbury Wellbeing Index. This is made up of 11.5% homeowner households stressed (15-15.5K households) and 33.5% renter households stressed (20-22K households)⁴².

Further to this, according to figures from the Ministry of Housing and Urban Development, 65% of potential first home buyers in Greater Christchurch were spending more than 30% of their income on housing. This is comparatively lower than the same figure for Greater Wellington (71%) and Auckland (85%)⁴³.

Greater Christchurch is also faced with falling home ownership rates and more people without security of tenure. In people terms this means that over the last 15 years approximately 7,500 to 10,000 fewer Greater Christchurch families own their homes. Exacerbating this trend is that mortgage terms have gradually been extending from 25 years to 30 years. This contrasts with a typical mortgage term of 20 years in the 1950s.

Vulnerability of the ageing population

The lack of affordable housing options is having specific effects on older people in light of their inherent vulnerabilities. The decreasing home ownership rate means releasing equity from the sale of their home is no longer an option for an increasing proportion of retirees. Further to this, increasing prices means that for some retirees, buying into a retirement living product is not even an option once they sell their current homes to free up equity. It is also important to note that the ability of the retired population (with limited income) to raise a mortgage is restricted.

⁴¹ Ministry of Social Development, June 2021

⁴² Data retrieved from Canterbury Wellbeing Index

⁴³ Lewis, 2021

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RESEARCH REPORT

**Housing Demand and Need in
Greater Christchurch**

Prepared for Environment Canterbury

July 2021

Authors – Ian Mitchell
Livingston and Associates Ltd
ian.mitchell@livingstonassociates.co.nz



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Every effort has been made to ensure the soundness and accuracy of the opinions, information, and forecasts expressed in this report. Information, opinions and forecasts contained in this report should be regarded solely as a general guide. While we consider statements in the report are correct, no liability is accepted for any incorrect statement, information or forecast. We disclaim any liability that may arise from any person acting on the material within.



1. Executive Summary

In accordance with your instructions, we have prepared our report on the current and future housing demand in greater Christchurch. This report has been prepared for Environment Canterbury (Ecan) and the Greater Christchurch Partnership to assist them to better understand housing trends in greater Christchurch across a range of demographic characteristics. This report should not be used for any other purpose or by any other party.

The assignment's objective is to provide detailed analysis of housing demand by a range of demographic characteristics including:

- Tenure (owner occupiers, private renters and the need for social housing);
- Age of the household reference person; and
- Household composition (household types will include couple only, couples with children, one parent, one person and other).

1.1.1 Key trends

Many of the trends identified are larger societal changes in demographic and external economic forces that cannot be controlled at a local level. Among the trends detailed in the report are:

- Greater Christchurch's population is projected to grow from 536,880 in 2021 to 705,600 in 2051, an increase of 168,720 people;
- Between 2021 and 2051, the number of households living in greater Christchurch is projected to increase by 77,100 or 37%. The number of households living in Waimakariri District is projected to increase by 15,900 or 60%, Christchurch City's households are projected to increase by 35,600 or 23% of and the number of households living in Selwyn District is projected to increase by 25,600 or 103%.
- Approximately 12% of greater Christchurch's households live in Selwyn in 2021 and over the next 30 years 33% of the total growth in households is projected to occur in Selwyn District. These projected trends reflect a redistribution of where people are likely to live within greater Christchurch in the future with strong growth outside Christchurch City.
- Waimakariri and Selwyn Districts have some of the highest rates of owner occupation in the country and this is likely to continue in the future;
- The demographic profile of greater Christchurch's population is projected to change with the number of households with reference people aged 65 years and over expected to increase faster than other age groups. The aging population is also projected to result in strong growth in the number of couple only and one person households;
- In Selwyn and Waimakariri Districts the demand for smaller multiunit dwellings is projected to increase, although the vast majority of the demand is expected to be for standalone dwellings of three bedrooms or more. Christchurch City is expected to have higher levels of demand for multiunit dwellings;



- Between 1991 and 2021, house sale prices have increased at over twice the rate as household incomes. Renter housing affordability experienced a small decline over this period while home buyer affordability also declines to a large extent the rise in house prices has been offset by a fall in interest rates. It is important to note greater Christchurch’s housing affordability is significantly superior relative to Auckland and Wellington;
- Housing need increased from 35,530 in 2018 to 36,800 in 2020. Relative to other local authority areas greater Christchurch has relatively lower levels of housing need.

1.1.1 Demand by demographic characteristics and tenure

Table 1.1 presents the projected change in the total number of households in greater Christchurch between 2018 and 2051.

Table 1.1: Projected growth in the number of households

	Waimakariri District		Christchurch City		Selwyn District	
	Households	Change pa	Households	Change pa	Households	Change pa
2018	24,100		151,100		21,820	
2020	25,600	750	155,000	1,950	23,900	1,040
2021	26,300	700	157,000	2,000	24,900	1,000
2024	28,400	700	162,380	1,790	27,744	950
2026	29,600	600	165,300	1,460	29,300	780
2031	32,600	600	172,400	1,420	33,400	820
2036	35,500	580	178,600	1,240	37,700	860
2041	38,000	500	184,100	1,100	42,000	860
2046	40,200	440	188,700	920	46,200	840
2051	42,200	400	192,600	780	50,500	860

Source: Modelled from data sourced from Greater Christchurch Partnership and Statistics New Zealand

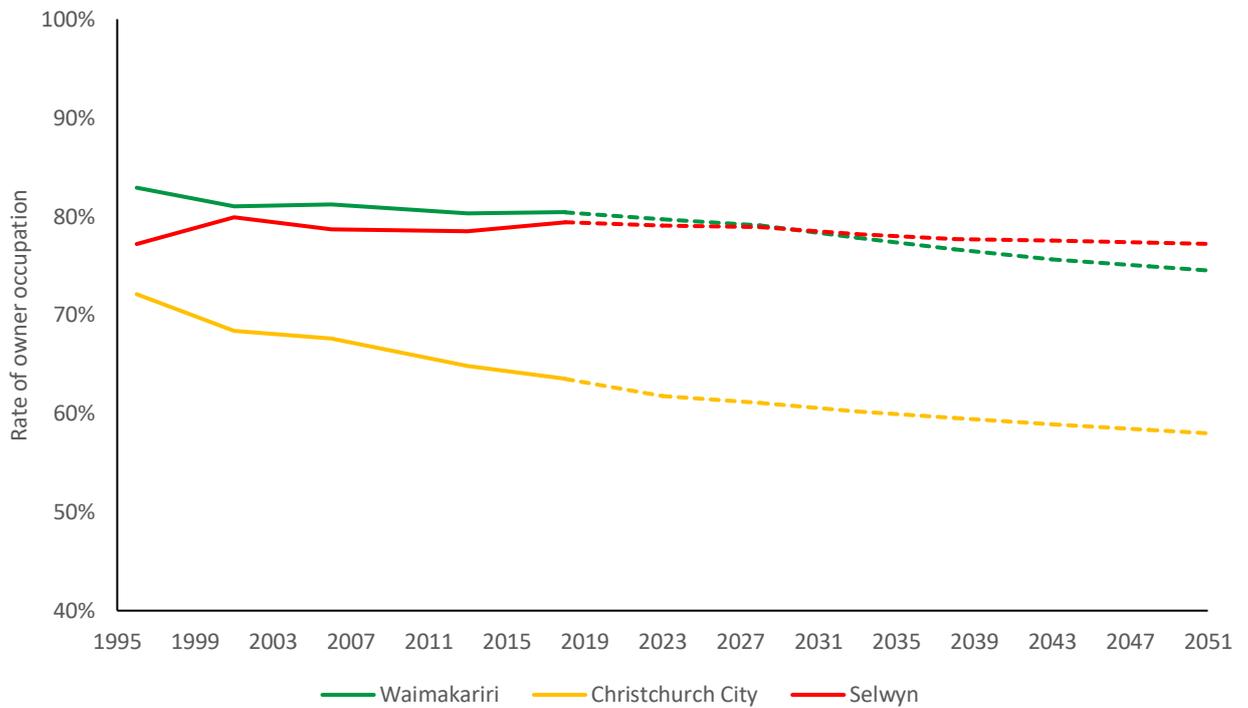
Between 2021 and 2051, the number of households living in greater Christchurch is projected to increase by 77,100 or 37%. The number of households living in Waimakariri District is projected to increase by 15,900 or 60%, Christchurch City’s households are projected to increase by 35,600 or 23% of and the number of households living in Selwyn District is projected to increase by 25,600 or 103%.

Approximately 12% of greater Christchurch’s households live in Selwyn in 2021 and over the next 30 years 33% of the total growth in households is projected to occur in Selwyn District. Conversely in 2021 75% of households live in Christchurch City and over the next 30 years only 46% of the total growth in households will be in Christchurch City. These projected trends reflect a redistribution of where people are likely to live within greater Christchurch in the future with strong growth outside Christchurch City.



Figure 1.1 presents the actual change in the rate of owner occupation between 1991 and 2018 along with the projected change out to 2051.

Figure 1.1: Projected rate of owner occupation



Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

Waimakariri and Selwyn Districts have some of the highest rates of owner occupation in the country. Although the proportion of owner occupiers to decline, the rate of decline is less than our projections in other locations. This is because:

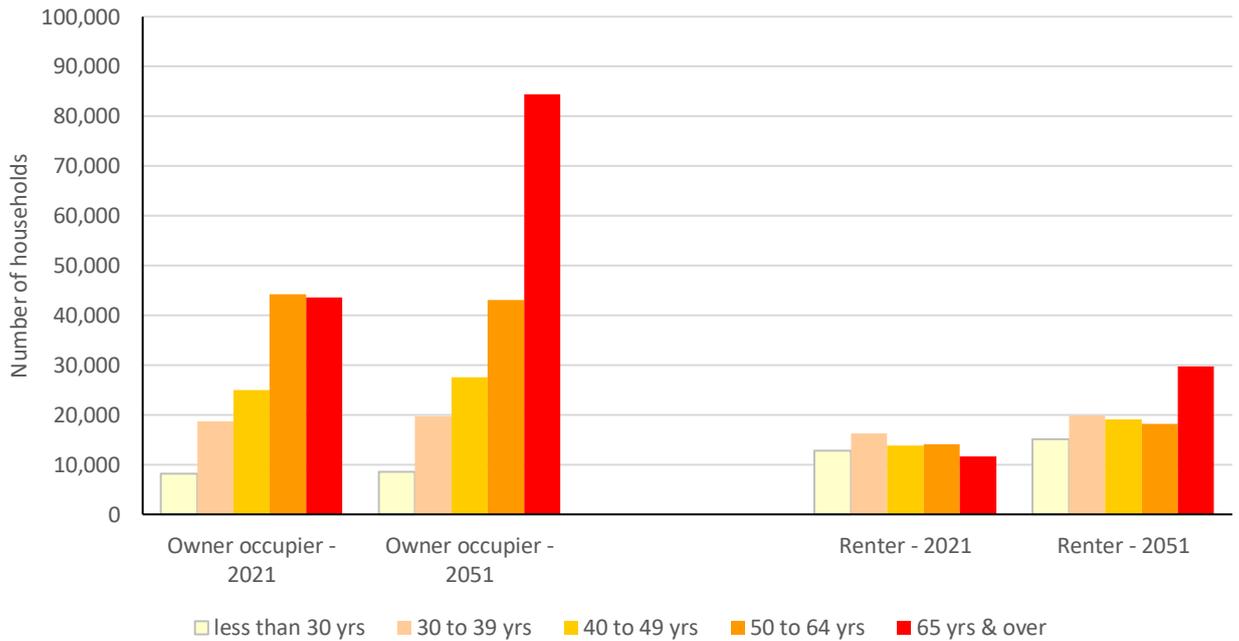
- Waimakariri and Selwyn Districts are likely to continue to attract an influx of home buyers, particularly from Christchurch,
- Have high existing rates of owner occupation in younger age cohorts, and
- Although housing affordability is not good within the Districts it is significantly better than other centres around the country.

Christchurch is expected to continue to experience an outflow of owner occupiers to surrounding local authorities and the past trend of a gradual decline in rates of owner occupation to continue.



Figure 1.2 presents the projected change in the number of households by tenure and age of the household reference person between 2021 and 2051.

Figure 1.2: The projected change in the number of households by tenure and age of the household reference person



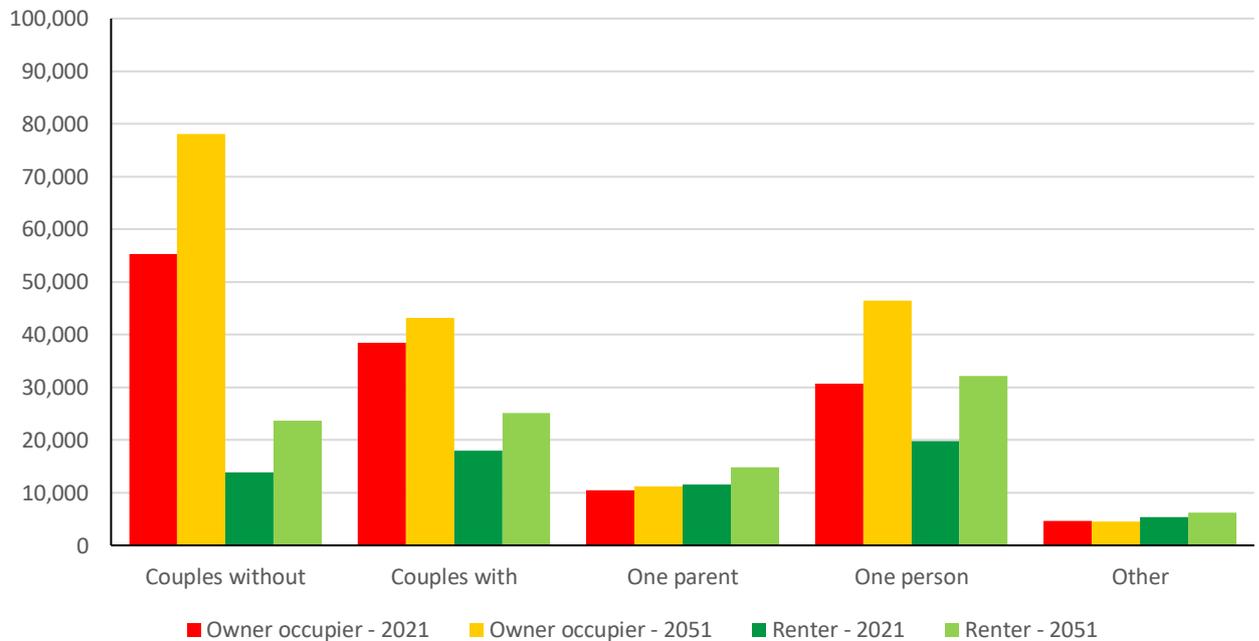
Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

The age profile of owner occupier households is projected to grow older over the next 30 years with strong growth in the number of households aged 65 years and older. The number of older renter households are also expected to increase albeit at a slower pace than owner occupiers.



Figure 1.3 presents the projected growth in the number of households by tenure and household composition.

Figure 1.3: The projected growth in the number of households by tenure and household composition



Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership
NB: Results are base ten rounded

The growth in the number of households by composition reflects greater Christchurch’s aging population with strong growth in the number of one person and couple without children households.

Owner occupier and renter households with reference people aged 65 years and older are projected to dominate the increase in the number of households between 2018 and 2048. Renters with reference people aged 65 years and older are projected to increase by 2,510 and account for 43% of the growth in all renters. Owner occupiers with reference people aged 65 years and older are projected to increase by 9,870 and account for 55% of the total increase in owner occupiers.

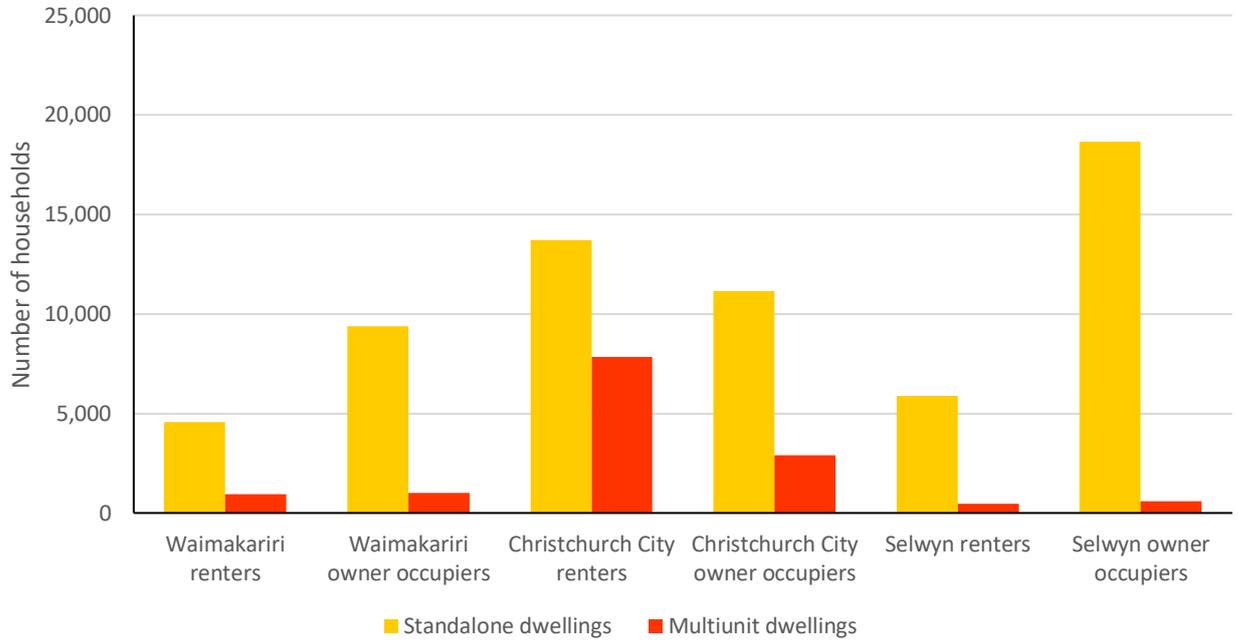
1.1.2 Demand by dwelling typology

The implications of the demographic and tenure trends on the demand for dwellings by typology¹ is presented in Figure 1.4. Dwelling typology is divided into the following categories; standalone dwelling with two bedrooms or less; standalone dwelling with three bedrooms or more; multi-unit dwelling with two bedrooms or less; and multi-unit dwelling with three bedrooms or more.

¹ An overview of the methodology used is presented in Appendix 2 and assumes the propensity for households with different characteristics (age, household composition and tenure) for different dwelling typologies remains the same between 2018 and 2038.



Figure 1.4: Projected demand by dwelling typology and tenure



Source: Modelled based on data from Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling

Demand is likely to be strongly focused on standalone dwellings with renters having a slightly higher propensity to live in multiunit dwellings.



Table 1.2 presents the trend in household demand in Waimakariri District by tenure and dwelling typology between 2021 and 2051.

Table 1.2: Household demand by typology and tenure

	Owner occupiers				Renters			
	Standalone		Multi unit		Standalone		Multi unit	
	2- bdrm	3+ bdrm	2- bdrm	3+ bdrm	2- bdrm	3+ bdrm	2- bdrm	3+ bdrm
Waimakariri								
2021	2,060	17,870	810	320	1,100	3,450	610	100
2024	2,240	19,100	910	340	1,210	3,800	690	110
2031	2,620	21,340	1,170	390	1,460	4,590	890	140
2041	3,070	23,900	1,460	440	1,860	5,860	1,190	190
2051	3,410	25,890	1,660	480	2,200	6,910	1,420	230
21 to 51	1,350	8,020	850	160	1,100	3,460	810	130
Chch City								
2021	12,730	74,200	8,140	3,800	12,760	26,840	15,260	3,250
2024	13,150	75,930	8,440	3,900	13,400	28,070	16,090	3,390
2031	13,930	78,360	9,130	4,070	14,810	30,500	17,980	3,680
2041	14,930	80,840	9,970	4,270	16,620	33,170	20,340	4,000
2051	15,590	82,470	10,460	4,390	17,930	35,390	22,070	4,280
21 to 51	2,860	8,270	2,320	590	5,170	8,550	6,810	1,030
Selwyn								
2021	1,830	17,380	100	430	1,380	3,490	190	120
2024	2,040	19,290	110	480	1,540	3,930	210	140
2031	2,640	22,850	120	620	2,050	4,690	270	190
2041	3,390	28,230	130	800	2,750	6,030	350	280
2051	4,080	33,780	150	960	3,380	7,370	430	350
21 to 51	2,250	16,400	50	530	2,000	3,880	240	230

Source: Modelled based on data from Statistics New Zealand
 NB: Numbers are rounded to the nearest 10 in the modelling

Demand for standalone dwellings is projected to continue to be strong particularly in Waimakariri and Selwyn Districts. Demand for standalone dwellings is expected to be strong in Christchurch City and there is also a strong increase in the projected demand for multiunit dwellings particularly from renter households.

1.1.3 Housing affordability

Housing affordability comes under pressure when housing costs increase at a faster rate than household incomes. Variations in interest rates can mask the underlying trends in first home buyer affordability in the short to medium term.



Table 1.3: Rents, house prices and household incomes in Selwyn District, Christchurch City and Selwyn District between 1991 and 2020

	Waimakariri District			Christchurch City			Selwyn District		
	Median rent	Lower Quartile HP	Median household income	Median rent	Lower Quartile HP	Median household income	Median rent	Lower Quartile HP	Median household income
1991	\$146	\$80,000	\$31,100	\$147	\$68,000	\$31,100	\$134	\$61,000	\$35,500
1996	\$157	\$95,000	\$34,700	\$171	\$115,000	\$32,900	\$164	\$90,000	\$39,100
2001	\$181	\$110,500	\$39,700	\$171	\$126,800	\$36,500	\$168	\$104,000	\$47,200
2006	\$246	\$240,000	\$50,900	\$244	\$253,000	\$48,200	\$266	\$266,000	\$62,500
2013	\$394	\$325,000	\$68,800	\$356	\$336,000	\$65,300	\$435	\$399,500	\$85,100
2018	\$381	\$380,000	\$81,700	\$345	\$344,500	\$77,600	\$406	\$481,500	\$101,100
2019	\$400	\$385,000	\$84,600	\$345	\$345,000	\$80,300	\$432	\$457,750	\$104,600
2020	\$420	\$402,000	\$87,600	\$400	\$380,000	\$83,100	\$468	\$487,000	\$109,200
2021 Est	\$460	\$435,000	\$90,700	\$420	\$431,000	\$86,000	\$500	\$540,000	\$113,000

Source: HUD, MBIE, Headway Systems, Corelogic and Statistics New Zealand

Market rents increased marginally faster than household incomes between 1991 and 2020. However, Selwyn District house prices increased 3.4 times faster than median household incomes between 1991 and 2020. Similar trends occurred in Waimakariri District (house prices increased 2.2 times faster than median household incomes) and Christchurch (house prices increased 2.7 times faster than median household incomes). The faster growth in house prices, relative to household incomes has continued to place pressure on housing affordability for first home buyers.



Table 1.4 presents the proportion of household income required to pay either the median rent or service the loan required to buy a dwelling priced at the lower quartile house sale price (assuming a 10% deposit).

Table 1.4: The proportion of median household income required to pay the median rent or service the mortgage required to buy at the LQHP

	Waimakariri District		Christchurch City		Selwyn District	
	% of MHI to pay median rent	% of MHI to service mortgage	% of MHI to pay median rent	% of MHI to service mortgage	% of MHI to pay median rent	% of MHI to service mortgage
1991	24%	33%	25%	28%	20%	22%
1996	24%	28%	27%	35%	22%	23%
2001	24%	24%	24%	30%	19%	19%
2006	25%	45%	26%	50%	22%	40%
2013	30%	32%	28%	35%	27%	32%
2018	24%	32%	23%	30%	21%	32%
2019	25%	31%	22%	29%	21%	30%
2020	25%	27%	25%	27%	22%	27%
2021	26%	28%	25%	30%	23%	28%

Source: Modelled based on data from RBNZ, HUD, MBIE, Headway Systems, Corelogic and Statistics New Zealand

The proportion of median household income in Selwyn District required to pay the median market rent has fluctuated between 19% and 27%. The peak of 27% occurred after the 2010/2011 earthquakes and coincides with a significant housing shortage in greater Christchurch. Subsequently, these pressures have eased and rents as a proportion of household incomes have fallen back to 22% in 2020. The proportion of median household income required to service a mortgage (assuming a dwelling is purchased at the lower quartile house sale price with a 10% deposit) has varied between 19% and 40% between 1991 and 2020. The peak (40% of household income) coincided with a peak in mortgage interest rates in the mid-2000s. Historic lows in mortgage interest rates have offset the growth in house prices at this stage of the housing market cycle.



Private renter housing stress² is experienced by households that have insufficient income to affordably pay their housing costs. This can occur because either housing costs are high relative to market norms or incomes in an area are low or a combination of both. Renter housing stress is defined as those households that are paying more than 30% of their gross household income in rent. Severe housing stress is those households paying more than 50% of their gross household income in rent.

Table 1.5 presents the relative levels of renter housing stress by income bands.

Table 1.5: The relative level of renter housing stress in 2001 and 2018

Gross household income	Stressed (30% or more)			Severely stressed (50% or more)		
	2001	2013	2018	2001	2013	2018
Waimakariri						
Less than \$30,000	76%	83%	91%	42%	59%	82%
\$30,001 to \$50,000	4%	64%	82%	0%	16%	30%
\$50,001 to \$70,000	0%	28%	54%	0%	2%	4%
\$70,001 to \$100,000	0%	8%	12%	0%	2%	1%
Over \$ 100,000	0%	3%	3%	0%	3%	2%
Total	40%	43%	46%	22%	20%	24%
Christchurch City						
Less than \$30,000	83%	90%	93%	48%	70%	83%
\$30,001 to \$50,000	15%	71%	85%	0%	13%	33%
\$50,001 to \$70,000	5%	23%	52%	0%	0%	4%
\$70,001 to \$100,000	0%	7%	11%	0%	1%	1%
Over \$ 100,000	0%	2%	1%	0%	0%	0%
Total	37%	37%	41%	19%	16%	20%
Selwyn						
Less than \$30,000	58%	90%	94%	26%	70%	79%
\$30,001 to \$50,000	7%	71%	62%	S	13%	33%
\$50,001 to \$70,000	S	23%	46%	S	0%	5%
\$70,001 to \$100,000	S	7%	17%	S	1%	1%
Over \$ 100,000	S	2%	1%	S	0%	0%
Total	24%	37%	32%	11%	16%	16%

Source Statistics New Zealand

The proportion of households paying unaffordable levels of rent increased in Waimakariri and Christchurch City and declined in Selwyn District, between 2001 and 2018. The proportion of renters paying high levels of rent relative to their incomes was concentrated in households with lower incomes.

² Renter stress is significantly lower in social housing as current income related rent policy limits the cost to 25% of income in eligible households. These households typically have needs beyond affordability although it is also important to note that if they rented their accommodation in the private market they would very likely be stressed.



Housing stress can have a number of impacts on a household. As they spend a higher proportion of their income on housing costs they have less to spend on other items. This can lead to poverty. As housing costs increase relative to household incomes households face a number of choices:

- Do they pay an ever increasing amount of their income in housing costs or
- Do they crowd with other families to increase their combined income to pay the housing costs (this can lead to a number of poor social and health outcomes) or
- Do they relocate to poorer quality/cheaper housing or even shift out of their current housing market/subarea to other lower cost housing markets.

Table 1.6 presents the modelled number of stressed private renter households at 2020.

Table 1.6: Number of stressed private renter households by sub region in 2020

	Modelled number of stressed private renters 2020	Stressed renters as a % of all households
Waimakariri District	2,500	10%
Christchurch City	22,350	14%
Selwyn District	1,680	7%
Total greater Christchurch	26,530	13%

Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

Christchurch City has the highest modelled proportion of stressed renters, followed by Waimakariri District.



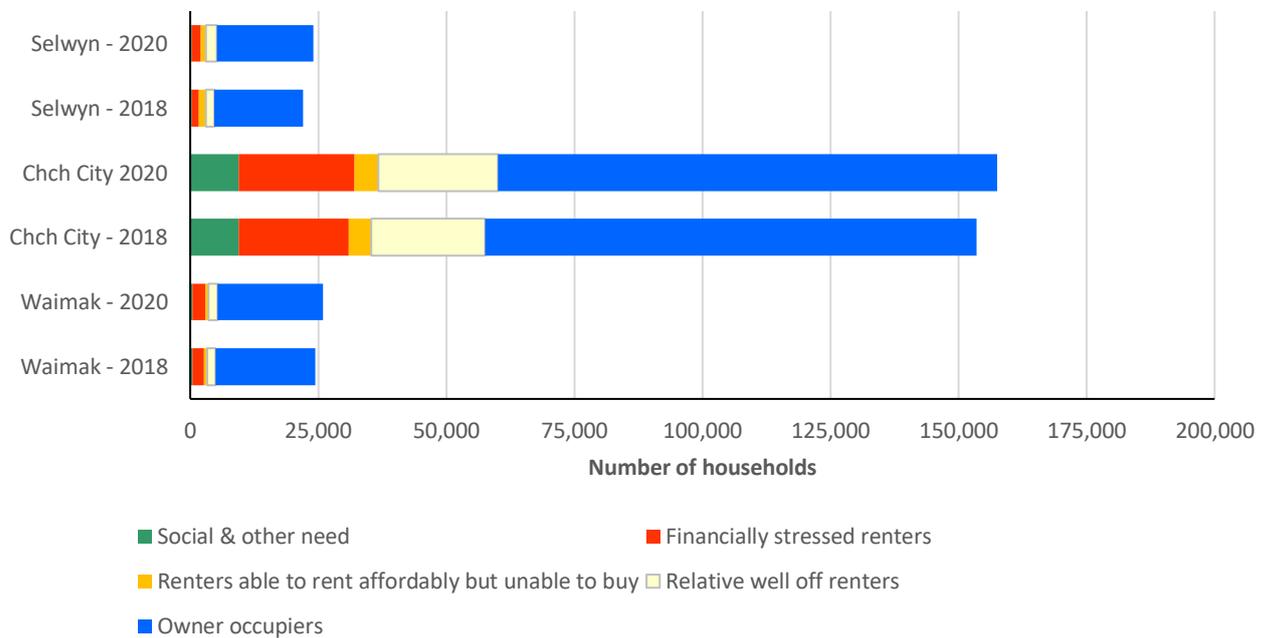
1.1.4 The housing continuum

The Housing Continuum provides insight into the relative sizes of the different housing sub-groups along a continuum which stretches from emergency and homeless households to owner occupation. Changes in the relative size of these groups reflect the pressures within the continuum overtime. This progression can be summarised as:

- Emergency, homelessness and crowding;
- Social renters with housing needs in addition to financial affordability;
- Stressed private renters paying more than 30% of their household income in rent;
- Private renters paying less than 30% of their household income in rent but unable to affordably buy a dwelling at the lower quartile house sale price (LQHP);
- Private renter households with sufficient income to affordably buy a dwelling at the lower quartile house sale price; and
- Owner occupier households.

Figure 1.5 presents the modelled housing continuum as at 2018 and 2020³

Figure 1.5: Housing Continuum in 2018 and 2020



Source: Modelled based on data from Statistics New Zealand

The majority of the growth in the continuum was for owner occupier households. Falling mortgage interest rates resulted in an increase in the number of relatively well-off renter households (those able to affordably buy at the lower quartile house sale price if they choose).

³ These estimates assume the number of social housing units remains constant.



1.1.5 Housing need

Housing need is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements. Total **‘renter housing need’** encapsulates a number of different groups of households and includes the following groups:

- Financially stressed private renter households;
- Those households whose housing requirements are met by social, third sector and emergency housing; and
- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

This section of the report presents analysis of:

- Current levels of housing need;
- Projected growth in housing need; and
- Implications of the current and expected trends in housing need.

Estimates of current housing need build on the analysis presented in the previous sections of the report including the number of social tenants, levels of homelessness, and the number of stressed private renter households. Table 1.7 presents the analysis of total housing need as at 2018 and 2020.

Table 1.7: Total Housing Need – 2018 to 2020

	Financial Housing Stress (A)	Other Need			Total Housing Need (A + D)	% of All Renters	% of All Households
		Social Renters (B)	Other (C)	Total Other Need (B + C = D)			
Waimakariri							
2018	2,270	150	270	420	2,690	57.1%	11.2%
2020	2,500	150	290	440	2,940	57.8%	11.5%
Christchurch City							
2018	21,580	7,050	2,460	9,510	31,090	56.4%	20.6%
2020	22,350	7,050	2,480	9,530	31,880	55.8%	20.6%
Selwyn District							
2018	1,460	50	240	290	1,750	39.1%	8.0%
2020	1,670	50	260	310	1,980	39.8%	8.2%

NB: Numbers are rounded to the nearest 10.

NB: The analysis is Modelled based on data from Statistics New Zealand.



As a comparison, the relative level of housing need in other locations (as a % of renters and all households) is presented in Table 1.8.

Table 1.8: The relative level of housing need in other local authorities.

	Housing need as a % of all renters	Housing need as a % of all households
Hastings	56%	19%
Flaxmere – Hastings sub area	63%	34%
Napier City	47%	16%
Lower Hutt	79%	28%
Porirua City	69%	25%
Eastern Porirua - Porirua City	88%	54%
Tauranga	58%	21%
Western Bay of Plenty	51%	16%
Selwyn District	39.8%	8.7%

NB: These statistics are sourced from similar studies undertaken in the last two years

Selwyn District has low relative levels of housing need when compared to other locations. Table 1.9 presents analysis of the estimated growth in total housing need by financially stressed renter households and other need over the 2018 to 2048 period. These estimates assume:

- The growth in the level of 'other need' is proportionate to the growth in financially stressed renter households;
- Household incomes and market rents increase at approximately the same rate;
- There are no significant changes to the financial, structural and institutional environment in which the housing market operates over the next 30 years; and
- There are no unexpected corrections in the housing market over the next 30 years.



Table 1.9: Projected housing need – 2018 to 2048

	Total Need	Need as a % of	
		All renters	All households
Waimakariri District			
2018	2,690	57%	11%
2020	3,580	56%	12%
2028	4,680	55%	13%
2038	5,600	55%	13%
2048	2,690	57%	11%
Christchurch City			
2018	30,920	56%	20%
2020	32,030	56%	21%
2028	35,260	54%	21%
2038	39,160	54%	22%
2048	42,260	53%	22%
Selwyn District			
2018	1,750	39%	8%
2020	1,980	40%	8%
2028	2,480	38%	8%
2038	3,190	37%	8%
2048	3,810	37%	8%

NB: Numbers are rounded to the nearest 10. These projections assume rents and household incomes increase at approximately the same rate between 2018 and 2048.

Source: Modelling housing outcomes based on data from census, population projections (Statistics New Zealand), HUD, MBIE, and Kāinga Ora.

The level of housing need is projected to increase as the number of households grows.



2. Introduction

In accordance with your instructions, we have prepared our report on the current and future housing demand in greater Christchurch. This report has been prepared for Environment Canterbury (Ecan) and the Greater Christchurch Partnership to assist them to better understand housing trends in greater Christchurch across a range of demographic characteristics. This report should not be used for any other purpose or by any other party.

The assignment's objective is to provide detailed analysis of housing demand by a range of demographic characteristics including:

- Tenure (owner occupiers, private renters and the need for social housing);
- Age of the household reference person; and
- Household composition (household types will include couple only, couples with children, one parent, one person and other).

In addition, a review of the current housing stock typology is included, along with the implications of these demographic trends in terms of the type and size of dwelling typology required for future growth. The range of dwelling typologies included in the analysis are standalone housing, multi-unit dwellings and apartments. In addition to the overall demand estimates, housing affordability trends for both owner occupied and renter occupied dwellings are presented.

2.1 Subarea boundaries

The results of the analysis are summarised for greater Christchurch's housing market with additional analysis provided for the following sub-areas⁴. The subareas include:

Waimakariri District

- Rangiora
- Kaiapoi
- Woodend/ Ravensdown/Pegasus
- Oxford
- UDS Settlements
- UDS Rural

Christchurch City

- Banks Peninsula
- Central
- Inner East
- Inner West

⁴ Definition of the sub area boundaries is included in Appendix 1.



- Lyttelton
- NorthEast
- NorthWest
- Port Hills
- SouthEast
- SouthWest

Selwyn District

- Rolleston
- Lincoln
- Prebbleton/West Melton
- UDS – Rural
- Darfield/Leeston
- Rural



2.2 Data sources

The data sources used in this project include:

- Population projections provided by the Greater Christchurch Partnership;
- Population and household projections sourced from Statistics New Zealand;
- Customised census data from Statistics New Zealand;
- Property transaction data source from the Ministry of Housing and Urban Development and Headway Systems; and
- Interest rate data from the Reserve Bank of New Zealand.

2.3 Affordability measures

Affordability definitions include:

- For housing to be “**affordable**” households should spend no more than 30% of their gross household income paying rent or servicing the mortgage associated with buying a property;
- A **stressed renter** household is one paying more than 30% of their gross household income in rent;
- **Housing need** is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements.
- **Total ‘renter housing need’** encapsulates a number of different groups of households and includes stressed private renter households, those households whose housing requirements are met by social, third sector and emergency housing; and people who are homeless or living in crowded dwellings.
- **‘Other housing need’** encapsulates those households who because of their circumstances have housing needs in addition to affordability including crowded households, or are those that are homeless; and
- **Social housing** is defined as the number of households, who because of their circumstances are in Kāinga Ora (formerly Housing New Zealand Corporation), local authority, and third sector housing. Other need is defined as.



3. Housing demand by location and demographic characteristic

3.1 Introduction

The objective of this section of the report is to present the results of the housing demand analysis between 2018 and 2048 by demographic characteristic and tenure for the greater Christchurch area and by sub-market. Demographic characteristics included in the analysis are the age of the household reference person and household composition. The implications of these trends on demand by dwelling typology are also presented. An overview of the modelling methodology is presented in Appendix 2. Appendix 3 presents the methodology associated with the calculation of the projected growth in number of households based on the population projections provided by the Greater Christchurch Partnership. Appendix 4 presents the demand projections in more detail.

As agreed, the demand projections presented in this report assume population growth consistent with Statistics New Zealand's population projections :

- High growth scenario for Waimakariri District;
- Medium growth scenario for Christchurch City; and
- High growth scenario for Selwyn District;

3.2 Household projections

Greater Christchurch's population is projected to increase from 536,880 in 2021 to 705,600 in 2051, an increase of 168,720 people or 31%. All three local authorities within the greater Christchurch area are projected to experience growth with the number of people living in each area as follows:

- Waimakariri District is projected to increase from 66,160 people in 2021 to 99,860 people in 2051, an increase of 32,700 people or 49%;
- Christchurch City is projected to increase from 398,420 people in 2021 to 472,780 people in 2051, an increase of 74,360 people or 19%; and
- Selwyn District is projected to increase from 72,300 people in 2021 to 133,960 people in 2051, an increase of 61,660 people or 85%.

This strong projected population growth will also be reflected in the number of households living in in each area and consequently demand for additional dwellings. Appendix 3 presents the methodology associated with the calculation of the projected growth in number of households based on the population projections provided by the Greater Christchurch Partnership.

Table 3.1 presents the projected change in the total number of households in Waimakariri District, Christchurch City and Selwyn District between 2018 and 2051.



Table 3.1: Projected growth in the number of households

	Waimakariri District		Christchurch City		Selwyn District	
	Households	Change pa	Households	Change pa	Households	Change pa
2018	24,100		151,100		21,820	
2020	25,600	750	155,000	1,950	23,900	1,040
2021	26,300	700	157,000	2,000	24,900	1,000
2024	28,400	700	162,380	1,790	27,744	950
2026	29,600	600	165,300	1,460	29,300	780
2031	32,600	600	172,400	1,420	33,400	820
2036	35,500	580	178,600	1,240	37,700	860
2041	38,000	500	184,100	1,100	42,000	860
2046	40,200	440	188,700	920	46,200	840
2051	42,200	400	192,600	780	50,500	860

Source: Modelled from data sourced from Greater Christchurch Partnership and Statistics New Zealand

Between 2021 and 2051, the number of households living in greater Christchurch is projected to increase by 77,100 or 37%. The number of households living in Waimakariri District is projected to increase by 15,900 or 60%, Christchurch City’s households are projected to increase by 35,600 or 23% and the number of households living in Selwyn District is projected to increase by 25,600 or 103%.

Table 3.2 summarises the distribution of growth across greater Christchurch over the next 30 years.

Table 3.2: Distribution of the projection growth in the number of households

	Waimakariri			Christchurch City			Selwyn			Greater Christchurch		
	Hhlds	Change		Hhlds	Change		Hhlds	Change		Hhlds	Change	
		No	% of Total		No	% of Total		No	% of Total		No	% of Total
2021	26,300			157,000			24,900			208,200		
2024	28,400	2,100	20%	162,380	5,380	52%	27,744	2,844	28%	218,524	10,324	100%
2031	32,600	4,200	21%	172,400	10,020	50%	33,400	5,656	28%	238,400	19,876	100%
2051	42,200	9,600	20%	192,600	20,200	43%	50,500	17,100	36%	285,300	46,900	100%
Total		15,900	21%		35,600	46%		25,600	33%		77,100	100%

Source: Modelled from data sourced from Greater Christchurch Partnership and Statistics New Zealand

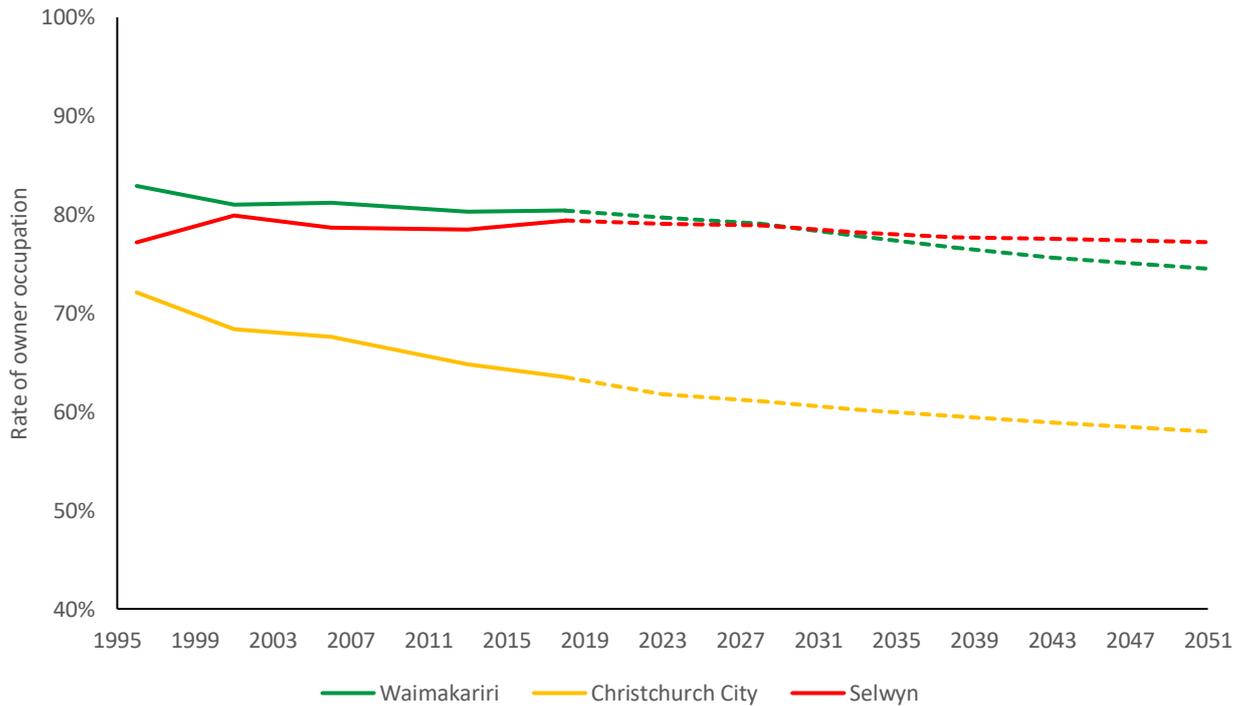
Approximately 12% of greater Christchurch’s households live in Selwyn in 2021 and over the next 30 years 33% of the total growth in households is projected to occur in Selwyn District. Conversely in 2021 75% of households live in Christchurch City and over the next 30 years only 46% of the total growth in households will be in Christchurch City. These projected trends reflect a redistribution of where people are likely to live within greater Christchurch in the future with strong growth outside Christchurch City.



3.2.1 Household growth by tenure

Figure 3.1 presents the actual change in the rate of owner occupation between 1991 and 2013 along with the projected change out to 2051.

Figure 3.1: Projected rate of owner occupation



Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

Waimakariri and Selwyn Districts have some of the highest rates of owner occupation in the country. Although we are projecting the proportion of owner occupiers to decline, the rate of decline is less than our projections in other locations. This is because:

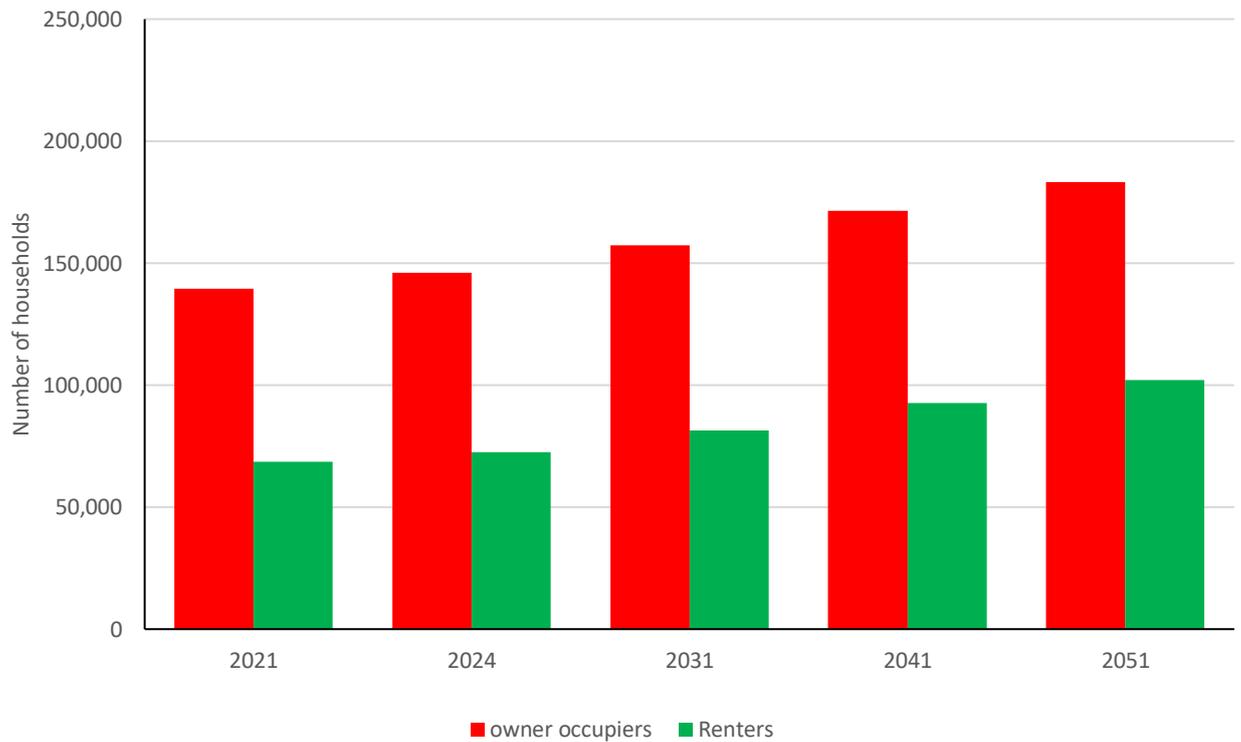
- Waimakariri and Selwyn Districts are likely to continue to attract an influx of home buyers, particularly from Christchurch,
- Has high existing rates of owner occupation in younger age cohorts, and
- Although housing affordability is not good within the Districts it is significantly better than other centres around the country.

Christchurch is expected to continue to experience an outflow of owner occupiers to surrounding local authorities and the past trend of a gradual decline in rates of owner occupation to continue.



Figure 3.2 presents the projected growth in the number of owner occupier and renter households between 2021 and 2051.

Figure 3.2: The projected growth in the number of owner occupier and renter households



Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

Both the number of owner occupier and renter households living in greater Christchurch are expected to continue to increase over the next 30 years. The number of owner occupier households is expected to increase by 43,700 or 31% and the number of renters by 33,400 or 47%.



Table 3.3 presents the projected growth in the number of owner occupier and renter households in Waimakariri District, Christchurch City and Selwyn District between 2018 and 2048.

Table 3.3: The projected growth in the number of owner occupier and renter households

	Waimakariri District		Christchurch City		Selwyn District	
	Owner occupiers	Renters	Owner occupiers	Renters	Owner occupiers	Renters
2018	19,380	4,720	95,950	55,150	17,330	4,490
2020	20,490	5,090	97,890	57,130	18,930	4,950
2021	21,000	5,300	98,900	58,100	19,700	5,200
2024	22,600	5,800	101,418	60,962	21,922	5,822
2026	23,500	6,100	102,700	62,700	23,100	6,200
2031	25,500	7,100	105,500	67,000	26,200	7,200
2036	27,400	8,100	107,900	70,800	29,400	8,300
2041	28,900	9,100	110,000	74,100	32,600	9,400
2046	30,200	10,000	111,600	77,100	35,700	10,400
2051	31,400	10,800	112,900	79,700	39,000	11,500
Change pa						
2018 to 2020	560	190	970	990	800	230
2020 to 2021	510	210	1,010	970	770	250
2021 to 2024	530	170	840	950	740	210
2024 to 2026	450	150	640	870	590	190
2026 to 2031	400	200	560	860	620	200
2031 to 2036	380	200	480	760	640	220
2036 to 2041	300	200	420	660	640	220
2041 to 2046	260	180	320	600	620	200
2046 to 2051	240	160	260	520	660	220

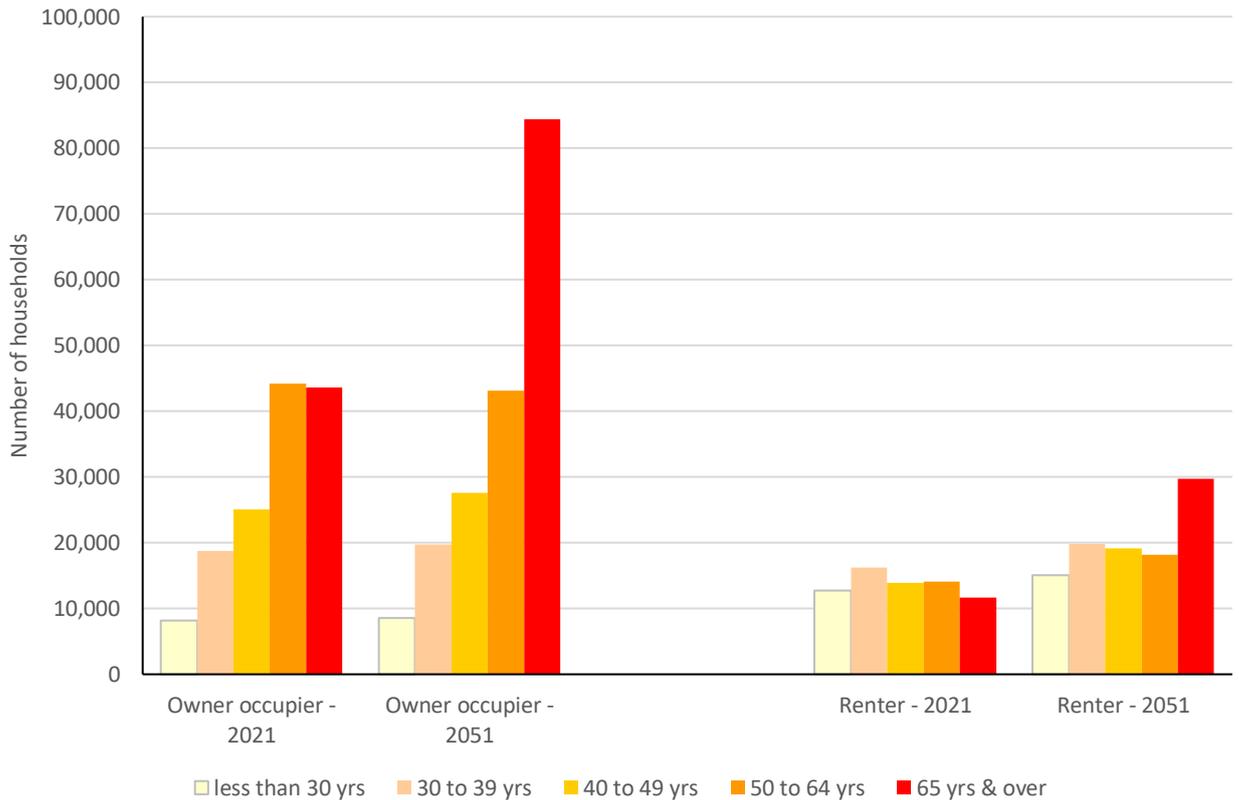
Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

The composition of growth by tenure varies between the three local authority areas. Christchurch City is projected to experience stronger growth in the number of renter households which are expected to increase by 21,600 or 37% between 2021 and 2051. The number of owner occupiers in Christchurch City is also expected to grow but at a slower rate increasing by 14,000 or 14% over the same time period. Selwyn and Waimakariri are both expected to continue to experience strong growth in the number of owner occupiers between 2021 and 2051, increasing by 19,300 and 10,400 respectively.



Figure 3.3 presents the projected change in the number of households by tenure and age of the household reference person between 2021 and 2051.

Figure 3.3: The projected change in the number of households by tenure and age of the household reference person



Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

The age profile of owner occupier households is projected to grow older over the next 30 years with strong growth in the number of households aged 65 years and older. The number of older renter households are also expected to increase albeit at a slower pace than owner occupiers.



Table 3.4 presents the projected growth in the number of households by tenure and age of the household reference person.

Table 3.4: The projected number of households by tenure and age of the household reference person

	Owner occupiers					Renters				
	30 yrs-	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over	30 yrs-	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over
Waimakariri										
2021	830	2,480	3,670	6,880	7,200	700	1,180	1,010	1,140	1,240
2024	730	2,610	3,670	7,280	8,310	620	1,380	1,090	1,290	1,430
2026	780	2,510	3,690	7,320	9,180	660	1,380	1,140	1,340	1,610
2031	920	2,390	3,740	7,310	11,160	790	1,400	1,330	1,420	2,140
2036	1,010	2,580	3,700	7,140	12,930	870	1,570	1,460	1,500	2,720
2041	1,000	2,900	3,670	7,020	14,280	880	1,850	1,540	1,590	3,260
2046	950	3,120	4,070	6,790	15,280	840	2,050	1,770	1,580	3,720
2051	880	3,260	4,710	6,420	16,160	790	2,190	2,100	1,530	4,150
Christchurch City										
2021	6,250	12,880	17,130	30,970	31,640	10,930	13,720	11,740	11,910	9,820
2024	6,090	12,540	17,200	31,110	34,480	11,140	13,830	12,460	12,470	11,050
2026	6,390	11,330	17,150	30,690	37,110	12,010	12,730	12,930	12,680	12,310
2031	6,930	9,590	16,380	29,940	42,640	13,610	11,590	13,120	13,510	15,130
2036	6,970	9,630	14,940	29,320	47,020	14,050	12,440	12,380	14,370	17,510
2041	6,650	10,420	13,720	29,250	49,960	13,650	13,910	11,900	15,170	19,520
2046	6,260	10,940	14,290	28,610	51,550	13,010	14,840	12,940	15,300	20,970
2051	5,880	11,210	15,840	27,300	52,680	12,350	15,410	14,810	14,970	22,130
Selwyn District										
2021	1,060	3,350	4,230	6,330	4,770	1,110	1,360	1,120	1,000	590
2024	1,100	3,720	4,480	6,940	5,690	1,200	1,530	1,240	1,110	740
2026	1,190	3,650	4,660	7,200	6,430	1,300	1,500	1,330	1,160	870
2031	1,450	3,530	5,130	7,810	8,320	1,590	1,490	1,520	1,320	1,290
2036	1,640	3,840	5,340	8,310	10,240	1,800	1,670	1,600	1,490	1,790
2041	1,720	4,460	5,440	8,890	12,040	1,870	1,930	1,650	1,610	2,330
2046	1,760	4,900	6,070	9,240	13,770	1,900	2,120	1,870	1,660	2,890
2051	1,790	5,220	7,060	9,400	15,540	1,920	2,270	2,200	1,660	3,460

Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

NB: Results are base ten rounded

All three local authorities are projected to experience strong growth in the number of renter and owner occupier households with reference people aged 65 years and older.



Table 3.5 presents the projected change in the number of households by tenure and age of the household reference person.

Table 3.5: Projected change in the number of households by tenure and age of the reference person

	Owner occupiers					Renters				
	30 yrs-	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over	30 yrs-	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over
Waimakariri										
2021 to 2024	-100	130	0	400	1,110	-80	200	80	150	190
2024 to 2031	190	-220	70	30	2,850	170	20	240	130	710
2031 to 2051	-40	870	970	-890	5,000	0	790	770	110	2,010
2021 to 2051	50	780	1,040	-460	8,960	90	1,010	1,090	390	2,910
Christchurch City										
2021 to 2024	-160	-340	70	140	2,840	210	110	720	560	1,230
2024 to 2031	840	-2,950	-820	-1,170	8,160	2,470	-2,240	660	1,040	4,080
2031 to 2051	-1,050	1,620	-540	-2,640	10,040	-1,260	3,820	1,690	1,460	7,000
2021 to 2051	-370	-1,670	-1,290	-3,670	21,040	1,420	1,690	3,070	3,060	12,310
Selwyn District										
2021 to 2024	40	370	250	610	920	90	170	120	110	150
2024 to 2031	350	-190	650	870	2,630	390	-40	280	210	550
2031 to 2051	340	1,690	1,930	1,590	7,220	330	780	680	340	2,170
2021 to 2051	730	1,870	2,830	3,070	10,770	810	910	1,080	660	2,870

Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

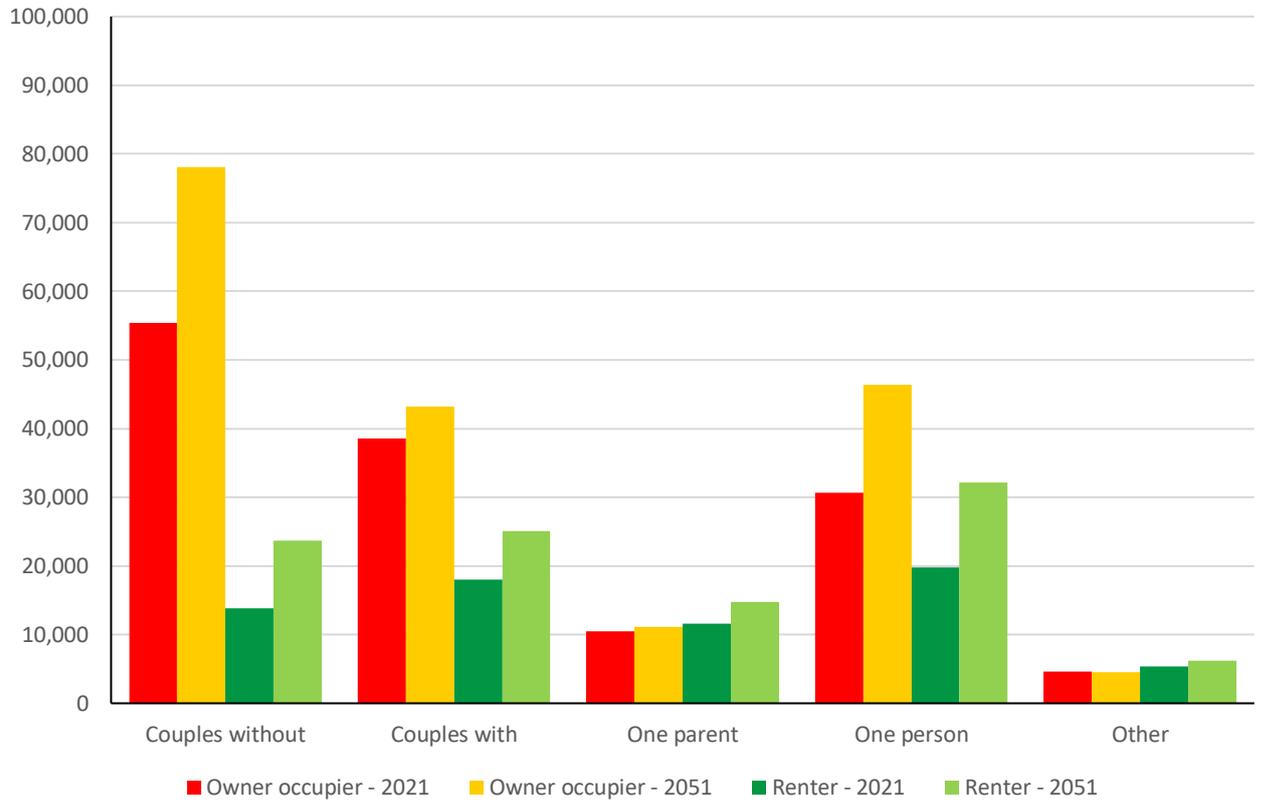
NB: Results are base ten rounded

Christchurch City is projected to experience a reduction in owner occupiers in all age groups except those aged 65 years and older and strong growth in renters across all age groups.



Figure 3.4 presents the projected growth in the number of households by tenure and household composition.

Figure 3.4: The projected growth in the number of households by tenure and household composition



Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership
NB: Results are base ten rounded

The growth in the number of households by composition reflects greater Christchurch’s aging population with strong growth in the number of one person and couple without children households.



Table 3.6 presents the projected number of households by tenure and household composition.

Table 3.6: The projected number of households by tenure and household composition

	Owner occupiers					Renters				
	2021	2024	2031	2041	2051	2021	2024	2031	2041	2051
Waimakariri										
Couple without	9,160	10,010	11,410	13,010	14,170	1,220	1,370	1,810	2,590	3,270
Couples with	6,170	6,390	6,820	7,270	7,730	1,390	1,520	1,840	2,270	2,610
One parent	1,250	1,280	1,350	1,500	1,570	970	1,040	1,170	1,430	1,590
One person	4,060	4,500	5,520	6,620	7,510	1,540	1,700	2,080	2,600	3,050
Other	400	430	420	490	470	160	170	180	210	230
Total	21,050	22,600	25,520	28,870	31,460	5,270	5,800	7,070	9,110	10,740
Christchurch City										
Couple without	37,780	39,480	41,740	44,170	45,640	11,400	11,980	13,400	15,430	17,100
Couples with	24,900	24,980	24,830	24,220	23,940	14,600	15,320	16,690	18,020	18,940
One parent	8,250	8,160	8,070	7,980	7,900	9,990	10,300	10,870	11,600	12,120
One person	24,110	25,050	27,290	30,120	31,960	17,090	18,210	20,580	23,600	25,980
Other	3,830	3,760	3,560	3,510	3,480	5,040	5,150	5,400	5,490	5,520
Total	98,870	101,420	105,480	110,000	112,930	58,110	60,960	66,960	74,140	79,650
Selwyn										
Couple without	8,410	9,510	11,580	14,800	18,280	1,190	1,330	1,660	2,420	3,350
Couples with	7,450	8,110	9,150	10,490	11,530	1,990	2,240	2,710	3,240	3,550
One parent	1,020	1,110	1,310	1,520	1,680	610	680	780	940	1,070
One person	2,500	2,840	3,780	5,260	6,930	1,190	1,360	1,790	2,450	3,120
Other	360	360	410	480	590	200	220	280	340	420
Total	19,730	21,930	26,230	32,560	39,020	5,180	5,820	7,200	9,400	11,510

Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

NB: Results are base ten rounded



Table 3.7 presents the projected change in the number of households by tenure and household composition.

Table 3.7: Growth in the number of households by tenure and household composition

	Owner occupiers				Renters			
	21 to 24	34 to 31	31 to 51	21 to 51	21 to 24	34 to 31	31 to 51	21 to 51
Waimakariri								
Couple without	850	1,400	2,760	5,010	150	440	1,460	2,050
Couples with	220	430	910	1,560	130	320	770	1,220
One parent	30	70	220	320	70	130	420	620
One person	440	1,020	1,990	3,450	160	380	970	1,510
Other	30	-10	50	70	10	10	50	70
Total	1,550	2,920	5,940	10,410	530	1,270	3,670	5,470
Christchurch City	0	0	0	0	0	0	0	0
Couple without	1,700	2,260	3,900	7,860	580	1,420	3,700	5,700
Couples with	80	-150	-890	-960	720	1,370	2,250	4,340
One parent	-90	-90	-170	-350	310	570	1,250	2,130
One person	940	2,240	4,670	7,850	1,120	2,370	5,400	8,890
Other	-70	-200	-80	-350	110	250	120	480
Total	2,550	4,060	7,450	14,060	2,850	6,000	12,690	21,540
Selwyn	0	0	0	0	0	0	0	0
Couple without	1,100	2,070	6,700	9,870	140	330	1,690	2,160
Couples with	660	1,040	2,380	4,080	250	470	840	1,560
One parent	90	200	370	660	70	100	290	460
One person	340	940	3,150	4,430	170	430	1,330	1,930
Other	0	50	180	230	20	60	140	220
Total	2,200	4,300	12,790	19,290	640	1,380	4,310	6,330

Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

NB: Results are base ten rounded

Couples without children and one person households dominate growth for both owner occupier and renter households.



3.3 Projected growth by subarea

The projected rate of growth varies across the subareas within each local authority area. Table 3.8 presents the projected growth in the number of households between 2021 and 2051 by subarea.

Table 3.8: The projected growth in the number of households between 2021 and 2051 by subarea.

	2021	2024	2031	2041	2051	21 to 51
Rangiora	8,250	8,840	10,030	11,520	12,740	4,490
Kaiapoi	5,490	5,900	6,550	7,310	7,880	2,390
Woodend	3,180	3,610	4,600	5,900	6,930	3,750
UDS Rural Settlements	1,790	1,940	2,270	2,670	2,950	1,160
Oxford	1,040	1,110	1,250	1,420	1,540	500
Rural	6,490	6,960	7,980	9,210	10,140	3,650
Subareas' total	26,240	28,360	32,690	38,030	42,190	15,950
Banks Peninsula	1,550	1,580	1,670	1,730	1,720	170
Central City	4,510	5,610	6,690	8,240	9,890	5,380
Inner East	12,960	13,230	13,770	14,270	14,440	1,480
Inner West	8,280	8,450	8,890	9,360	9,630	1,350
Lyttelton Harbour	2,670	2,720	2,840	2,940	2,930	260
NorthEast	31,280	32,090	33,990	36,200	37,730	6,450
NorthWest	34,310	35,200	37,270	39,670	41,310	7,000
Port Hills	12,150	12,380	12,900	13,330	13,350	1,200
SouthEast	14,930	15,150	15,610	15,940	15,960	1,030
SouthWest	34,390	35,980	38,850	42,470	45,670	11,280
Subareas' total	157,030	162,390	172,480	184,150	192,630	35,600
Rolleston	7,020	8,270	10,780	14,540	18,320	11,300
Lincoln	2,770	3,280	4,290	5,800	7,320	4,550
GCP rural	5,020	5,250	5,710	6,390	7,060	2,040
Rural	5,430	5,620	5,990	6,560	7,110	1,680
Leeston & Darfield	2,040	2,180	2,460	2,890	3,300	1,260
Prebbleton & West Melton	2,620	3,150	4,210	5,790	7,400	4,780
Subareas' total	24,910	27,750	33,430	41,970	50,510	25,600

Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

NB: Numbers are rounded to the nearest 10 in the modelling

Rangiora is projected to be the fastest growing area in Waimakariri with the number of households in the subarea increasing by 54% between 2021 and 2051 followed by Woodend. Christchurch City is projected to experience strong growth in SouthWest, Port Hills NorthEast and NorthWest subareas. In Selwyn District, Rolleston, Lincoln and Prebbleton/West Melton are all expected to grow strongly over the next 30 years.



3.4 Housing outcomes by ethnicity

The objective of this sub-section of the report is to provide an overview of key statistics relevant to housing outcomes by ethnicity. Analysis of trends by ethnicity is problematic due in part to the way in which Statistics New Zealand surveys respondents' ethnicity. In the Census respondents are asked to identify which ethnicities they identify with and can respond to multiple ethnic groupings. Hence there are more responses by ethnicity than people living in an area. In addition, the household reference persons ethnicity may or may not reflect the ethnicity of the rest of the people living in the dwelling.

Previous research⁵ into trends in the rate of owner occupation show that the majority of the statistically significant variation in home ownership rates can be explained by age of the key householders, household composition, household income and a locational variable. The research suggests that once these variables are included in the analysis ethnicity is not a statistically significant variable. Personal and household incomes have a significant impact on housing outcomes. Lower income households typically have much higher levels of housing stress and are more likely to rent rather than own the dwelling they live in.

Table 3.9 presents the level of household income by ethnicity of the household reference person in greater Christchurch in 2018.

⁵ See Morrison P. (2005) *"The changing patterns of home ownership in New Zealand"*. A report for the Centre for Housing Research Aotearoa New Zealand.



Table 3.9: Household income by ethnicity in 2018

	European / NZer & other		Māori		Pasifika		Asian		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Waimakariri District										
Less than \$30,000	2,979	16%	261	11%	24	10%	51	8%	3,318	15%
\$30,000 to \$50,000	2,814	15%	264	11%	30	12%	84	13%	3,189	14%
\$50,000 to \$70,000	2,337	13%	276	12%	24	10%	99	15%	2,733	12%
\$70,000 to \$100,000	3,126	17%	462	20%	51	20%	150	23%	3,789	17%
\$100,000 to \$150,000	3,849	21%	546	23%	63	25%	135	21%	4,596	21%
Over \$150,000	2,610	14%	384	16%	33	13%	96	15%	3,123	14%
Total stated	17,718	97%	2196	93%	222	89%	615	94%	20,751	94%
Not stated	561	3%	159	7%	24	10%	42	6%	1,275	6%
Total	18,276	100%	2352	100%	249	100%	657	100%	22,026	100%
Christchurch City										
Less than \$30,000	19,473	20%	2715	16%	483	14%	2,427	14%	25,098	18%
\$30,000 to \$50,000	14,175	15%	2076	12%	393	11%	2,262	13%	18,906	14%
\$50,000 to \$70,000	12,702	13%	2175	13%	486	14%	2,622	15%	17,985	13%
\$70,000 to \$100,000	14,454	15%	2796	17%	600	17%	3,351	19%	21,201	15%
\$100,000 to \$150,000	18,312	19%	3342	20%	744	21%	3,474	19%	25,872	19%
Over \$150,000	15,036	16%	2496	15%	477	14%	2,361	13%	20,370	15%
Total stated	94,152	97%	15600	94%	3183	92%	16,497	92%	129,429	94%
Not stated	2,454	3%	1083	6%	294	8%	1,377	8%	8,952	6%
Total	96,603	100%	16683	100%	3,477	100%	17,874	100%	138,381	100%
Selwyn District										
Less than \$30,000	1,464	9%	114	6%	12	5%	105	9%	1,695	9%
\$30,000 to \$50,000	1,659	11%	132	7%	15	7%	141	12%	1,947	10%
\$50,000 to \$70,000	1,779	11%	189	9%	21	10%	174	14%	2,163	11%
\$70,000 to \$100,000	2,790	18%	378	19%	36	16%	267	22%	3,471	18%
\$100,000 to \$150,000	4,290	27%	639	32%	75	34%	330	27%	5,334	28%
Over \$150,000	3,792	24%	558	28%	60	27%	192	16%	4,602	24%
Total stated	15,774	100%	2,010	100%	219	100%	1,209	100%	19,212	100%
Not stated	537		141		33		117		828	
Total	16,311		2,151		252		1,326		20,040	

Source: Statistics New Zealand

Households with people of European descent account for 81% of all households living in Selwyn District. Māori households account for a further 11%, Pasifika 1% and Asian households the remaining 7%. Asian households had the lowest income profile with 43% of households earning over \$100,000 per annum compared to 51% in households of European descent, 60% Māori households and 61% of Pasifika households.



Table 3.10 summarises the proportion of households by low, medium and high household incomes in 2018.

Table 3.10: The proportion of households with low medium and high household incomes by ethnicity

	European / NZer & other		Māori		Pasifika		Asian		Total	
	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total	Hhlds	% of Total
Waimakariri District										
Less than \$70,000	8,130	46%	801	37%	78	35%	234	38%	9,240	45%
\$70,000 to \$100,000	3,126	18%	462	21%	51	23%	150	24%	3,789	18%
More than \$100,000	6,459	36%	930	42%	96	43%	231	38%	7,719	37%
Total stated	17,715	100%	2,193	100%	225	100%	615	100%	20,748	100%
Christchurch City										
Less than \$70,000	46,350	49%	6,966	45%	1,362	43%	7,311	44%	61,989	48%
\$70,000 to \$100,000	14,454	15%	2,796	18%	600	19%	3,351	20%	21,201	16%
More than \$100,000	33,348	35%	5,838	37%	1,221	38%	5,835	35%	46,242	36%
Total stated	94,152	100%	15,600	100%	3,183	100%	16,497	100%	129,432	100%
Selwyn District										
Less than \$70,000	4,902	31%	435	22%	48	22%	420	35%	5,805	30%
\$70,000 to \$100,000	2,790	18%	378	19%	36	16%	267	22%	3,471	18%
More than \$100,000	8,082	51%	1,197	60%	135	62%	522	43%	9,936	52%
Total stated	15,774	100%	2,010	100%	219	100%	1,209	100%	19,212	100%
Greater Christchurch										
Less than \$70,000	59,382	47%	8,202	41%	1,488	41%	7,965	43%	77,034	45%
\$70,000 to \$100,000	20,370	16%	3,636	18%	687	19%	3,768	21%	28,461	17%
More than \$100,000	47,889	38%	7,965	40%	1,452	40%	6,588	36%	63,897	38%
Total stated	127,641	100%	19,803	100%	3,627	100%	18,321	100%	169,392	100%

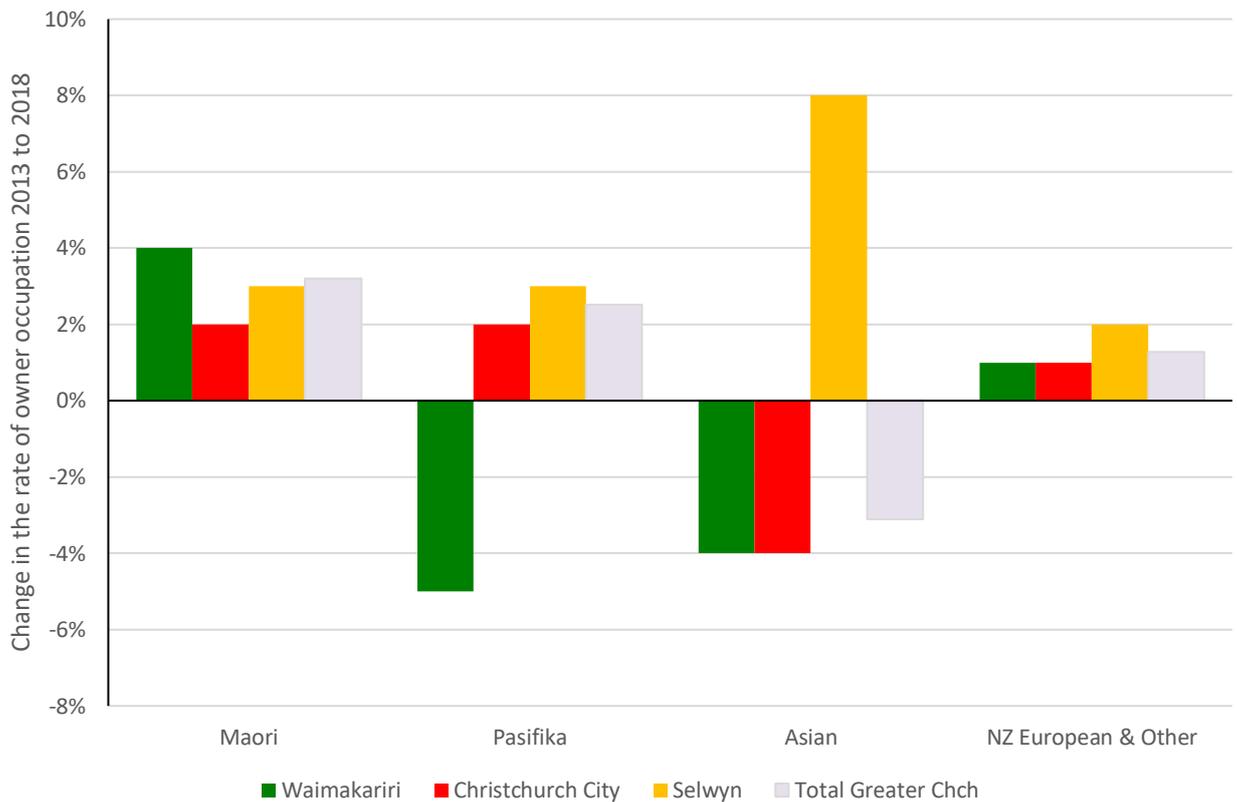
Source: Statistics New Zealand

Households with people of New Zealander/European descent had lower proportion of households with incomes in excess of \$100,000 per annum when compared Māori and Pasifika households. Selwyn District had the highest proportion of households with incomes in excess of \$100,000 per annum (52% of all households). Followed by Waimakariri (37% of all households) and Christchurch City (with 36% of all households). Christchurch City also had the highest proportion of households with incomes less than \$70,000 per annum at 48% of all households, compared to 45% in Waimakariri, and 30% in Selwyn District.



Figure 3.5 presents the percentage point change in the implied level of owner occupation between 2013 and 2018 in greater Christchurch by ethnicity.

Figure 3.5: The percentage point change in the implied rate of owner occupation by ethnicity 2013 and 2018



Source: Statistics New Zealand

Rates of owner occupation increased across Māori and New Zealander / European households in all three local authorities between 2013 and 2018. The rate of owner occupation for Pasifika households fell in Waimakariri District and increased across the balance of greater Christchurch. The rate of owner occupation for households with people of Asian descent increased in Selwyn District and fell across the balance of greater Christchurch.



Table 3.11 presents the number of households by ethnicity of the household reference person and tenure.

Table 3.11: Number of households by ethnicity and tenure

	2013			2018			Change 2013 to 2018		
	Owner Occ	Renters	HOR	Owner Occ	Renters	HOR	Owner Occ	Renters	HOR
Waimakariri District									
Māori	1,095	561	66%	1,644	705	70%	549	144	4%
Pasifika	93	36	72%	165	81	67%	72	45	-5%
Asian	237	87	73%	456	204	69%	219	117	-4%
NZ European & Other	12,783	2,781	82%	15,132	3,144	83%	2,349	363	1%
Total	14,208	3,465	80%	17,397	4,134	81%	3,189	669	1%
Christchurch City									
Māori	5,802	7,359	44%	7,731	8,949	46%	1,929	1,590	2%
Pasifika	999	1,617	38%	1,392	2,085	40%	393	468	2%
Asian	5,895	4,446	57%	9,474	8,400	53%	3,579	3,954	-4%
NZ European & Other	66,075	29,016	69%	67,836	28,767	70%	1,761	-249	1%
Total	78,768	42,438	65%	86,433	48,201	64%	7,665	5,763	-1%
Selwyn District									
Māori	831	426	66%	1,488	666	69%	657	240	3%
Pasifika	75	48	61%	162	93	64%	87	45	3%
Asian	285	201	59%	882	444	67%	597	243	8%
NZ European & Other	10,128	2,415	81%	13,476	2,835	83%	3,348	420	2%
Total	11,319	3,090	79%	16,008	4,038	80%	4,689	948	1%

Source: Statistics New Zealand

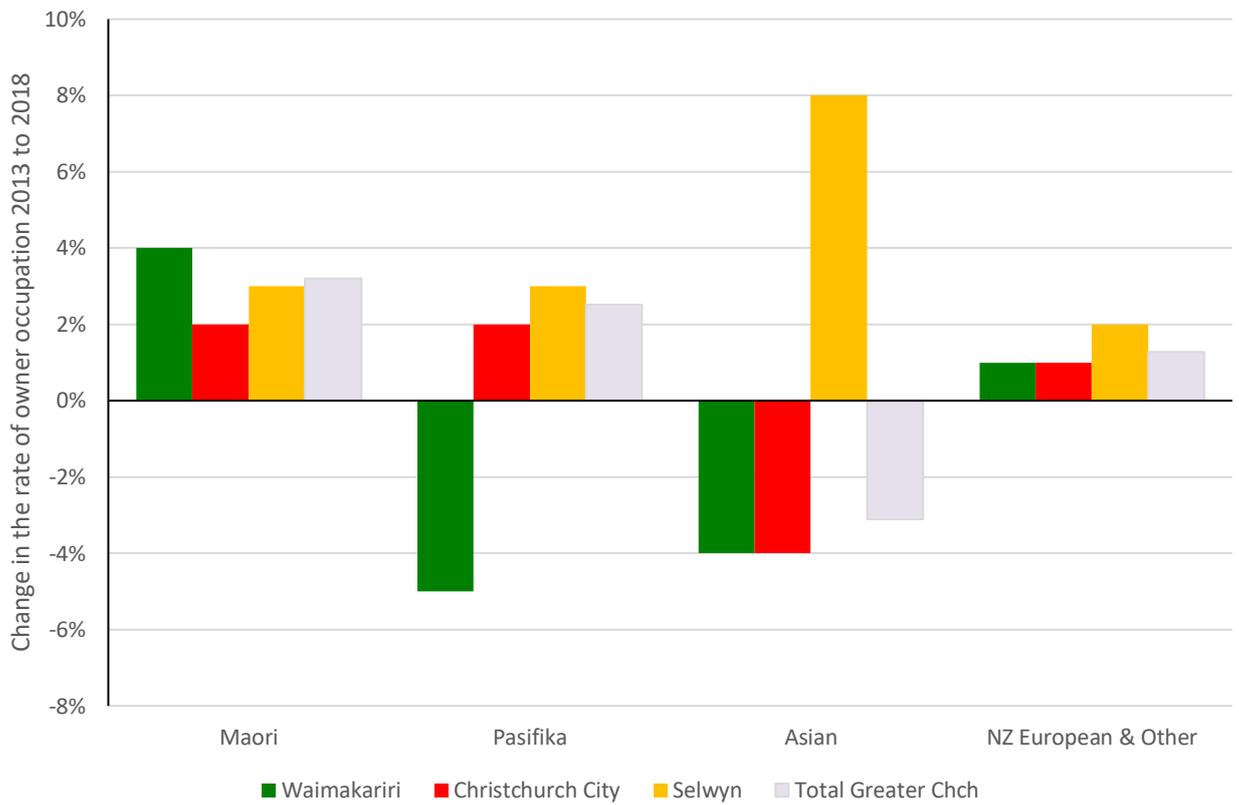
The rates of owner occupation by ethnicity is higher in Waimakariri and Selwyn when compared to Christchurch City. Households with people of New Zealander/European descent have higher rates of owner occupation than households of other ethnicities. Other key trends include between 2013 and 2018:

- The number of owner occupiers and renter households by ethnicity increased in all three authority areas with the exception of renter households of New Zealand / European descent living in Christchurch City;
- The number of owner occupier households of New Zealander / European descent living in Selwyn and Waimakariri Districts increased faster than those living in Christchurch City (+2,349 households in Waimakariri and +3,348 households in Selwyn compared to +1,761 households in Christchurch City)
- Rate of owner occupation increased for Māori and New Zealander / European households across all three local authority areas.
- Rates of owner occupation for Pasifika households increased in Christchurch City and Selwyn district but declined in Waimakariri District.
- Rates of owner occupation for households of Asian descent fell in Waimakariri District and Christchurch City but increased in Selwyn District.



Figure 3.6 presents the percentage point change in the implied level of owner occupation between 2013 and 2018 in greater Christchurch by ethnicity.

Figure 3.6: The percentage point change in the implied rate of owner occupation by ethnicity 2013 and 2018



Source: Statistics New Zealand

Rates of owner occupation increased across all ethnicities between 2013 and 2018.



Table 3.12 presents the trend in the number of owner occupied and renter households for reference people by ethnicity and subarea.

Table 3.12: Owner occupied and renter households by ethnicity and subarea in 2018

	Māori reference person			Non Māori reference person			Diff in HORs
	Owner Occupier	Renter	HOR	Owner Occupier	Renter	HOR	
Waimakariri District							
Rangiora	393	249	61%	4,863	1,296	79%	18% pts
Kaiapoi	423	204	67%	3,138	744	81%	14% pts
Woodend	225	87	72%	1,782	381	82%	10% pts
Oxford	30	9	77%	366	48	88%	11% pts
UDS Rural Settlements	129	18	88%	1,194	138	90%	2% pts
UDS Rural	423	126	77%	4,140	735	85%	8% pts
Total	1,623	693	70%	15,483	3,342	82%	12% pts
Christchurch City							
Banks Peninsula	111	33	77%	882	228	79%	2% pts
Central	33	210	14%	621	1,632	28%	14% pts
Inner East	393	1,116	26%	3,678	5,904	38%	12% pts
Inner West	195	531	27%	2,940	3,477	46%	19% pts
Lyttelton	165	69	71%	1,704	360	83%	12% pts
NorthEast	2,124	2,085	50%	16,410	6,510	72%	21% pts
NorthWest	1,302	1,554	46%	19,392	7,773	71%	26% pts
Port Hills	591	279	68%	8,082	1,812	82%	14% pts
SouthEast	990	1,200	45%	7,233	3,639	67%	21% pts
SouthWest	1,830	1,878	49%	17,751	7,911	69%	20% pts
Total	7,734	8,955	46%	78,693	39,246	67%	20% pts
Selwyn District							
Rolleston	528	207	72%	3,942	861	82%	10% pts
Lincoln	126	45	74%	1,575	375	81%	7% Pts
Prebbleton-West Melton	153	18	89%	1,860	111	94%	5% pts
GCP Rural	282	198	59%	3,150	720	81%	22% pts
Leeston & Darfield	135	54	71%	1,323	324	80%	19% pts
Rural	264	147	64%	2,652	981	73%	9% pts
Total	1,488	666	69%	14,520	3,372	81%	12% pts

Source: Statistics New Zealand

Households identifying as Māori had lower rates of owner occupation than non-Māori with the greatest difference in GCP Rural subarea. Māori households living in GCP Rural subarea also had the lowest rate (59%) of owner occupation in 2018 followed by the Rural subarea (64%).



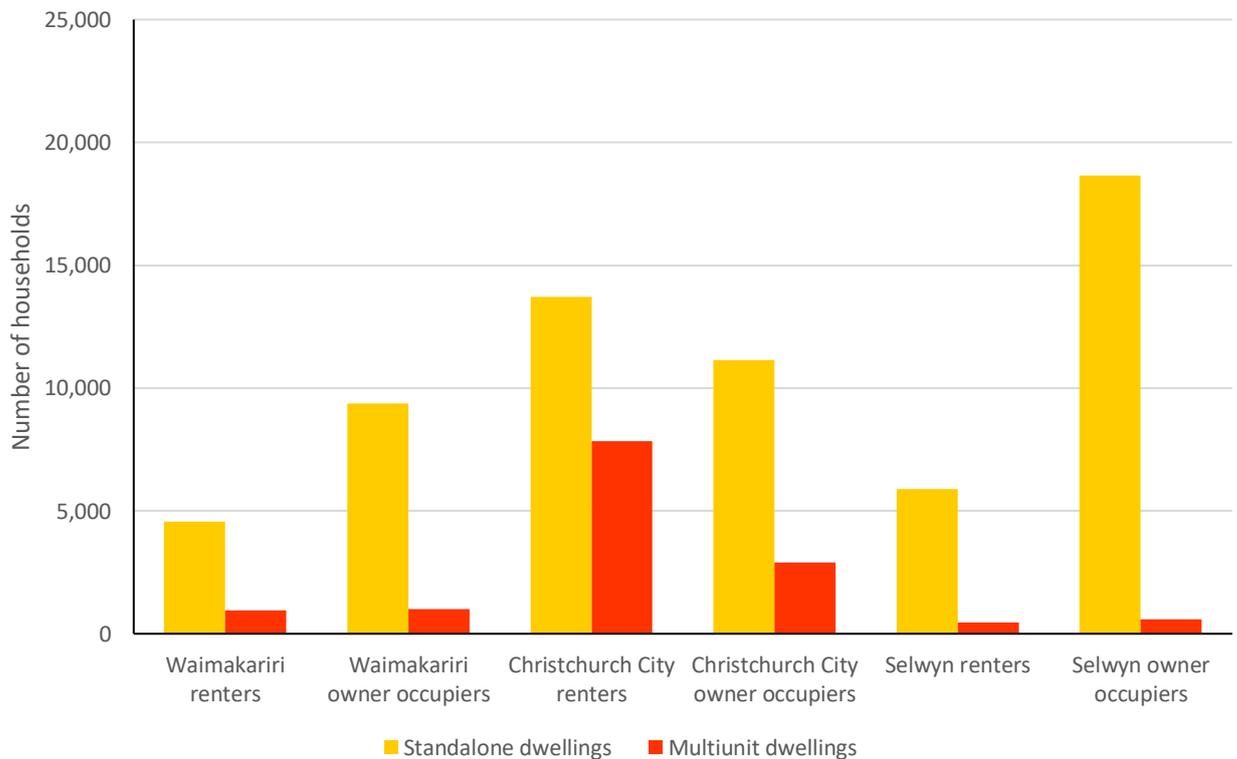
3.5 Implications of the projected growth in households for housing demand by dwelling typology

The objective of this section of the report is to present the results of the modelling of the implications of demographic and tenure trends on the demand for dwellings by typology. An overview of the methodology used is presented in Appendix 2 and assumes the propensity for households with different characteristics (age, household composition and tenure) for different dwelling typologies⁶ remains the same between 2021 and 2051. Dwelling typology is divided into the following categories:

- Standalone dwelling with two bedrooms or less;
- Standalone dwelling with three bedrooms or more;
- Multi-unit dwelling with two bedrooms or less; and
- Multi-unit dwelling with three bedrooms or more.

Figure 3.7 presents a summary of the projected growth in demand by dwelling typology and tenure in between 2021 and 2051. Note more detail is provided in the following table.

Figure 3.7: Projected demand by dwelling typology and tenure



Source: Modelled based on data from Statistics New Zealand
NB: Numbers are rounded to the nearest 10 in the modelling

⁶ Standalone dwellings are defined as single unit dwellings not attached to any other buildings. Multi unit dwellings includes a wide range of dwelling typologies where two or more dwellings are physically attached to each other. Multi-units include duplexes, terraced houses and apartments.



Demand is likely to be strongly focused on standalone dwellings with renters having a slightly higher propensity to live in multiunit dwellings. Table 3.13 presents the trend in household demand in Waimakariri District by tenure and dwelling typology between 2021 and 2051.

Table 3.13: Household demand by typology and tenure

	Owner occupiers				Renters			
	Standalone		Multi unit		Standalone		Multi unit	
	2- bdrm	3+ bdrm	2- bdrm	3+ bdrm	2- bdrm	3+ bdrm	2- bdrm	3+ bdrm
Waimakariri								
2021	2,060	17,870	810	320	1,100	3,450	610	100
2024	2,240	19,100	910	340	1,210	3,800	690	110
2031	2,620	21,340	1,170	390	1,460	4,590	890	140
2041	3,070	23,900	1,460	440	1,860	5,860	1,190	190
2051	3,410	25,890	1,660	480	2,200	6,910	1,420	230
21 to 51	1,350	8,020	850	160	1,100	3,460	810	130
Chch City								
2021	12,730	74,200	8,140	3,800	12,760	26,840	15,260	3,250
2024	13,150	75,930	8,440	3,900	13,400	28,070	16,090	3,390
2031	13,930	78,360	9,130	4,070	14,810	30,500	17,980	3,680
2041	14,930	80,840	9,970	4,270	16,620	33,170	20,340	4,000
2051	15,590	82,470	10,460	4,390	17,930	35,390	22,070	4,280
21 to 51	2,860	8,270	2,320	590	5,170	8,550	6,810	1,030
Selwyn								
2021	1,830	17,380	100	430	1,380	3,490	190	120
2024	2,040	19,290	110	480	1,540	3,930	210	140
2031	2,640	22,850	120	620	2,050	4,690	270	190
2041	3,390	28,230	130	800	2,750	6,030	350	280
2051	4,080	33,780	150	960	3,380	7,370	430	350
21 to 51	2,250	16,400	50	530	2,000	3,880	240	230

Source: Modelled based on data from Statistics New Zealand
 NB: Numbers are rounded to the nearest 10 in the modelling

Demand for standalone dwellings is projected to continue to be strong particularly in Waimakariri and Selwyn Districts. Demand for standalone dwellings is also expected to be strong in Christchurch City however and a strong increase in the demand for multiunit dwellings particularly from renter households is projected.



3.6 Implications of the projected growth in households by subarea for housing demand by dwelling typology

Table 3.14 presents the projected trend in household demand by dwelling typology between 2021 and 2051 by subareas.

Table 3.14: The projected trend in household demand by dwelling typology between 2021 and 2051 by subareas.

	Standalone dwellings						Multiunit dwellings					
	2021	2024	2031	2041	2051	21 to 51	2021	2024	2031	2041	2051	21 to 51
Waimakariri Subareas												
Rangiora	7,040	7,450	8,150	9,210	10,110	3,070	1,220	1,380	1,790	2,320	2,670	1,450
Kaiapoi	5,520	6,060	6,680	7,170	2,020	330	370	450	520	570	240	0
Woodend/Pegasus/Ravenswood	3,040	3,470	4,430	5,670	6,580	3,540	110	120	160	210	270	160
UDS Rural Settlements	1,040	1,110	1,250	1,420	1,540	500	0	0	0	0	0	0
Oxford	1,780	1,930	2,240	2,580	2,800	1,020	0	0	0	0	0	0
UDS Rural	6,450	6,910	7,920	9,130	10,060	3,610	80	90	100	110	120	40
Total	24,870	26,930	30,670	35,180	33,110	12,070	1,780	2,040	2,570	3,210	3,300	1,650
Christchurch City Subareas												
Banks Peninsula	1,510	1,540	1,630	1,700	1,660	150	20	20	20	20	20	0
Central City	1,670	2,110	2,550	3,160	3,850	2,180	2,840	3,510	4,200	5,130	6,150	3,310
Inner-East	6,830	7,000	7,220	7,430	7,610	780	6,130	6,260	6,570	6,840	6,830	700
Inner-West	4,810	4,960	5,190	5,450	5,640	830	3,470	3,540	3,740	3,920	3,970	500
Lytelton Harbour	2,630	2,680	2,790	2,900	2,880	250	40	40	50	50	50	10
NorthEast	27,450	28,140	29,540	31,200	32,420	4,970	3,850	3,990	4,510	5,050	5,320	1,470
NorthWest	29,050	29,720	31,310	33,070	34,260	5,210	5,310	5,540	5,980	6,610	7,100	1,790
Port Hills	11,150	11,380	11,810	12,080	11,920	770	1,060	1,070	1,150	1,300	1,340	280
SouthEast	12,070	12,230	12,490	12,610	12,540	470	2,880	2,920	3,100	3,320	3,430	550
SouthWest	29,220	30,430	32,720	35,610	38,330	9,110	5,170	5,510	6,120	6,890	7,380	2,210
Total	126,390	130,190	137,250	145,210	151,110	24,720	30,770	32,400	35,440	39,130	41,590	10,820
Selwyn subareas												
Rolleston	6,840	8,040	10,460	14,060	17,620	10,780	190	230	330	500	700	510
Lincoln	2,760	3,270	4,310	5,870	7,070	4,310	150	180	240	330	450	300
Prebbleton & West Melton	2,600	3,130	4,210	5,810	7,350	4,750	40	40	60	80	120	80
GCP Rural	4,920	5,130	5,580	6,260	6,900	1,980	150	170	200	240	240	90
Leeston & Darfield	2,030	2,160	2,460	2,890	3,160	1,130	100	100	120	160	200	100
Rural	5,230	5,380	5,740	6,310	6,840	1,610	240	250	280	300	300	60
Total	24,380	27,110	32,760	41,200	48,940	24,560	870	970	1,230	1,610	2,010	1,140

Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling

The distribution of demand reflects households’ propensity for different dwelling typologies in each subarea. Demand for multiunit dwellings is highest in Christchurch City’s central subarea.



4. Housing affordability and need

4.1 Introduction

The objective of this section of the report is to present the trends in housing affordability in Selwyn District and subareas and discuss:

- Trends in housing affordability;
- Housing continuum;
- Renter housing stress;
- Location of where low-income renters live within the district; and
- Crowding, homelessness; and
- Housing need.

4.2 Trends in housing affordability

Housing affordability varies with the movement in household incomes, interest rates, market rents and house prices. Housing affordability is considered compromised when housing costs (rents or the cost to service a mortgage plus other housing costs) exceed 30% of gross household income. Housing affordability is typically measured as:

- Renter affordability – renters' ability to pay affordably the median market rent; and
- First home buyer affordability - renters' ability to purchase a dwelling at either the lower quartile or median dwelling sale price.

Housing affordability comes under pressure when housing costs increase at a faster rate than household incomes. Variations in interest rates can mask the underlying trends in first home buyer affordability in the short to medium term.

4.3 Metropolitan area affordability trends

Housing costs across the whole metropolitan area have increased since the early 1990s. Table 4.1 presents the trend in median rents, lower quartile house prices, and median household incomes⁷ in Waimakariri District, Christchurch City and Selwyn District between 1991 and 2020.

⁷ Household incomes are assumed to have increased at 3.5% per annum between 2013 and 2019



Table 4.1: Rents, house prices and household incomes in Selwyn District, Christchurch City and Selwyn District between 1991 and 2020

	Waimakariri District			Christchurch City			Selwyn District		
	Median rent	Lower Quartile HP	Median household income	Median rent	Lower Quartile HP	Median household income	Median rent	Lower Quartile HP	Median household income
1991	\$146	\$80,000	\$31,100	\$147	\$68,000	\$31,100	\$134	\$61,000	\$35,500
1996	\$157	\$95,000	\$34,700	\$171	\$115,000	\$32,900	\$164	\$90,000	\$39,100
2001	\$181	\$110,500	\$39,700	\$171	\$126,800	\$36,500	\$168	\$104,000	\$47,200
2006	\$246	\$240,000	\$50,900	\$244	\$253,000	\$48,200	\$266	\$266,000	\$62,500
2013	\$394	\$325,000	\$68,800	\$356	\$336,000	\$65,300	\$435	\$399,500	\$85,100
2018	\$381	\$380,000	\$81,700	\$345	\$344,500	\$77,600	\$406	\$481,500	\$101,100
2019	\$400	\$385,000	\$84,600	\$345	\$345,000	\$80,300	\$432	\$457,750	\$104,600
2020	\$420	\$402,000	\$87,600	\$400	\$380,000	\$83,100	\$468	\$487,000	\$109,200
2021 Est	\$460	\$435,000	\$90,700	\$420	\$431,000	\$86,000	\$500	\$540,000	\$113,000
Change									
91 to 96	8%	19%	12%	16%	69%	6%	22%	48%	10%
96 to 01	15%	16%	14%	0%	10%	11%	2%	16%	21%
01 to 06	36%	117%	28%	43%	100%	32%	58%	156%	32%
06 to 13	60%	35%	35%	46%	33%	35%	64%	50%	36%
13 to 18	-3%	17%	19%	-3%	3%	19%	-7%	21%	19%
18 to 19	5%	1%	4%	0%	0%	3%	6%	-5%	3%
19 to 20	5%	4%	4%	16%	10%	3%	8%	6%	4%
91 to 20	188%	403%	182%	171%	459%	167%	248%	698%	208%

Source: HUD, MBIE, Headway Systems, Corelogic and Statistics New Zealand

Market rents increased marginally faster than household incomes between 1991 and 2020. However, Selwyn District house prices increased 3.4 times faster than median household incomes between 1991 and 2020. Similar trends occurred in Waimakariri District (house prices increased 2.2 times faster than median household incomes) and Christchurch (house prices increased 2.7 times faster than median household incomes). The faster growth in house prices, relative to household incomes has continued to place pressure on housing affordability for first home buyers.



Table 4.2 presents the proportion of household income required to pay either the median rent or service the loan required to buy a dwelling priced at the lower quartile house sale price (assuming a 10% deposit).

Table 4.2: The proportion of median household income required to pay the median rent or service the mortgage required to buy at the LQHP

	Waimakariri District		Christchurch City		Selwyn District	
	% of MHI to pay median rent	% of MHI to service mortgage	% of MHI to pay median rent	% of MHI to service mortgage	% of MHI to pay median rent	% of MHI to service mortgage
1991	24%	33%	25%	28%	20%	22%
1996	24%	28%	27%	35%	22%	23%
2001	24%	24%	24%	30%	19%	19%
2006	25%	45%	26%	50%	22%	40%
2013	30%	32%	28%	35%	27%	32%
2018	24%	32%	23%	30%	21%	32%
2019	25%	31%	22%	29%	21%	30%
2020	25%	27%	25%	27%	22%	27%
2021	26%	28%	25%	30%	23%	28%

Source: Modelled based on data from RBNZ, HUD, MBIE, Headway Systems, Corelogic and Statistics New Zealand

The proportion of median household income in Selwyn District required to pay the median market rent has fluctuated between 19% and 27%. The peak of 27% occurred after the 2010/2011 earthquakes and coincides with a significant housing shortage in greater Christchurch. Subsequently, these pressures have eased and rents as a proportion of household incomes have fallen back to 22% in 2020. The proportion of median household income required to service a mortgage (assuming a dwelling is purchased at the lower quartile house sale price with a 10% deposit) has varied between 19% and 40% between 1991 and 2020. The peak (40% of household income) coincided with a peak in mortgage interest rates in the mid-2000s. Historic lows in mortgage interest rates have offset the growth in house prices at this stage of the housing market cycle.



Table 4.3 presents the household income required to affordably pay the lower quartile rent, median rent and service a dwelling purchased at the lower quartile house sale price, as a percentage of median household income.

Table 4.3: The proportion of median household income required to affordably pay rent or buy a dwelling

Year	Median rents, lower quartile house price and median income			The hold income required to affordably pay the median rent and service a dwelling purchased at the LQHP, as a % of median hhold income	
	Median rent	Lower quartile house price	Median household income	Median Rent	Lower quartile house price
Waimakariri					
2001	\$181	\$110,500	\$39,700	79%	79%
2006	\$246	\$340,000	\$50,900	84%	211%
2013	\$394	\$325,000	\$68,800	99%	108%
2018	\$381	\$380,000	\$81,700	81%	97%
2020	\$425	\$402,000	\$87,600	84%	91%
2021	\$460	\$435,000	\$90,700	88%	95%
Chge 96 to 20	154%	294%	128%	+9% pts	+16% pts
Christchurch City					
2001	\$171	\$126,800	\$36,500	81%	99%
2006	\$244	\$253,000	\$48,200	88%	166%
2013	\$356	\$336,000	\$65,300	94%	118%
2018	\$345	\$344,500	\$77,600	77%	92%
2020	\$400	\$380,000	\$83,100	83%	91%
2021	\$420	\$431,000	\$86,000	85%	99%
Chge 96 to 20	146%	240%	136%	+4% pts	0% pts
Selwyn					
2001	\$168	\$104,000	\$47,200	62%	63%
2006	\$266	\$266,000	\$62,500	74%	134%
2013	\$435	\$399,500	\$85,100	89%	107%
2018	\$406	\$481,500	\$101,100	70%	99%
2020	\$468	\$487,000	\$109,200	74%	89%
	\$500	\$540,000	\$113,022	77%	94%
Chge 96 to 20	198%	419%	139%	+15% pts	+32% pts

Source: based on data from Statistics New Zealand, MBIE and Headway Systems

Housing unaffordability peaked in 2013 in the rental market and 2006 for first home buyers. Falling interest rates have improved first home buyer housing affordability since 2013. The proportion of median household income required to affordably buy a dwelling or affordably pay the median rent increased between 2020 and 2021 in all three local authority areas.



Table 4.4 presents the ratio of median house sale price to median household income between 2001 and 2020 and the proportion of household income required to service a mortgage at the median dwelling sale price by subarea.

Table 4.4: Median house price to median household income by subarea

	2001	2006	2013	2018	2020
Waimakariri Subareas					
Rangiora	4.1	6.3	6.4	7.3	7.1
Kaiapoi	3.8	5.6	6.3	6.8	7.0
Woodend	3.4	5.7	5.6	5.9	6.0
Oxford	4.6	6.8	6.7	7.5	7.0
UDS Rural Settlements	4.0	5.4	4.5	6.8	5.7
UDS Rural	2.2	4.7	3.8	4.7	5.1
Chch City Subareas					
Banks Peninsula	5.4	8.6	7.1	8.5	8.6
Central	5.8	8.1	5.5	7.7	7.4
Inner East	4.6	7.3	5.7	6.9	7.2
Inner West	6.2	8.1	7.3	10.2	10.0
Lyttelton	3.8	6.6	5.6	6.1	6.8
NorthEast	3.8	5.8	4.6	5.8	5.3
NorthWest	4.0	5.7	5.8	6.6	6.7
Port Hills	4.3	6.2	5.1	6.2	6.4
SouthEast	3.8	5.7	5.5	6.3	6.7
SouthWest	4.2	6.3	5.6	6.7	6.6
Selwyn Subareas					
Rolleston	3.4	5.1	5.3	4.7	4.7
Lincoln	4.4	5.4	6.5	5.5	5.8
Prebbleton & West Melton	3.3	5.3	5.8	5.9	6.0
Darfield and Leeston	4.2	4.8	5.8	5.3	5.4
GCP Rural	3.2	6.5	5.8	5.7	5.9
Rural	3.0	4.4	4.7	4.7	4.7

These ratios reflect the relationship between median household incomes and house prices in each subarea. High median household incomes in Selwyn District’s subareas result in lower ratios in Christchurch City’s subareas which typically have lower median household incomes.



Table 4.5 presents the median market rent as a percentage of the median gross household income between 2001 and 2020.

Table 4.5: Median rent as a percentage of median household income

	2001	2006	2013	2018	2020
Waimakariri Subareas					
Rangiora	26%	30%	35%	32%	33%
Kaiapoi	26%	28%	30%	31%	28%
Woodend	21%	27%	29%	28%	27%
Oxford	27%	31%	35%	39%	34%
UDS Rural Settlements	17%	18%	19%	18%	19%
UDS Rural	17%	22%	25%	28%	27%
Chch City Subareas					
Banks Pen	32%	46%	41%	38%	39%
Central	32%	35%	33%	37%	37%
Inner East	43%	47%	45%	45%	40%
Inner West	26%	30%	30%	30%	30%
Lyttelton	25%	26%	27%	27%	26%
NorthEast	27%	29%	30%	29%	24%
NorthWest	22%	23%	25%	26%	25%
Port Hills	16%	18%	19%	19%	19%
SouthEast	24%	27%	31%	33%	32%
SouthWest	28%	31%	31%	29%	29%
Selwyn Subareas					
Rolleston	21%	27%	27%	21%	21%
Lincoln	24%	23%	25%	24%	23%
Prebbleton & West Melton	25%	22%	23%	21%	20%
Darfield and Leeston	22%	25%	29%	24%	24%
GCP Rural	0%	0%	24%	19%	19%
Rural	22%	24%	24%	25%	22%

These ratios reflect the cost of market rents relative to median household incomes. The lower the ratio the more affordable the location. With some exceptions, Christchurch City’s subareas are less affordable than Waimakariri and Selwyn’s subareas typically as a result of lower median household incomes.



Table 4.6 presents the proportion and number of renter households that are unable to affordably⁸ pay the median market rent or buy a dwelling at the lower quartile sale price.

Table 4.6: The proportion and number of renter households unable to affordably rent or buy in 2018 and 2020

	Renters unable to affordably rent at the median market rent				Renters unable to affordably purchase at lower quartile house price			
	No of private rents		% of private renters		No of private rents		% of private renters	
	2018	2020	2018	2020	2018	2020	2018	2020
Waimakariri								
Rangiora	1,200	1,356	64%	66%	1,332	1,407	71%	68%
Kaiapoi	730	820	64%	65%	778	857	68%	68%
Woodend	248	249	46%	41%	295	314	54%	51%
Oxford	283	255	82%	82%	282	255	82%	82%
UDS Rural Settlements	-	-	-	-	-	-	-	-
UDS Rural	616	611	60%	56%	545	528	53%	48%
Christchurch City								
Banks Pen	246	206	48%	46%	287	228	56%	51%
Central	1,211	1,475	52%	49%	1,294	1,569	56%	52%
Inner East	5,381	5,211	66%	63%	4,076	4,314	50%	52%
Inner West	2,466	2,464	54%	53%	3,083	3,180	67%	68%
Lyttelton	276	279	50%	51%	303	315	54%	58%
NorthEast	5,591	6,270	57%	62%	5,606	5,977	57%	59%
NorthWest	5,501	4,711	52%	44%	6,914	6,943	66%	64%
Port Hills	874	821	37%	32%	1,321	1,423	55%	56%
SouthEast	3,213	2,925	58%	52%	3,151	3,262	57%	58%
SouthWest	5,775	6,515	53%	57%	6,837	6,860	62%	60%
Selwyn								
Rolleston	320	440	29%	33%	650	740	59%	56%
Lincoln	250	300	56%	55%	360	440	81%	81%
Prebbleton-West Melton	60	80	50%	51%	100	140	84%	89%
GCP Rural	420	500	41%	47%	820	830	81%	79%
Leeston & Darfield	180	240	45%	57%	270	280	68%	67%
Rural	790	640	53%	42%	940	920	64%	60%

Oxford has the highest proportion of renters unable to affordably rent a dwelling (at the median market rent) in greater Christchurch. The Rangiora and Kaiapoi subareas are also relatively unaffordable followed by

⁸ A household can affordably rent or buy a dwelling if it spends no more than 30% of its gross household income on housing costs



Christchurch City’s Inner East subarea. Lincoln and Prebbleton and GCP Rural in Selwyn District are the least affordable subareas for a renter to affordably buy a dwelling.

Table 4.7 presents the number and proportion of private renter households unable to affordably buy at dwelling at a range of key price points.

Table 4.7: The number and proportion of private renter households unable to affordably buy at dwelling

	No of private renter households unable to affordably buy					% of private renters households unable to affordably buy				
	\$500,000	\$550,000	\$600,000	\$650,000	\$700,000	\$500,000	\$550,000	\$600,000	\$650,000	\$700,000
Waimakariri										
Rangiora	1,610	1,660	1,700	1,750	1,800	85%	88%	90%	93%	95%
Kaiapoi	950	990	1,020	1,050	1,080	84%	87%	89%	92%	95%
Woodend	380	400	430	460	490	69%	74%	79%	84%	90%
Oxford	350	350	350	350	350	100%	100%	100%	100%	100%
UDS Rural Set	20	60	100	140	190	4%	14%	25%	35%	45%
UDS Rural	820	860	900	940	980	79%	83%	87%	91%	94%
Chch City										
Banks Pen	410	430	460	480	500	80%	85%	89%	94%	98%
Central	1,610	1,710	1,810	1,910	2,010	69%	73%	78%	82%	86%
Inner East	6,560	6,790	7,030	7,260	7,500	81%	84%	87%	90%	93%
Inner West	3,300	3,470	3,650	3,830	4,010	72%	76%	79%	83%	87%
Lyttelton	390	410	440	470	500	70%	74%	79%	84%	89%
NorthEast	7,860	8,170	8,470	8,780	9,080	80%	83%	86%	89%	92%
NorthWest	7,930	8,270	8,620	8,960	9,310	75%	79%	82%	85%	89%
Port Hills	1,520	1,620	1,720	1,830	1,930	64%	68%	72%	76%	80%
SouthEast	4,650	4,800	4,950	5,110	5,260	84%	86%	89%	92%	95%
SouthWest	8,300	8,680	9,060	9,440	9,820	76%	79%	82%	86%	89%
Selwyn										
Rolleston	590	660	730	800	870	53%	60%	66%	72%	79%
Lincoln	400	430	450	480	510	71%	75%	80%	85%	90%
Prebbleton-West Mel	70	80	90	100	100	51%	58%	65%	72%	79%
GCP Rural	690	750	800	860	920	64%	69%	75%	80%	85%
Leeston & Darfield	390	410	430	450	470	80%	84%	89%	93%	98%
Rural	1,170	1,230	1,280	1,340	1,390	76%	80%	83%	87%	91%

The income profile of Waimakariri renter households is lower than those of Selwyn District and Christchurch City. Consequently, higher proportions of renters are unable to buy at different price points.



Table 4.8 presents the number and proportion of private renter households unable to affordably rent a dwelling at different rental price points.

Table 4.8: The number and proportion of private renter households unable to affordably rent a dwelling

	Number of private renter households unable to affordably rent						Proportion of private renter households unable to affordably rent					
	\$350	\$400	\$450	\$500	\$550	\$600	\$350	\$400	\$450	\$500	\$550	\$600
Waimakariri												
Rangiora	1,110	1,240	1,340	1,440	1,540	1,610	59%	66%	71%	76%	82%	86%
Kaiapoi	690	740	800	860	910	950	61%	65%	70%	75%	80%	84%
Woodend	180	220	260	300	340	380	34%	40%	48%	55%	63%	69%
Oxford	280	280	300	320	340	350	82%	82%	87%	92%	97%	100%
UDS Rural Setmts	-	-	-	-	-	-	-	-	-	-	-	-
UDS Rural	500	580	640	710	770	820	48%	56%	62%	68%	75%	80%
Christchurch												
Banks Peninsula	210	240	280	330	380	410	41%	46%	55%	64%	74%	80%
Central	970	1,140	1,270	1,390	1,510	1,610	42%	49%	54%	60%	65%	69%
Inner East	4,530	5,110	5,510	5,890	6,260	6,560	56%	63%	68%	73%	77%	81%
Inner West	2,110	2,420	2,650	2,880	3,110	3,300	46%	53%	58%	63%	68%	72%
Lytelton	260	280	310	340	360	390	47%	51%	56%	61%	65%	70%
NorthEast	5,500	6,150	6,620	7,070	7,510	7,870	56%	62%	67%	72%	76%	80%
NorthWest	5,320	6,050	6,560	7,050	7,540	7,940	51%	58%	62%	67%	72%	76%
Port Hills	920	1,060	1,180	1,300	1,420	1,520	38%	44%	49%	54%	59%	64%
SouthEast	3,310	3,720	3,980	4,220	4,460	4,660	60%	67%	72%	76%	80%	84%
SouthWest	5,550	6,240	6,790	7,340	7,870	8,310	50%	57%	62%	67%	72%	76%
Selwyn												
Rolleston	250	300	380	450	520	590	23%	28%	34%	41%	48%	54%
Lincoln	220	260	300	330	370	400	39%	47%	53%	59%	66%	71%
Prebbleton-West M	40	50	50	60	60	70	31%	38%	41%	44%	47%	52%
GCP Rural	340	430	500	570	630	690	32%	40%	46%	53%	59%	64%
Leeston & Darfield	200	240	280	320	360	390	40%	49%	57%	65%	74%	80%
Rural	680	820	910	1,010	1,100	1,170	44%	53%	59%	66%	72%	76%

These outcomes reflect renter household income profiles within each subarea and their ability to affordably pay different levels of rent.



4.4 Housing stress

Private renter housing stress⁹ is experienced by households that have insufficient income to affordably pay their housing costs. This can occur because either housing costs are high relative to market norms or incomes in an area are low. Renter housing stress is defined as those households that are paying more than 30% of their gross household income in rent. Severe housing stress is those households paying more than 50% of their gross household income in rent.

Table 4.9 presents the relative levels of renter housing stress by income bands.

Table 4.9: The relative level of renter housing stress in 2001 and 2018

Gross household income	Stressed (30% or more)			Severely stressed (50% or more)		
	2001	2013	2018	2001	2013	2018
Waimakariri						
Less than \$30,000	76%	83%	91%	42%	59%	82%
\$30,001 to \$50,000	4%	64%	82%	0%	16%	30%
\$50,001 to \$70,000	0%	28%	54%	0%	2%	4%
\$70,001 to \$100,000	0%	8%	12%	0%	2%	1%
Over \$ 100,000	0%	3%	3%	0%	3%	2%
Total	40%	43%	46%	22%	20%	24%
Christchurch City						
Less than \$30,000	83%	90%	93%	48%	70%	83%
\$30,001 to \$50,000	15%	71%	85%	0%	13%	33%
\$50,001 to \$70,000	5%	23%	52%	0%	0%	4%
\$70,001 to \$100,000	0%	7%	11%	0%	1%	1%
Over \$ 100,000	0%	2%	1%	0%	0%	0%
Total	37%	37%	41%	19%	16%	20%
Selwyn						
Less than \$30,000	58%	90%	94%	26%	70%	79%
\$30,001 to \$50,000	7%	71%	62%	S	13%	33%
\$50,001 to \$70,000	S	23%	46%	S	0%	5%
\$70,001 to \$100,000	S	7%	17%	S	1%	1%
Over \$ 100,000	S	2%	1%	S	0%	0%
Total	24%	37%	32%	11%	16%	16%

Source Statistics New Zealand

⁹ Renter stress is significantly lower in social housing as current income related rent policy limits the cost to 25% of income in eligible households. These households typically have needs beyond affordability although it is also important to note that if they rented their accommodation in the private market they would very likely be stressed.



The proportion of households paying unaffordable levels of rent increased in Waimakariri and Christchurch City and declined in Selwyn District. The proportion of renters paying high levels of rent relative to their incomes more concentrated in households with lower incomes.

Housing stress can have a number of impacts on a household. As they spend a higher proportion of their income on housing costs they have less to spend on other items. This can lead to poverty type situations. As housing costs increase relative to household incomes households face a number of choices:

- Do they pay an ever increasing amount of their income in housing costs? or
- Do they crowd with other families to increase their combined income to pay the housing costs (this can lead to a number of poor social and health outcomes)? or
- Do they relocate to poorer quality/cheaper housing or even shift out to other lower cost housing markets.

Table 4.10 presents the modelled number of stressed private renter households at 2020.

Table 4.10: Number of stressed private renter households by sub region in 2020

	Modelled number of stressed private renters 2020	Stressed renters as a % of all households
Waimakariri District	2,500	10%
Christchurch City	22,350	14%
Selwyn District	1,680	7%
Total greater Christchurch	26,530	13%

Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

Christchurch City has the highest modelled proportion of stressed renters, followed by Waimakariri District.



4.5 Crowding

The suitability of the stock relative to the population is difficult to measure. However, the level of crowding and underutilisation of the housing stock does provide a gauge of the “fit” of the dwelling stock relative to the housing market’s population. Care needs to be taken as the unaffordability of housing can drive crowding. Table 4.11 presents the relative level of crowding and underutilisation of the housing stock as at 2018.

Table 4.11 The relative level of crowding and underutilisation of the housing stock in 2018

	Owner Occupiers		Renters		Total households	
	Dwellings	% of total	Dwellings	% of total	Dwellings	% of total
Waimakariri District						
1 bedroom needed (crowded)	210	1%	135	4%	345	2%
2 + bdrms needed (severely crowded)	39	0%	18	1%	57	0%
Total - crowded	249	1%	153	5%	402	2%
Total - No extra bedrooms required	1,776	10%	906	30%	2,682	13%
1 bedroom spare	5,115	30%	1,131	37%	6,246	31%
2 or more bedrooms spare	10,038	58%	873	29%	10,911	54%
Total not crowded	16,929	99%	2,910	95%	19,839	98%
Total stated	17,178	100%	3,063	100%	20,241	100%
Christchurch City						
1 bedroom needed (crowded)	1,470	2%	2,421	7%	3,891	3%
2 + bdrms needed (severely crowded)	345	0%	699	2%	1,044	1%
Total - crowded	1,815	2%	3,120	9%	4,935	4%
Total - No extra bedrooms required	11,031	13%	12,663	35%	23,694	19%
1 bedroom spare	30,681	36%	14,136	39%	44,817	37%
2 or more bedrooms spare	42,267	49%	6,228	17%	48,495	40%
Total not crowded	83,979	98%	33,027	91%	117,006	96%
Total stated	85,794	100%	36,147	100%	121,941	100%
Selwyn District						
1 bedroom needed (crowded)	147	1%	144	4%	291	2%
2 + bdrms needed (severely crowded)	42	0%	24	1%	66	0%
Total - crowded	189	1%	168	5%	357	2%
Total - No extra bedrooms required	1,242	9%	717	22%	1,959	12%
1 bedroom spare	3,882	29%	1,254	38%	5,136	30%
2 or more bedrooms spare	8,304	61%	1,152	35%	9,456	56%
Total not crowded	13,428	99%	3,123	95%	16,551	98%
Total stated	13,617	100%	3,291	100%	16,908	100%

Christchurch City had the highest relative level of crowding with 9% of renter households crowded. Selwyn has relatively low levels of crowding compared to other urban areas. Although the relative level of crowding is low, crowded households still have significant levels of housing need.



Table 4.12 presents the trend in crowding and underutilisation by tenure and subarea in 2018.

Table 4.12: Crowding trends by tenure and subarea 2018

	Owner Occupiers			Renters			Total		
	Crowded	Total Stated	% Crowded	Crowded	Total Stated	% Crowded	Crowded	Total Stated	% Crowded
Waimakariri									
Rangiora	60	5,220	1%	72	1,170	6%	132	6,390	2%
Kaiapoi	51	3,513	1%	27	672	4%	78	4,185	2%
Woodend	21	1,980	1%	15	399	4%	36	2,379	2%
Oxford	9	672	1%	9	117	8%	18	789	2%
UDS Rural Settlements	9	1,302	1%	0	111	0%	9	1,413	1%
UDS Rural	99	4,491	2%	30	594	5%	129	5,085	3%
Total Waimakariri	249	17,178	1%	153	3,063	5%	402	20,241	2%
Christchurch City									
Banks Peninsula	6	963	1%	0	165	0%	6	1,128	1%
Central	9	639	1%	105	1,554	7%	114	2,193	5%
Inner East	117	4,032	3%	537	5,802	9%	654	9,834	7%
Inner West	66	3,123	2%	363	3,363	11%	429	6,486	7%
Lyttelton Harbour	18	1,836	1%	21	318	7%	39	2,154	2%
NorthEast	363	18,414	2%	453	5,871	8%	816	24,285	3%
NorthWest	387	20,589	2%	621	6,852	9%	1,008	27,441	4%
Port Hills	90	8,625	1%	84	1,683	5%	174	10,308	2%
SouthEast	207	8,157	3%	261	3,510	7%	468	11,667	4%
SouthWest	552	19,416	3%	675	7,029	10%	1,227	26,445	5%
Total Chch City	1,815	85,794	2%	3,120	36,147	9%	4,935	121,941	4%
Selwyn									
Rolleston	51	4,524	1.1%	33	990	3.3%	84	5,514	1.5%
Lincoln	9	1,710	0.5%	36	369	9.8%	45	2,079	2.2%
Prebbleton & West M	6	2,037	0.3%	0	102	0.0%	6	2,139	0.3%
GCP rural	57	3,543	1.6%	30	789	3.8%	87	4,332	2.0%
Leeston & Darfield	12	1,491	0.8%	18	330	5.5%	30	1,821	1.6%
Rural	45	3,081	1.5%	27	951	2.8%	72	4,032	1.8%
Total Selwyn	180	16,386	1.1%	144	3,531	4.1%	324	19,917	1.6%

Source: Statistics New Zealand – Census

Overall Christchurch City had the highest proportion of crowded households with high concentrations in the Inner East, Inner West, NorthWest and SouthWest subareas. Oxford renters also experienced high levels of crowding. The Lincoln subarea (9.8% of renters) followed by Leeston/Darfield subarea renters (5.58% of renters) had the highest levels of crowding within Selwyn District.



Table 4.13 presents the relative level of crowding for people living in greater Christchurch by ethnicity.

Table 4.13: Number of people by household crowding and ethnicity

	Pasifika			Māori			Total		
	Waimak	Chch City	Selwyn	Waimak	Chch City	Selwyn	Waimak	Chch City	Selwyn
Crowded									
2 bedrooms + needed	40	1,180	50	90	1,020	50	90	1,260	80
1 bedroom needed	70	1,930	50	280	2,900	170	390	4,600	320
Total crowded	110	3,110	100	380	3,920	220	470	5,860	400
No extra bdrms	270	3,910	140	1,190	10,370	700	2,960	28,440	2,140
1 bedroom spare	170	2,940	340	1,490	9,650	1,650	6,540	48,520	5,810
2 bedrooms+ spare	130	1,230	200	1,190	5,370	1,430	11,320	50,720	11,490
Total stated	690	11,200	770	4,250	29,310	3,990	21,280	133,530	19,840
% crowded	16%	28%	13%	9%	13%	6%	2%	4%	2%

Source: Statistics New Zealand

Overall, more people living in Christchurch City lived in crowded dwellings than Waimakariri and Selwyn Districts. Pasifika had higher levels of crowding than Māori descent and other households. In Christchurch City, one in four people of Pasifika lived in crowded dwellings were as one in eight Māori lived in crowded dwellings



4.6 The housing continuum

The Housing Continuum provides insight into the relative sizes of the different housing sub-groups along a continuum which stretches from emergency and homeless households to owner occupation. This progression can be summarised as:

- Emergency, homelessness and crowding;
- Social renters with housing needs in addition to financial affordability;
- Stressed private renters paying more than 30% of their household income in rent;
- Private renters paying less than 30% of their household income in rent but unable to affordably buy a dwelling at the lower quartile house sale price (LQHP);
- Private renter households with sufficient income to affordably buy a dwelling at the lower quartile house sale price; and
- Owner occupier households.

Changes in the relative size of these groups reflect the pressures within the continuum overtime. Figure 4.1 presents the modelled housing continuum as at 2018 and 2020¹⁰

Figure 4.1: Housing Continuum in 2018 and 2020



Source: Modelled based on data from Statistics New Zealand

NB: Numbers are rounded to the nearest 10 in the modelling & consequently total households may vary between tables.

The majority of the growth in the continuum was for owner occupier households. Falling mortgage interest rates resulted in an increase in the number of relatively well-off renter households (those able to affordably buy at the lower quartile house sale price if they choose).

¹⁰ These estimates assume the number of social housing units remains constant.



4.7 Housing need

Housing need is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements. Total '**renter housing need**' encapsulates a number of different groups of households and includes the following groups:

- Financially stressed private renter households;
- Those households whose housing requirements are met by social, third sector and emergency housing; and
- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

'**Other need**' encapsulates those households who because of their circumstances have housing needs in addition to affordability. Social housing is defined as the number of households, who because of their circumstances are in Kāinga Ora (formerly Housing New Zealand Corporation), local authority, and third sector housing. Other need is defined as crowded households, or are homeless.

This section of the report presents analysis of:

- Current levels of housing need;
- Current need by household demographic characteristics; and
- Projected growth in housing need.

Estimates of current housing need build on the analysis presented in the previous sections of the report including the number of social tenants, levels of homelessness, and the number of stressed private renter households. Table 4.14 presents the analysis of total housing need as at 2018, and 2020.



Table 4.14: Total Housing Need – 2018 to 2020

	Financial Housing Stress (A)	Other Need			Total Housing Need (A + D)	% of All Renters	% of All Households
		Social Renters (B)	Other (C)	Total Other Need (B + C = D)			
Waimakariri							
2018	2,270	150	270	420	2,690	57.1%	11.2%
2020	2,500	150	290	440	2,940	57.8%	11.5%
Christchurch City							
2018	21,580	7,050	2,460	9,510	31,090	56.4%	20.6%
2020	22,350	7,050	2,480	9,530	31,880	55.8%	20.6%
Selwyn District							
2018	1,460	50	240	290	1,750	39.1%	8.0%
2020	1,670	50	260	310	1,980	39.8%	8.2%

NB: Numbers are rounded to the nearest 10.

NB: The analysis is Modelled based on data from Statistics New Zealand.

As a comparison, the relative level of housing need in other locations (as a % of renters and all households) is presented in Table 4.15.

Table 4.15: The relative level of housing need in other local authorities.

	Housing need as a % of all renters	Housing need as a % of all households
Hastings	56%	19%
Flaxmere – Hastings sub area	63%	34%
Napier City	47%	16%
Lower Hutt	79%	28%
Porirua City	69%	25%
Eastern Porirua - Porirua City	88%	54%
Tauranga	58%	21%
Western Bay of Plenty	51%	16%
Selwyn District	39.8%	8.7%

NB: These statistics are sourced from similar studies undertaken in the last two years

Selwyn District has low relative levels of housing need when compared to other locations.



Table 4.16 presents analysis of the estimated growth in total housing need by financially stressed renter households and other need over the 2018 to 2048 period. These estimates assume:

- The growth in the level of ‘other need’ is proportionate to the growth in financially stressed renter households;
- Household incomes and market rents increase at approximately the same rate;
- There are no significant changes to the financial, structural and institutional environment in which the housing market operates over the next 30 years; and
- There are no unexpected corrections in the housing market over the next 30 years.

Table 4.16: Projected housing need – 2018 to 2048

	Total Need	Need as a % of	
		All renters	All households
Waimakariri District			
2018	2,690	57%	11%
2020	3,580	56%	12%
2028	4,680	55%	13%
2038	5,600	55%	13%
2048	2,690	57%	11%
Christchurch City			
2018	30,920	56%	20%
2020	32,030	56%	21%
2028	35,260	54%	21%
2038	39,160	54%	22%
2048	42,260	53%	22%
Selwyn District			
2018	1,750	39%	8%
2020	1,980	40%	8%
2028	2,480	38%	8%
2038	3,190	37%	8%
2048	3,810	37%	8%

NB: Numbers are rounded to the nearest 10. These projections assume rents and household incomes increase at approximately the same rate between 2018 and 2048.

Source: Modelling housing outcomes based on data from census, population projections (Statistics New Zealand), HUD, MBIE, and Kāinga Ora.



Appendix One:

Subarea definitions



Waimakariri District subareas	
Subarea	SA2
Rangiora	Rangiora North West Kingsbury Ashgrove Rangiora North East Rangiora Central Oxford Estate Rangiora South West Lilybrook Rangiora South East Southbrook
Kaiapoi	Kaiapoi North West Sovereign Palms Silverstream (Waimakariri District) Kaiapoi West Kaiapoi Central Kaiapoi East Kaiapoi South
Woodend/Pegasus/Ravenswood	Woodend Waikuku Pegasus
Oxford	Oxford
UDS Rural Settlements	Fernside Mandeville Ohoka
UDS Rural	Swannanoa-Eyreton Clarkville Pegasus Bay Tuahiwi Ashley Sefton Loburn Okuku Starvation Hill-Cust West Eyreton Eyrewell Ashley Gorge



Christchurch City subareas	
Subarea	SA2
Banks Peninsula	Banks Peninsula South Eastern Bays-Banks Peninsula Akaroa Harbour Inlet Akaroa Harbour Akaroa
Central City	Hagley Park Christchurch Central-West Christchurch Central-North Christchurch Central Christchurch Central-East Christchurch Central-South
Inner-East	Sydenham South St Albans North St Albans East Edgware Richmond South (Christchurch City) Linwood West Sydenham Central Sydenham West Lancaster Park Phillipstown Sydenham North
Inner-West	Riccarton South Riccarton East St Albans West Addington North Holmwood Merivale Mona Vale Riccarton Central Tower Junction Addington West Addington East
Lyttelton Harbour	Teddington Diamond Harbour Port Hills Governors Bay Lyttelton Inlet Port Lyttelton
NorthEast	Brooklands-Spencerville Styx Malvern Richmond North (Christchurch City) Waimairi Beach Wainoni Queenspark Redwood North Redwood East Northcote (Christchurch City) Prestons



	<p>Waitikiri Mairehau North Rutland Mairehau South Shirley West Travis Wetlands Shirley East Parklands Burwood Dallington Otakaro-Avon River Corridor North Beach Avondale (Christchurch City) Avonside Rawhiti Linwood North Aranui</p>
NorthWest	<p>McLeans Island Papanui East Harewood Deans Bush Belfast East Bishopdale West Christchurch Airport Yaldhurst Clearwater Belfast West Northwood Russley Regents Park Hawthornden Bishopdale North Casebrook Bryndwr South Burnside Park Marshland Avonhead North Bryndwr North Redwood West Avonhead West Bishopdale South Burnside Papanui North Avonhead East Avonhead South Northlands (Christchurch City) Papanui West Ilam North Jellie Park Ilam South Ilam University Strowan Fendalton</p>



	Bush Inn
Port Hills	Kennedys Bush Westmorland Cashmere West Huntsbury Cashmere East Hillsborough (Christchurch City) Woolston South Brookhaven-Ferrymead Heathcote Valley Mount Pleasant Redcliffs Clifton Hill Sumner
SouthEast	Ensors Waltham Bexley Linwood East Charleston (Christchurch City) Woolston North New Brighton Woolston West Bromley South Beckenham Bromley North St Martins Opawa Woolston East South New Brighton
SouthWest	Papanui Wharenui Oaklands East Sockburn North Templeton Islington Hornby West Broomfield Islington-Hornby Industrial Hei Riccarton Racecourse Hornby Central Hornby South Awatea North Upper Riccarton Sockburn South Wigram North Wigram West Awatea South Riccarton West Middleton Wigram South Wigram East Oaklands West



	Halswell West
	Broken Run
	Hillmorton
	Aidanfield
	Hoon Hay West
	Spreydon West
	Halswell North
	Spreydon North
	Hoon Hay East
	Halswell South
	Spreydon South
	Somerfield East
	Somerfield West
	Hoon Hay South



Selwyn District subarea	
Subarea	SA2
Rolleston	Rolleston Central Rolleston Izone Rolleston North East Rolleston North West Rolleston South East Rolleston South West
Lincoln	Lincoln East Lincoln West
Prebbleton - West Melton	Prebbleton West Melton
Darfield - Leeston	Darfield Leeston
UDS Rural	Burnham Camp Halkett Newtons Road Springston Trents Ladbrooks Tai Tapu Motukarara
Rural	Craigieburn Torlesse Glenory-Hororata Glentunnel Kirwee Bankside Charing Cross Southbridge Irwell



Appendix Two:

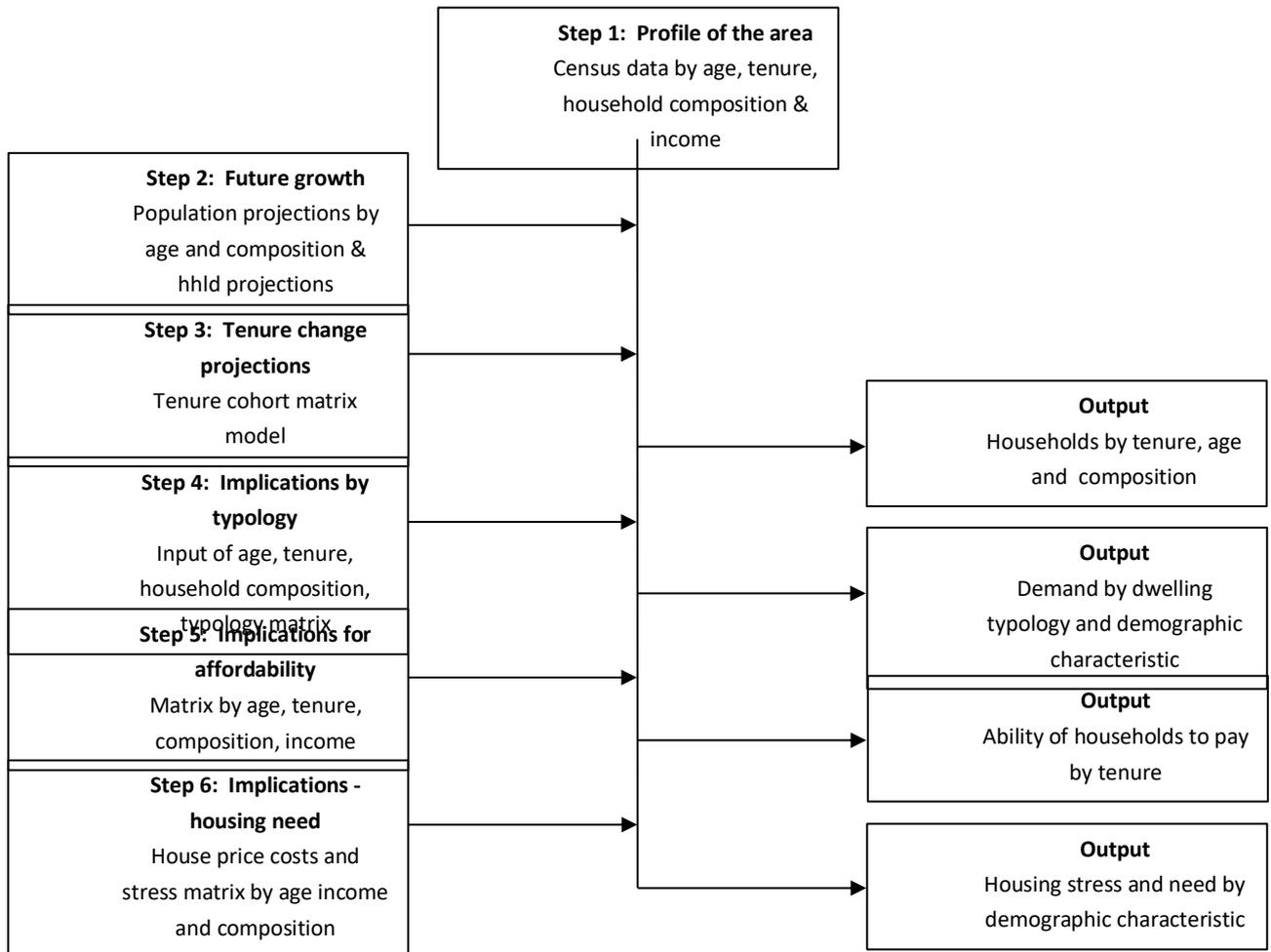
Overview of the modelling methodology



Overview of modelling methodology

The objective of this appendix is to provide a high level overview of the modelling methodology . An overview of the different stages in the modelling methodology is presented in Figure 1.

Figure 1: Overview of the modelling methodology



The approach adopted has a number of key assumptions and these include:

As agreed, the number of occupied dwellings increase in line with the projections provided by Selwyn District and modelling by IDI;

Underlying change in age structure and family composition changes associated with Statistic New Zealand’s population projections hold true;

There are no significant unexpected changes to Selwyn District’s and the National economies over the projection period;

There are no significant changes to the institutional and structural settings in the local housing markets.



Description of each stage follows:

Step 1: Subarea household profile

Census results are used to provide a profile of the usually resident households in each subarea by age of the reference person, household composition, household income and tenure.

Step 2: Household projections by subarea and demographic characteristic

Statistics New Zealand population projections by age and family composition are combined with their household projection data and population projections by area unit to model the projected growth in the number of usually resident households living in each subarea by age of the reference person and household composition. These results are cross referenced with the 2013 census results to form a common reference point.

Step 3: Household projections by tenure

Tenure projections (split between owner occupied dwellings and renter households) are modelled using a tenure cohort multi-dimensional matrix approach. This approach tracks individual cohorts (by age and household composition) between 1991 and 2013 by the rate of owner occupation. These trends are projected forward with reference to the tenure change of other cohorts (by age and household composition). The rate of owner occupation matrix (by age and household composition) is combined with the household projections (by age and household composition from stage 2) to provide the projected number of households by age, household composition and tenure.

Step 4: Implications of the projections by age household composition and tenure on the demand by dwelling typology

Step 4 builds on the household projection modelled in step 4. Census data is used to develop a matrix (the dwelling typology matrix) which reflects the propensity of different cohorts (by age, household composition and tenure) to live in different types of dwellings. Dwelling typology is categorised as:

- Standalone dwellings of two bedrooms or less;
- Standalone dwellings of three bedrooms or more;
- Multi-unit dwellings of two bedrooms or less; and
- Multi-unit dwellings of three bedrooms or more.

The dwelling typology matrix (reflecting the propensity of different age groups, household composition and tenure households to live in different dwelling typologies) is combined with the household projections (by tenure, age and household composition) to provide projections of the demand for different dwelling typologies by the demographic characteristics of households.

Step 5: Affordability Statistics

Customised census outputs are used to develop a profile of the usually resident households by age of the reference person, household composition, tenure and household income. This profile is used to profile household income distribution in future years in 2013 dollars assuming the underlying structure of the subarea's



income profile by age, household composition and tenure remains constant. Thus, as the proportion of different groups within the subareas population change over time so does its overall income profile.

The subareas' income profiles are combined with housing cost data sourced from MBIE's urban development dashboard to provide a range of affordability measures.

Step 6: Implications for housing need

Housing need is defined as those renter households that need assistance in providing appropriate housing to meet their requirements. Housing need in the context of this report is measured as the total number of renter households within a community which require some assistance to meet their housing requirements and encapsulates a number of different groups of households and includes the following groups:

- Financially stressed private renter households;
- Those households whose housing requirements are met by social, third sector and emergency housing; and
- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

'**Other need**' encapsulates those households who because of their circumstances have housing needs in addition to affordability. Other housing need is defined as the number of households, who because of their circumstances are in Housing New Zealand Corporation (HNZC), local authority, third sector and emergency housing, crowded households, or are homeless.

This section of the report presents analysis of:

Current levels of housing need;

Current need by household demographic characteristics;

Projected growth in housing need; and

Implications of the current and expected trends in housing need.

Secondary data sources combined with a series of semi structured interviews with social and emergency housing providers will be used to provide an estimate of the number of households in social and emergency housing and homeless people. Data on the relative level of crowded households is sourced from customised data from Statistics New Zealand.

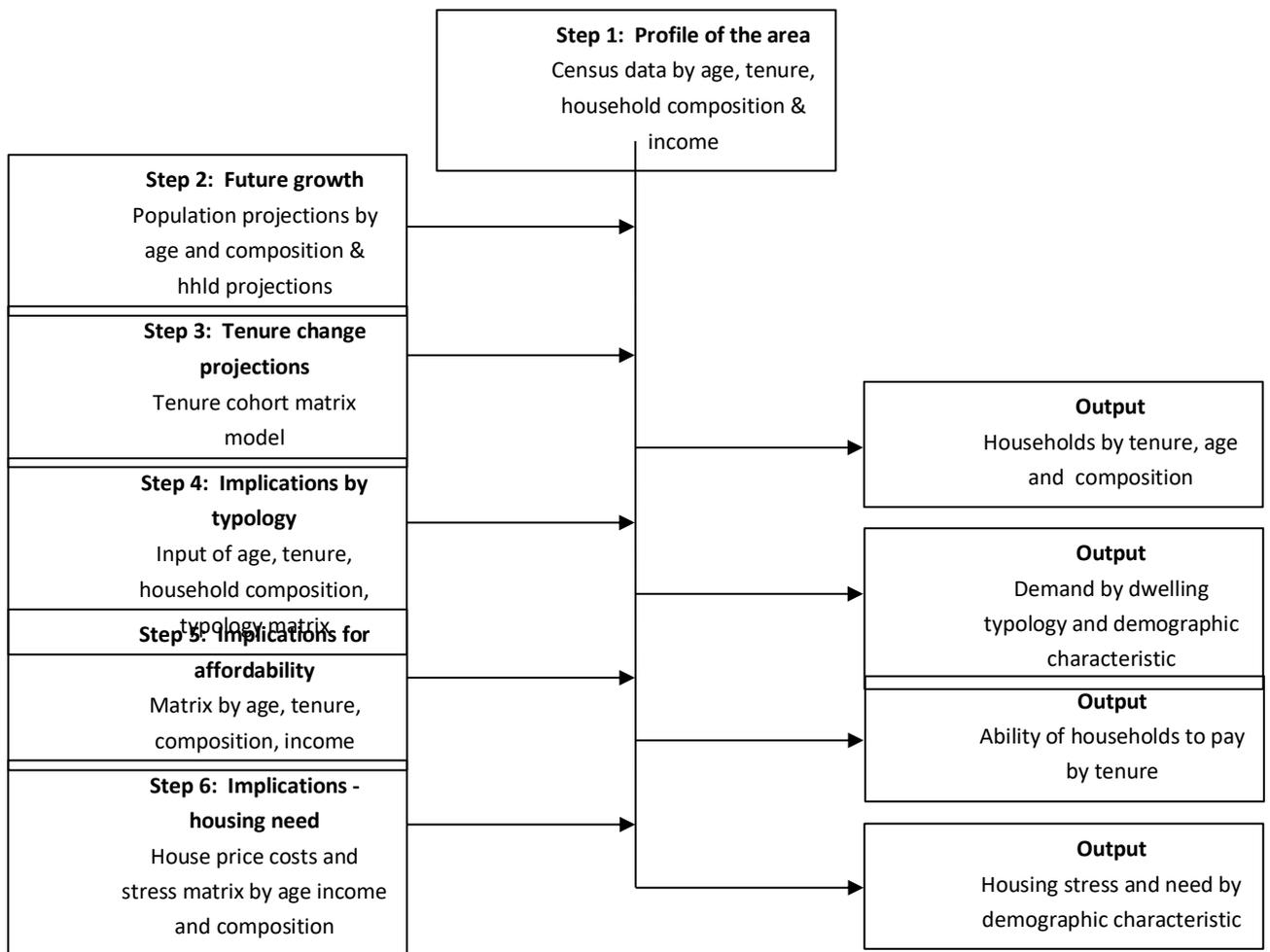
Financially stressed households are measured using the income profile data (by household composition, household composition, tenure and income) developed in the previous stage and data from statistics New Zealand about the relative level of housing stress by these different household cohorts. The modelled output provides estimates of the number of financially stressed private renters. When combined with different scenarios of variations in key housing costs estimates of future levels of housing stressed can be modelled. The output from this stage of the analysis is the total level of renter housing need combined with projection of future need under a range of assumptions.

Overview of modelling methodology



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As agreed, the number of occupied dwellings increase in line with the projections provided by Selwyn District and modelling by IDI;

Underlying change in age structure and family composition changes associated with Statistic New Zealand’s population projections hold true;

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Tenure projections (split between owner occupied dwellings and renter households) are modelled using a tenure cohort multi-dimensional matrix approach. This approach tracks individual cohorts (by age and household composition) between 1991 and 2013 by the rate of owner occupation. These trends are projected forward with reference to the tenure change of other cohorts (by age and household composition). The rate of owner occupation matrix (by age and household composition) is combined with the household projections (by age and household composition from stage 2) to provide the projected number of households by age, household composition and tenure.

Step 4: Implications of the projections by age household composition and tenure on the demand by dwelling typology

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The dwelling typology matrix (reflecting the propensity of different age groups, household composition and tenure households to live in different dwelling typologies) is combined with the household projections (by tenure, age and household composition) to provide projections of the demand for different dwelling typologies by the demographic characteristics of households.

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Customised census outputs are used to develop a profile of the usually resident households by age of the reference person, household composition, tenure and household income. This profile is used to profile household income distribution in future years in 2013 dollars assuming the underlying structure of the subarea's



income profile by age, household composition and tenure remains constant. Thus, as the proportion of different groups within the subareas population change over time so does its overall income profile.

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Housing need is defined as those renter households that need assistance in providing appropriate housing to meet their requirements. Housing need in the context of this report is measured as the total number of renter households within a community which require some assistance to meet their housing requirements and encapsulates a number of different groups of households and includes the following groups:

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- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

'**Other need**' encapsulates those households who because of their circumstances have housing needs in addition to affordability. Other housing need is defined as the number of households, who because of their circumstances are in Housing New Zealand Corporation (HNZC), local authority, third sector and emergency housing, crowded households, or are homeless.

This section of the report presents analysis of:

Current levels of housing need;

Current need by household demographic characteristics;

Projected growth in housing need; and

Implications of the current and expected trends in housing need.

Secondary data sources combined with a series of semi structured interviews with social and emergency housing providers will be used to provide an estimate of the number of households in social and emergency housing and homeless people. Data on the relative level of crowded households is sourced from customised data from Statistics New Zealand.

Financially stressed households are measured using the income profile data (by household composition, household composition, tenure and income) developed in the previous stage and data from statistics New Zealand about the relative level of housing stress by these different household cohorts. The modelled output provides estimates of the number of financially stressed private renters. When combined with different scenarios of variations in key housing costs estimates of future levels of housing stressed can be modelled. The output from this stage of the analysis is the total level of renter housing need combined with projection of future need under a range of assumptions.



Appendix Three:

Population and household projections



Table A3.1 presents the estimated number of households in each local authority area between 2020 and 2051 using the population projections provided by the greater Christchurch partnership and the estimated number of people per household.

Table A3.1: Agreed population projections, average people per households and projected number of households

	Population	People per household	Households
Waimakariri			
2020	64,700	2.53	25,600
2021	66,160	2.52	26,300
2024	70,260	2.47	28,400
2026	72,620	2.45	29,600
2031	78,400	2.40	32,600
2036	83,860	2.36	35,500
2041	89,100	2.34	38,000
2046	94,060	2.34	40,200
2051	98,860	2.34	42,200
Christchurch City			
2020	394,700	2.55	155,000
2021	398,420	2.54	157,000
2024	408,780	2.52	162,380
2026	414,620	2.51	165,300
2031	428,620	2.49	172,400
2036	441,380	2.47	178,600
2041	452,860	2.46	184,100
2046	463,080	2.45	188,700
2051	472,780	2.45	192,600
Selwyn District			
2020	69,700	2.92	23,900
2021	72,300	2.90	24,900
2024	79,500	2.87	27,744
2026	83,500	2.85	29,300
2031	93,560	2.80	33,400
2036	103,660	2.75	37,700
2041	113,760	2.71	42,000
2046	123,860	2.68	46,200
2051	133,960	2.65	50,500



Appendix Four:

Household demand by subareas



Table A4.1: Household projections by subarea and household type

Waimakariri District									
Rangiora	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	2790	2980	3270	3640	3930	4270	4520	4760	4990
Couples with	1990	2040	2120	2240	2370	2450	2540	2630	2720
One parent	790	820	850	880	950	1010	1080	1120	1140
One person	1920	2060	2260	2620	2950	3220	3450	3690	3930
Other	140	140	170	160	160	190	190	190	190
Total	7630	8040	8670	9540	10360	11140	11780	12390	12970
Kaiapoi									
Couples only	1790	1930	2140	2350	2510	2680	2790	2910	3010
Couples with	1310	1350	1420	1480	1540	1570	1600	1640	1680
One parent	570	600	630	640	680	720	760	780	790
One person	1240	1330	1480	1690	1880	2030	2130	2260	2380
Other	110	110	130	130	120	140	140	130	130
Total	5020	5320	5800	6290	6730	7140	7420	7720	7990
Woodend									
Couples only	1090	1220	1420	1760	2050	2360	2640	2870	3080
Couples with	950	1020	1130	1320	1510	1660	1800	1920	2050
One parent	220	240	260	300	340	390	430	460	480
One person	440	490	580	740	900	1040	1170	1290	1420
Other	50	50	70	70	80	90	100	100	100
Total	2750	3020	3460	4190	4880	5540	6140	6640	7130
UDS Rural Settlements									
Couples only	680	740	820	940	1050	1150	1230	1300	1370
Couples with	650	680	720	790	850	900	940	980	1020
One parent	70	70	70	70	80	100	110	110	110
One person	190	210	230	280	330	360	390	420	450
Other	40	40	50	50	50	60	60	60	60
Total	1630	1740	1890	2130	2360	2570	2730	2870	3010
Oxford									
Couples only	400	420	470	520	550	600	620	660	680
Couples with	220	230	230	250	260	270	270	280	280
One parent	100	100	100	100	100	110	120	120	120
One person	240	250	280	330	360	400	420	440	470
Other	10	10	10	10	10	10	10	10	10
Total	970	1010	1090	1210	1280	1390	1440	1510	1560
Rural									
Couples only	2500	2670	2930	3310	3630	3970	4200	4430	4640
Couples with	2050	2100	2180	2320	2490	2590	2690	2790	2880
One parent	350	370	380	400	430	460	490	510	520
One person	970	1040	1140	1340	1540	1690	1820	1950	2080
Other	150	150	180	180	180	210	200	200	200
Total	6020	6330	6810	7550	8270	8920	9400	9880	10320



Christchurch City									
Banks Pen	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	690	710	730	760	790	810	820	820	810
Couples with	270	270	270	280	280	280	270	260	260
One parent	110	110	110	110	110	110	100	100	100
One person	370	380	390	410	440	460	480	490	490
Other	70	70	70	70	70	70	60	60	60
total	1510	1540	1570	1630	1690	1730	1730	1730	1720
Central City	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	1100	1450	1990	2270	2540	2810	3090	3390	3700
Couples with	290	370	500	560	620	660	700	750	800
One parent	210	270	350	380	410	440	470	510	540
One person	1160	1530	2090	2440	2820	3200	3590	3990	4380
Other	320	410	530	570	620	660	700	750	800
total	3080	4030	5460	6220	7010	7770	8550	9390	10220
Inner East	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	3320	3400	3520	3640	3710	3770	3820	3830	3840
Couples with	1880	1890	1910	1920	1910	1870	1860	1830	1800
One parent	1540	1550	1550	1560	1560	1570	1570	1560	1550
One person	4900	5030	5190	5490	5770	5990	6200	6300	6390
Other	1000	990	980	960	950	930	910	900	880
total	12640	12860	13150	13570	13900	14130	14360	14420	14460
Inner West	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	2480	2540	2620	2740	2820	2910	2970	3010	3050
Couples with	1700	1720	1730	1750	1760	1760	1760	1750	1740
One parent	810	810	810	820	840	840	850	850	850
One person	2470	2530	2610	2790	2970	3120	3250	3350	3430
Other	630	620	620	610	620	610	610	600	600
total	8090	8220	8390	8710	9010	9240	9440	9560	9670
Lyttelton Harbour	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	1030	1050	1090	1130	1160	1190	1210	1200	1200
Couples with	640	640	640	660	660	650	650	630	620
One parent	220	220	210	210	210	210	210	200	200
One person	640	650	670	710	750	790	810	820	830
Other	90	90	90	90	90	80	80	80	80
total	2620	2650	2700	2800	2870	2920	2960	2930	2930
North East	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	8920	9170	9540	10030	10440	10850	11190	11430	11680
Couples with	8350	8450	8570	8770	8910	8950	9020	9070	9110
One parent	4320	4360	4390	4470	4600	4690	4770	4840	4880
One person	7280	7480	7770	8380	9010	9560	10050	10420	10770
Other	1560	1550	1540	1540	1570	1570	1560	1570	1560
total	30430	31010	31810	33190	34530	35620	36590	37330	38000



	2018	2020	2023	2028	2033	2038	2043	2048	2053
North West									
Couples only	10480	10770	11190	11760	12250	12730	13130	13410	13700
Couples with	9680	9790	9940	10170	10330	10370	10460	10520	10560
One parent	3730	3750	3770	3840	3950	4030	4100	4150	4180
One person	7740	7960	8270	8910	9560	10140	10670	11050	11420
Other	1750	1740	1730	1730	1750	1750	1750	1750	1740
total	33380	34010	34900	36410	37840	39020	40110	40880	41600
Port Hills									
Couples only	4700	4790	4940	5130	5290	5420	5500	5490	5500
Couples with	3640	3660	3680	3720	3740	3710	3680	3620	3570
One parent	890	890	890	890	910	910	900	900	890
One person	2300	2350	2410	2570	2730	2850	2950	3000	3040
Other	390	380	380	370	370	360	360	350	340
total	11920	12070	12300	12680	13040	13250	13390	13360	13340
South East									
Couples only	3810	3890	3990	4110	4190	4240	4290	4280	4280
Couples with	3330	3340	3360	3370	3340	3270	3230	3180	3130
One parent	2370	2370	2360	2360	2360	2350	2350	2330	2300
One person	4370	4460	4590	4840	5080	5250	5420	5490	5550
Other	800	790	780	760	750	730	720	700	690
total	14680	14850	15080	15440	15720	15840	16010	15980	15950
South West									
Couples only	10000	10470	11160	11910	12560	13210	13820	14350	14900
Couples with	8790	9050	9430	9790	10070	10240	10480	10710	10930
One parent	3800	3900	4020	4160	4320	4460	4600	4740	4850
One person	7820	8180	8710	9530	10360	11130	11890	12520	13140
Other	2180	2200	2240	2270	2330	2360	2390	2430	2460
total	32590	33800	35560	37660	39640	41400	43180	44750	46280



Selwyn District									
Rolleston	2018	2020	2023	2028	2033	2038	2043	2048	2053
Couples only	1880	2290	2780	3460	4260	5120	6010	6900	7840
Couples with	2710	3140	3640	4270	4870	5430	5900	6360	6840
One parent	390	450	530	630	740	810	890	940	990
One person	530	640	780	1060	1390	1740	2150	2550	2970
Other	150	170	200	200	300	320	340	400	460
total	5660	6690	7930	9620	11560	13420	15290	17150	19100
Lincoln									
Couples only	740	910	1100	1360	1640	1960	2270	2600	2950
Couples with	820	950	1100	1270	1420	1560	1680	1740	1810
One parent	180	210	250	290	350	390	410	440	470
One person	420	510	620	840	1080	1340	1630	1950	2280
Other	60	60	70	70	100	100	110	120	130
total	2220	2640	3140	3830	4590	5350	6100	6850	7640
GCP Rural									
Couples only	2020	2150	2290	2460	2670	2870	3090	3320	3560
Couples with	1750	1780	1810	1830	1820	1830	1810	1770	1730
One parent	260	260	280	280	290	300	290	290	290
One person	600	630	680	800	930	1050	1190	1320	1460
Other	130	130	130	130	140	140	140	150	160
total	4760	4950	5190	5500	5850	6190	6520	6850	7200
Rural									
Couples only	2070	2190	2300	2410	2530	2690	2840	3000	3170
Couples with	1660	1660	1670	1650	1620	1580	1540	1470	1390
One parent	330	330	340	340	350	340	340	330	320
One person	1060	1090	1150	1320	1480	1660	1840	2020	2220
Other	110	110	110	110	120	120	110	120	130
total	5230	5380	5570	5830	6100	6390	6670	6940	7230
Leeston - Darfield									
Couples only	750	800	870	950	1040	1150	1250	1350	1460
Couples with	520	530	550	560	570	580	580	580	580
One parent	170	180	190	190	200	200	200	200	200
One person	430	460	500	600	700	800	910	1010	1110
Other	30	30	30	30	30	30	30	30	30
total	1900	2000	2140	2330	2540	2760	2970	3170	3380
Prebbleton /West Melton									
Couples only	760	950	1180	1500	1870	2270	2690	3140	3610
Couples with	960	1150	1370	1630	1880	2110	2310	2470	2640
One parent	120	140	170	200	250	280	310	320	330
One person	160	200	240	340	450	570	710	860	1010
Other	40	40	50	50	80	90	90	110	140
total	2040	2480	3010	3720	4530	5320	6110	6900	7730



Table A4.2: Subarea's by Tenure

	Rate of owner occupation	Total households	Owner occupiers	Renters
Waimakariri District				
Total Rangiora				
2018	77.0%	7,630	5,880	1,750
2023	73.1%	8,670	6,340	2,330
2028	71.8%	9,540	6,850	2,690
2033	69.8%	10,360	7,240	3,120
2038	68.4%	11,140	7,620	3,520
2043	67.1%	11,780	7,910	3,870
2048	66.0%	12,390	8,180	4,210
2053	64.8%	12,970	8,410	4,560
Total Kaiapoi				
2018	78.6%	5,020	3,950	1,070
2023	75.3%	5,800	4,370	1,430
2028	74.0%	6,290	4,650	1,640
2033	72.2%	6,730	4,860	1,870
2038	70.8%	7,140	5,050	2,090
2043	68.9%	7,420	5,110	2,310
2048	67.9%	7,720	5,240	2,480
2053	66.9%	7,990	5,350	2,640
Total				
Woodend/Pegasus/Ravenswood				
2018	80.9%	2,750	2,220	530
2023	79.6%	3,460	2,750	710
2028	78.0%	4,190	3,270	920
2033	76.2%	4,880	3,720	1,160
2038	74.4%	5,540	4,120	1,420
2043	73.0%	6,140	4,480	1,660
2048	72.3%	6,640	4,800	1,840
2053	71.5%	7,130	5,100	2,030
Total UDS Rural Settlements				
2018	89.3%	1,630	1,460	170
2023	88.7%	1,890	1,680	210
2028	86.3%	2,130	1,840	290
2033	83.9%	2,360	1,980	380
2038	81.7%	2,570	2,100	470
2043	80.3%	2,730	2,190	540
2048	79.1%	2,870	2,270	600
2053	77.8%	3,010	2,340	670



	Rate of owner occupation	Total households	Owner occupiers	Renters
313200 Oxford				
2018	80.8%	970	780	190
2023	80.1%	1,090	870	220
2028	79.3%	1,210	960	250
2033	77.9%	1,280	1,000	280
2038	76.4%	1,390	1,060	330
2043	75.0%	1,440	1,080	360
2048	74.0%	1,510	1,120	390
2053	72.9%	1,560	1,140	420
Total UDS Rural				
2018	83.7%	6,020	5,040	980
2023	83.1%	6,810	5,660	1,150
2028	82.6%	7,550	6,240	1,310
2033	82.4%	8,270	6,810	1,460
2038	81.7%	8,920	7,290	1,630
2043	81.3%	9,400	7,650	1,750
2048	81.2%	9,880	8,020	1,860
2053	81.0%	10,320	8,360	1,960
Christchurch City				
Total Banks Peninsula				
2018	78.8%	1,510	1,190	320
2023	77.5%	1,570	1,220	350
2028	76.2%	1,630	1,240	390
2033	74.9%	1,690	1,270	420
2038	73.4%	1,730	1,270	460
2043	72.4%	1,730	1,250	480
2048	71.6%	1,730	1,240	490
2053	70.9%	1,720	1,220	500
Total Central City				
2018	25.7%	3,080	790	2,290
2023	25.6%	5,460	1,400	4,060
2028	25.8%	6,220	1,600	4,620
2033	25.3%	7,010	1,780	5,230
2038	25.0%	7,770	1,950	5,820
2043	24.8%	8,550	2,120	6,430
2048	24.8%	9,390	2,330	7,060
2053	24.9%	10,220	2,540	7,680



	Rate of owner occupation	Total households	Owner occupiers	Renters
Total Inner-East				
2018	35.9%	12,640	4,540	8,100
2023	34.8%	13,150	4,580	8,570
2028	33.9%	13,570	4,600	8,970
2033	33.0%	13,900	4,590	9,310
2038	32.1%	14,130	4,530	9,600
2043	31.1%	14,360	4,470	9,890
2048	30.6%	14,420	4,410	10,010
2053	30.0%	14,460	4,340	10,120
Total Inner-West				
2018	43.3%	8,090	3,500	4,590
2023	42.1%	8,390	3,530	4,860
2028	41.4%	8,710	3,610	5,100
2033	40.2%	9,010	3,620	5,390
2038	39.3%	9,240	3,640	5,600
2043	39.1%	9,440	3,690	5,750
2048	39.0%	9,560	3,730	5,830
2053	38.9%	9,670	3,760	5,910
Total Lyttelton Harbour				
2018	81.3%	2,620	2,130	490
2023	80.3%	2,700	2,170	530
2028	79.2%	2,800	2,220	580
2033	78.1%	2,870	2,240	630
2038	77.1%	2,920	2,250	670
2043	76.3%	2,960	2,260	700
2048	75.8%	2,930	2,220	710
2053	75.4%	2,930	2,210	720
Total NorthEast				
2018	67.6%	30,430	20,570	9,860
2023	67.2%	31,810	21,390	10,420
2028	66.8%	33,190	22,150	11,040
2033	66.0%	34,530	22,790	11,740
2038	65.4%	35,620	23,290	12,330
2043	65.3%	36,590	23,890	12,700
2048	65.1%	37,330	24,320	13,010
2053	65.0%	38,000	24,710	13,290
Total NorthWest				
2018	68.5%	33,380	22,870	10,510
2023	67.5%	34,900	23,550	11,350
2028	67.0%	36,410	24,380	12,030
2033	66.6%	37,840	25,180	12,660
2038	66.0%	39,020	25,760	13,260
2043	65.7%	40,110	26,340	13,770
2048	65.4%	40,880	26,720	14,160
2053	65.0%	41,600	27,060	14,540



	Rate of owner occupation	Total households	Owner occupiers	Renters
Total Port Hills				
2018	80.3%	11,920	9,570	2,350
2023	79.9%	12,300	9,830	2,470
2028	79.3%	12,680	10,050	2,630
2033	78.6%	13,040	10,250	2,790
2038	77.7%	13,250	10,300	2,950
2043	77.4%	13,390	10,360	3,030
2048	76.9%	13,360	10,280	3,080
2053	76.5%	13,340	10,200	3,140
Total SouthEast				
2018	62.1%	14,680	9,120	5,560
2023	61.9%	15,080	9,330	5,750
2028	61.2%	15,440	9,460	5,980
2033	60.6%	15,720	9,520	6,200
2038	59.8%	15,840	9,480	6,360
2043	59.2%	16,010	9,470	6,540
2048	58.9%	15,980	9,410	6,570
2053	58.6%	15,950	9,340	6,610
Total SouthWest				
2018	66.3%	32,590	21,600	10,990
2023	65.3%	35,560	23,230	12,330
2028	64.8%	37,660	24,420	13,240
2033	64.2%	39,640	25,470	14,170
2038	63.7%	41,400	26,380	15,020
2043	64.1%	43,180	27,700	15,480
2048	64.3%	44,750	28,760	15,990
2053	64.4%	46,280	29,810	16,470
Selwyn District				
Total Rolleston				
2018	80.5%	5,660	4,550	1,110
2023	79.4%	7,930	6,300	1,630
2028	79.6%	9,620	7,660	1,960
2033	78.8%	11,560	9,110	2,450
2038	78.4%	13,420	10,520	2,900
2043	78.0%	15,290	11,930	3,360
2048	77.5%	17,150	13,300	3,850
2053	77.1%	19,100	14,720	4,380



	Rate of owner occupation	Total households	Owner occupiers	Renters
Total Lincoln				
2018	80.1%	2,220	1,780	440
2023	79.5%	3,140	2,500	640
2028	79.2%	3,830	3,040	790
2033	78.0%	4,590	3,580	1,010
2038	77.6%	5,350	4,150	1,200
2043	77.0%	6,100	4,700	1,400
2048	76.7%	6,850	5,260	1,590
2053	76.4%	7,640	5,840	1,800
Prebbleton and West Melton				
2018	93.9%	2,040	1,920	120
2023	93.1%	3,010	2,800	210
2028	92.3%	3,720	3,430	290
2033	91.6%	4,530	4,150	380
2038	90.0%	5,320	4,790	530
2043	89.9%	6,110	5,490	620
2048	89.6%	6,900	6,180	720
2053	89.3%	7,730	6,900	830
Total Leeston and Darfield				
2018	79.1%	1,900	1,500	400
2023	79.4%	2,140	1,700	440
2028	78.7%	2,330	1,830	500
2033	78.2%	2,540	1,990	550
2038	77.7%	2,760	2,140	620
2043	76.2%	2,970	2,260	710
2048	75.7%	3,170	2,400	770
2053	75.3%	3,380	2,550	830
Total GCP Rural				
2018	78.7%	4,760	3,750	1,010
2023	78.6%	5,190	4,080	1,110
2028	77.4%	5,500	4,260	1,240
2033	76.8%	5,850	4,490	1,360
2038	75.9%	6,190	4,700	1,490
2043	75.6%	6,520	4,930	1,590
2048	75.4%	6,850	5,170	1,680
2053	75.2%	7,200	5,410	1,790
Total Rural				
2018	71.6%	5,230	3,750	1,480
2023	70.8%	5,570	3,940	1,630
2028	69.5%	5,830	4,050	1,780
2033	68.4%	6,100	4,180	1,920
2038	67.5%	6,390	4,310	2,080
2043	67.0%	6,670	4,470	2,200
2048	67.1%	6,940	4,660	2,280
2053	67.2%	7,230	4,860	2,370



Table A4.3: Households by typology and subarea

	Standalone		Multi unit		Standalone	Multi Unit	Total
	2-	3+	2-	3+	Total	Total	All
Rangiora							
2018	1,150	5,434	870	181	6,584	1,051	7,635
2023	1,356	5,986	1,111	217	7,342	1,328	8,670
2028	1,441	6,419	1,348	252	7,860	1,600	9,460
2033	1,632	6,708	1,598	322	8,340	1,920	10,260
2038	1,809	7,048	1,866	347	8,857	2,213	11,070
2043	1,980	7,467	2,004	395	9,447	2,399	11,846
2048	2,113	7,831	2,161	385	9,944	2,546	12,490
2053	2,241	7,986	2,340	413	10,227	2,753	12,980
Kaiapoi							
2018	623	4,099	264	34	4,722	298	5,020
2023	748	4,694	319	40	5,442	359	5,801
2028	902	4,932	371	45	5,834	416	6,250
2033	1,003	5,200	419	48	6,203	467	6,670
2038	1,096	5,461	453	50	6,557	503	7,060
2043	1,171	5,584	484	52	6,755	536	7,291
2048	1,181	5,842	504	52	7,023	556	7,579
2053	1,226	6,048	522	53	7,274	575	7,849
Woodend							
2018	247	2,372	50	46	2,619	96	2,715
2023	292	3,034	60	58	3,326	118	3,444
2028	374	3,655	70	71	4,029	141	4,170
2033	447	4,245	90	83	4,692	173	4,865
2038	489	4,810	100	95	5,299	195	5,494
2043	533	5,389	120	107	5,922	227	6,149
2048	559	5,788	130	118	6,347	248	6,595
2053	584	6,154	150	128	6,738	278	7,016
Oxford							
2018	0	970	0	0	970	0	970
2023	0	1,090	0	0	1,090	0	1,090
2028	0	1,210	0	0	1,210	0	1,210
2033	0	1,280	0	0	1,280	0	1,280
2038	0	1,390	0	0	1,390	0	1,390
2043	0	1,440	0	0	1,440	0	1,440
2048	0	1,510	0	0	1,510	0	1,510
2053	0	1,560	0	0	1,560	0	1,560



	Standalone		Multi unit		Standalone Total	Multi Unit Total	Total All
	2-	3+	2-	3+			
UDS Settlements							
2018	62	1,563	0	0	1,625	0	1,625
2023	83	1,802	0	0	1,885	0	1,885
2028	97	2,003	0	0	2,100	0	2,100
2033	110	2,221	0	0	2,331	0	2,331
2038	115	2,401	0	0	2,516	0	2,516
2043	122	2,504	0	0	2,626	0	2,626
2048	128	2,587	0	0	2,715	0	2,715
2053	135	2,720	0	0	2,855	0	2,855
UDS Rural							
2018	787	5,196	0	72	5,983	72	6,055
2023	888	5,871	0	87	6,759	87	6,846
2028	991	6,499	0	94	7,490	94	7,584
2033	1,100	7,107	0	98	8,207	98	8,305
2038	1,204	7,647	0	105	8,851	105	8,956
2043	1,311	8,011	0	114	9,322	114	9,436
2048	1,373	8,427	0	115	9,800	115	9,915
2053	1,430	8,811	0	115	10,241	115	10,356
Christchurch City							
Banks Peninsula							
2018	290	1,210	0	20	1,500	20	1,520
2023	270	1,260	0	20	1,530	20	1,550
2028	280	1,310	0	20	1,590	20	1,610
2033	300	1,350	0	20	1,650	20	1,670
2038	310	1,380	0	20	1,690	20	1,710
2043	320	1,370	0	20	1,690	20	1,710
2048	330	1,350	0	20	1,680	20	1,700
2053	330	1,310	0	20	1,640	20	1,660
Central							
2018	710	380	1,690	290	1,090	1,980	3,070
2023	1,280	770	2,870	550	2,050	3,420	5,470
2028	1,450	900	3,290	610	2,350	3,900	6,250
2033	1,650	1,030	3,740	660	2,680	4,400	7,080
2038	1,840	1,120	4,130	710	2,960	4,840	7,800
2043	2,030	1,270	4,570	760	3,300	5,330	8,630
2048	2,260	1,390	5,050	780	3,650	5,830	9,480
2053	2,500	1,460	5,540	830	3,960	6,370	10,330



	Standalone		Multi unit		Standalone	Multi Unit	Total
	2-	3+	2-	3+	Total	Total	All
Inner East							
2018	3,010	3,610	5,050	960	6,620	6,010	12,630
2023	3,180	3,785	5,195	1,020	6,965	6,215	13,180
2028	3,290	3,845	5,405	1,040	7,135	6,445	13,580
2033	3,410	3,845	5,605	1,040	7,255	6,645	13,900
2038	3,520	3,815	5,745	1,040	7,335	6,785	14,120
2043	3,650	3,845	5,885	990	7,495	6,875	14,370
2048	3,700	3,885	5,885	950	7,585	6,835	14,420
2053	3,740	3,885	5,925	900	7,625	6,825	14,450
Inner West							
2018	1,650	3,010	2,490	910	4,660	3,400	8,060
2023	1,760	3,160	2,465	1,060	4,920	3,525	8,445
2028	1,850	3,250	2,565	1,090	5,100	3,655	8,755
2033	1,950	3,290	2,695	1,100	5,240	3,795	9,035
2038	2,040	3,310	2,775	1,100	5,350	3,875	9,225
2043	2,140	3,380	2,825	1,110	5,520	3,935	9,455
2048	2,190	3,410	2,880	1,080	5,600	3,960	9,560
2053	2,250	3,430	2,915	1,055	5,680	3,970	9,650
Lyttelton							
2018	660	1,910	40	10	2,570	50	2,620
2023	710	1,950	30	10	2,660	40	2,700
2028	720	2,030	40	10	2,750	50	2,800
2033	740	2,080	40	10	2,820	50	2,870
2038	770	2,100	40	10	2,870	50	2,920
2043	790	2,120	40	10	2,910	50	2,960
2048	790	2,090	40	10	2,880	50	2,930
2053	800	2,080	40	10	2,880	50	2,930
NorthEast							
2018	4,670	22,040	2,720	1,030	26,710	3,750	30,460
2023	4,880	23,060	2,840	1,080	27,940	3,920	31,860
2028	5,180	23,760	3,120	1,180	28,940	4,300	33,240
2033	5,520	24,430	3,390	1,260	29,950	4,650	34,600
2038	5,780	24,970	3,630	1,300	30,750	4,930	35,680
2043	5,990	25,500	3,780	1,350	31,490	5,130	36,620
2048	6,140	25,930	3,890	1,360	32,070	5,250	37,320
2053	6,290	26,370	3,980	1,380	32,660	5,360	38,020
NorthWest							
2018	3,940	24,430	3,550	1,510	28,370	5,060	33,430
2023	4,080	25,420	3,750	1,730	29,500	5,480	34,980
2028	4,290	26,360	4,000	1,770	30,650	5,770	36,420
2033	4,540	27,200	4,280	1,850	31,740	6,130	37,870
2038	4,780	27,870	4,530	1,920	32,650	6,450	39,100
2043	4,950	28,410	4,760	1,980	33,360	6,740	40,100
2048	5,100	28,820	4,950	2,050	33,920	7,000	40,920
2053	5,250	29,250	5,080	2,090	34,500	7,170	41,670



	Standalone		Multi unit		Standalone	Multi Unit	Total
	2-	3+	2-	3+	Total	Total	All
Port Hills							
2018	1,320	9,570	710	320	10,890	1,030	11,920
2023	1,390	9,930	740	330	11,320	1,070	12,390
2028	1,430	10,200	770	330	11,630	1,100	12,730
2033	1,490	10,420	820	350	11,910	1,170	13,080
2038	1,520	10,510	900	360	12,030	1,260	13,290
2043	1,540	10,560	960	360	12,100	1,320	13,420
2048	1,540	10,420	970	350	11,960	1,320	13,280
2053	1,550	10,350	1,000	350	11,900	1,350	13,250
SouthEast							
2018	3,060	8,820	2,260	580	11,880	2,840	14,720
2023	3,190	8,990	2,240	660	12,180	2,900	15,080
2028	3,290	9,120	2,340	680	12,410	3,020	15,430
2033	3,390	9,140	2,460	700	12,530	3,160	15,690
2038	3,450	9,100	2,530	720	12,550	3,250	15,800
2043	3,520	9,120	2,600	750	12,640	3,350	15,990
2048	3,530	9,050	2,650	770	12,580	3,420	16,000
2053	3,530	8,990	2,670	770	12,520	3,440	15,960
SouthWest							
2018	5,050	22,860	3,630	1,180	27,910	4,810	32,720
2023	5,520	24,570	4,150	1,260	30,090	5,410	35,500
2028	5,940	25,870	4,520	1,350	31,810	5,870	37,680
2033	6,340	26,980	4,890	1,400	33,320	6,290	39,610
2038	6,730	27,980	5,240	1,450	34,710	6,690	41,400
2043	7,100	29,090	5,520	1,500	36,190	7,020	43,210
2048	7,380	30,150	5,670	1,560	37,530	7,230	44,760
2053	7,640	31,220	5,850	1,620	38,860	7,470	46,330



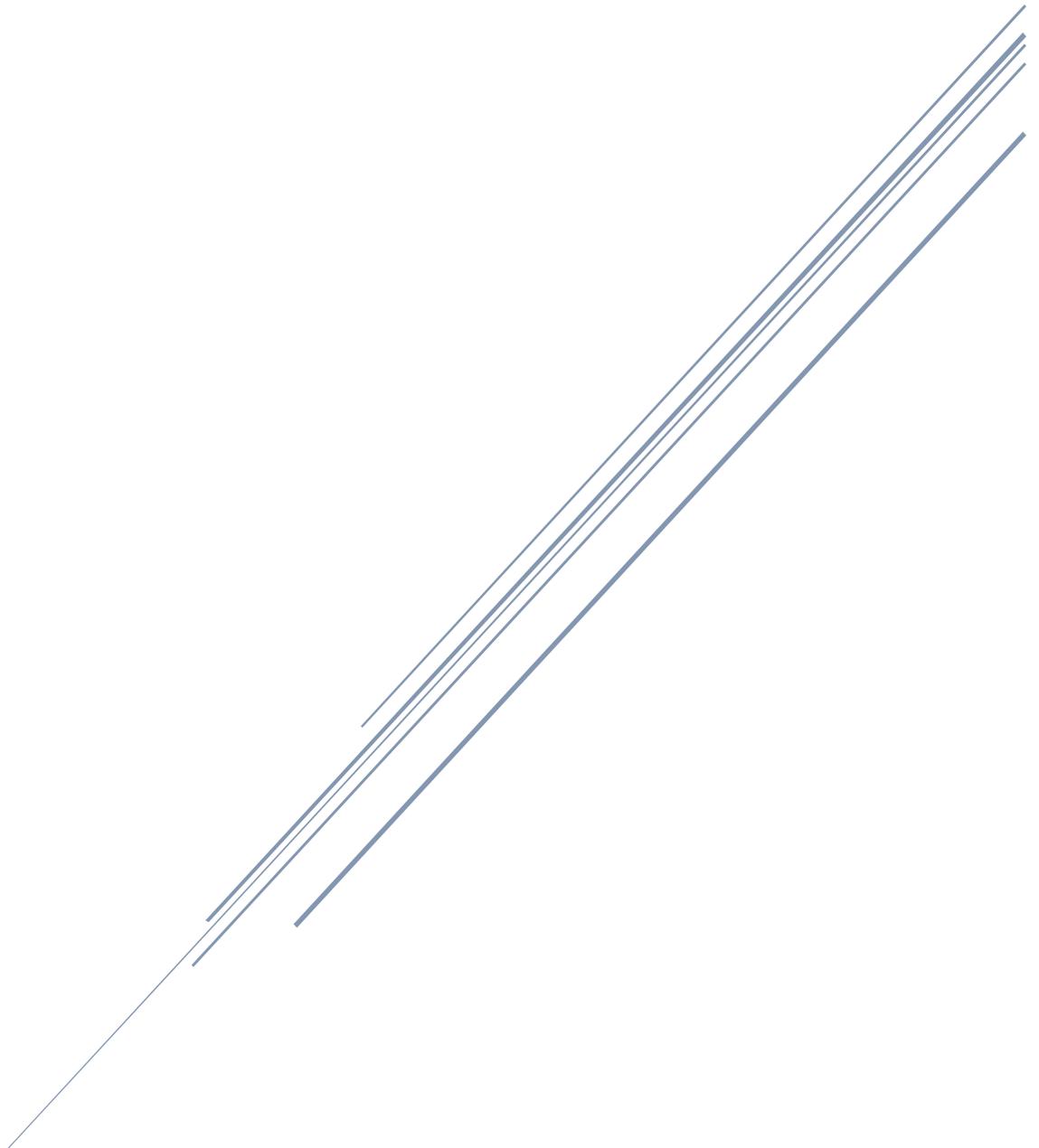
	Standalone		Multi Unit		Standalone	Multiunit	Total All
	2- bdrms	3+ bdrms	2- bdrms	3+ bdrms	Total	Total	
Rolleston							
2018	110	5,410	120	140	5,520	140	5,660
2023	160	7,560	180	210	7,720	210	7,930
2028	200	9,150	250	280	9,350	280	9,630
2033	260	10,950	320	360	11,210	360	11,570
2038	330	12,660	400	440	13,000	440	13,440
2043	400	14,370	480	530	14,770	530	15,310
2048	450	16,080	580	640	16,530	640	17,170
2053	500	17,860	680	750	18,350	750	19,100
Lincoln							
2018	20	2,200	120	140	2,220	140	2,360
2023	20	3,090	170	210	3,120	210	3,330
2028	30	3,810	210	280	3,840	280	4,120
2033	30	4,590	280	360	4,620	360	4,980
2038	40	5,390	280	360	5,430	360	5,780
2043	40	6,120	350	440	6,170	440	6,610
2048	50	6,860	430	530	6,910	530	7,440
2053	50	7,130	510	640	7,180	640	7,810
Prebbleton/West Melton							
2018	10	2,020	30	30	2,020	30	2,050
2023	10	2,970	30	30	2,980	30	3,010
2028	10	3,690	50	50	3,710	50	3,760
2033	20	4,520	60	60	4,530	60	4,590
2038	20	5,290	70	70	5,310	70	5,380
2043	20	6,110	90	90	6,130	90	6,220
2048	20	6,940	110	110	6,970	110	7,070
2053	30	7,580	130	130	7,610	130	7,730
UDS Rural							
2018	300	4,380	70	140	4,690	140	4,830
2023	340	4,730	70	160	5,080	160	5,240
2028	380	4,990	80	180	5,370	180	5,550
2033	430	5,290	90	210	5,710	210	5,930
2038	480	5,560	100	250	6,040	250	6,290
2043	550	5,850	100	250	6,410	250	6,650
2048	610	6,170	90	240	6,780	240	7,020
2053	630	6,340	90	230	6,970	230	7,200
Darfield & Leeston							
2018	90	1,810	90	90	1,900	90	1,980
2023	100	2,020	100	100	2,120	100	2,220
2028	110	2,220	110	110	2,320	110	2,430
2033	110	2,430	120	120	2,540	120	2,670
2038	120	2,660	130	130	2,780	130	2,910
2043	120	2,840	160	160	2,960	160	3,130
2048	130	3,020	190	190	3,140	190	3,340



2053	130	3,050	200	200	3,180	200	3,380
Rural							
2018	830	4,230	100	230	5,070	230	5,290
2023	900	4,440	100	250	5,340	250	5,580
2028	980	4,590	120	270	5,580	270	5,850
2033	1,070	4,780	130	290	5,850	290	6,140
2038	1,170	4,970	140	300	6,140	300	6,430
2043	1,260	5,160	140	300	6,430	300	6,730
2048	1,350	5,360	150	300	6,710	300	7,010
2053	1,390	5,540	150	300	6,930	300	7,230

CLOSING THE HOUSING GAP IN GREATER CHRISTCHURCH

Te Waipounamu Community Housing Providers Network



July 2023

Closing the Housing Gap: Executive Summary

Greater Christchurch is facing a significant challenge to build enough affordable homes to cater for its population both now and over the next three decades (see *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update*).

1. Purpose of this paper

The Te Waipounamu Community Housing Providers Network operates throughout the South Island to bring together Community Housing Providers (CHPs) and their partners to provide social and affordable housing. We have written this paper to:

- provide a snapshot of the situation in Greater Christchurch in relation to the housing gap that sees large numbers of people unable to be adequately housed,
- indicate the work currently being done by CHPs to address this situation of housing insecurity
- articulate a role for community housing providers in contributing to the housing goals of the Greater Christchurch Partnership.

2. Homelessness, emergency and transitional housing.

Currently, many people are living in a state of transitional homelessness. In February 2023 there were:

- 87 people without a house, whom Housing First Ōtautahi was supporting and seeking to house.
- 321 households in Emergency (motel) accommodation: 315 children and 354 adults (approx). Nearly 40 per cent of these households have been living in motels for 3 months or longer.
- 397 adults and 408 children living in Transitional Housing. The average duration of stay is about six months, but many have been in TH for some years.

Overall, more than 800 adults and over 700 children in Greater Christchurch were experiencing actual or transitional homelessness in February 2023.

Most of those in emergency and transitional housing in Greater Christchurch are housed and supported by Community Housing Providers.

3. Affordable and public housing.

Over 2000 households in Greater Christchurch are on the Ministry of Social Development's Housing Register.

The CHPs in Greater Christchurch are currently providing 1116 affordable housing units, 1422 public housing places and a further 1982 leased places.

4. In the pipeline

CHPs are planning to deliver close to three hundred (possibly more) affordable or public housing units over the next three years.

5. Looking to the future

The need for permanent affordable housing stretches well beyond those people currently living in emergency and transitional housing. For example, by 2048, forty per cent of retirees will be renters. This trend in home ownership is already creating a significant need among retirees for affordable housing stock.

The Te Waipounamu Community Housing Providers Network is committed to continuing our collaboration across Housing First, Emergency, and Transitional Housing, and in the building of new supply, to address the housing gap. We have strong individual relationships with Government agencies and would welcome working closely with the Greater Christchurch Partnership on its housing workstream. Collaboration between local government, central government and CHPs is essential to solve this housing crisis.

1. Introduction

Our Space 2018-2048: Greater Christchurch Settlement Pattern Update recognises that over the next thirty years across Greater Christchurch ‘an increasing number of households will face affordability pressures in either renting or owning their home’ (p.24).

In particular, according to the 2019 estimates presented in the Update (p.13), over the next three decades a significant proportion of all new households will need housing under \$350 000 to buy or \$200/wk to be affordable. This amounts to 62 per cent of new households in Christchurch city, 35 per cent in Selwyn and 58 per cent in Waimakariri. Housing and rental costs have obviously risen substantially since 2019 and it is likely the affordability challenge is even greater now.

This is not only a challenge for the future. A significant ‘housing gap’ currently exists, evidenced by high numbers living in emergency and transitional housing and on the Housing Register. Community Housing Providers (CHPs) operating in Greater Christchurch are working to address this challenge.

Who are we?

The Te Waipounamu Community Housing Providers Network operates throughout the South Island to bring together Community Housing Providers (CHPs) and their partners to provide social and affordable housing. (For a list of member organisations, see Appendix 1). We are part of Community Housing Aotearoa (CHA), a peak national body for the community housing sector. CHA provider members currently house approximately 35,000 people nationally across 18,520 homes.

The Network shares the CHA vision to make sure every New Zealander is well-housed in a warm, safe, dry and affordable home. The right to a decent home is a human right.

The Network also shares the commitment stated in *Our Space 2018-2048* to working collaboratively to develop an action plan and establish partnerships to enable social and affordable housing provision across Greater Christchurch. We recognise the importance of making a collective effort to accelerate the provision of affordable housing.

Purpose of this paper

The purpose of this paper is threefold:

- 1) to provide a snapshot of the situation in Greater Christchurch in relation to the housing gap that sees large numbers of people unable to be adequately housed,
- 2) to indicate the work currently being done by CHPs to address this situation of housing insecurity
- 3) to articulate a role for community housing providers in contributing to the housing goals of the Greater Christchurch Partnership.

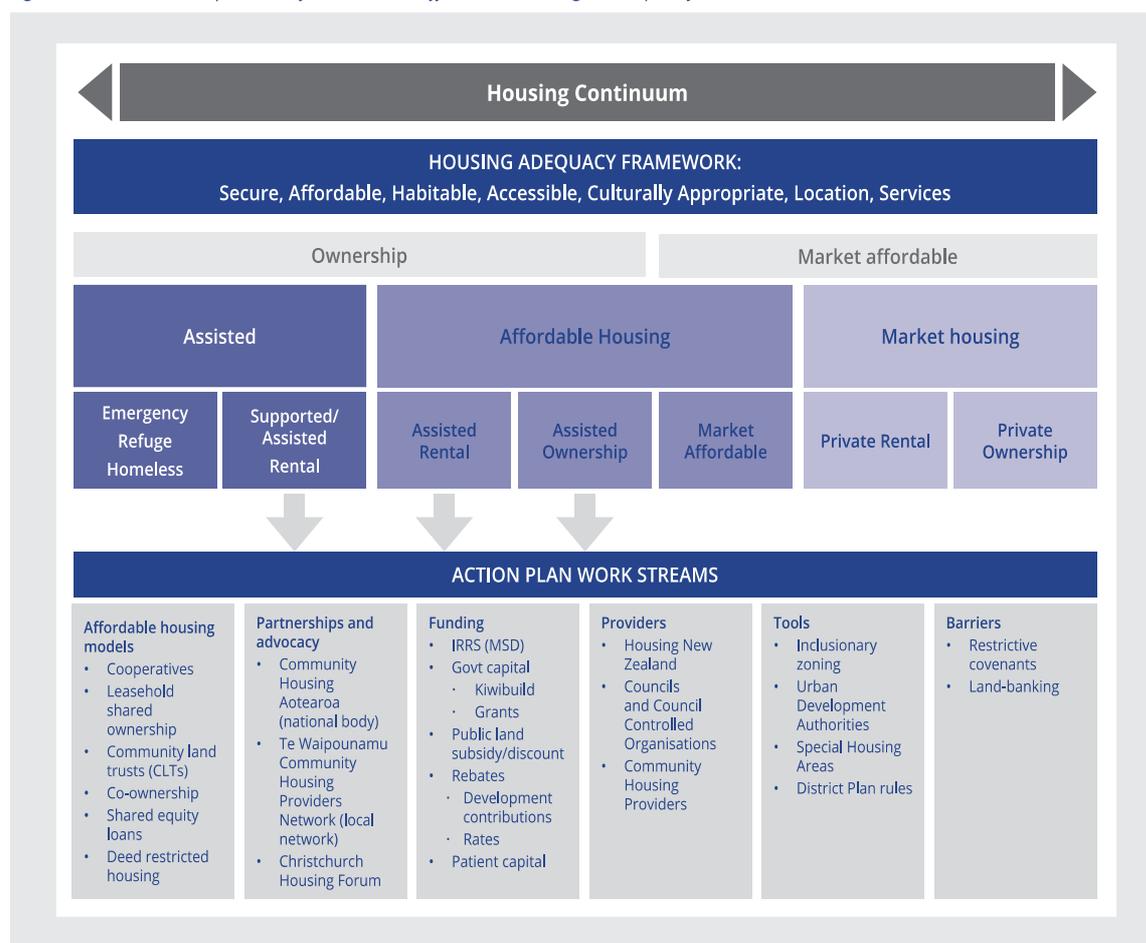
Data

Data for this paper is drawn from MSD, Housing First Ōtautahi and the following CHPs: Christchurch Methodist Mission, City Mission, Cobham Trust, Comcare, Emerge Aotearoa, LinkPeople, Ōtautahi Community Housing Trust, Salvation Army, Te Whare Hauora, YWCA and Visionwest. The data offers a snapshot of the situation in February 2023.

2. The Housing Continuum

This figure from *Our Space 2018-2048* recognises a role for Community Housing Aotearoa and Te Waipounamu Community Housing Providers Network in the Assisted and the Affordable Housing spaces. Indeed, the Network contributed to the development of *Our Space*, through a written submission in November 2018 and an oral presentation in February 2019.

Figure 13: Potential components of a social and affordable housing action plan for Greater Christchurch



Our providers work to support people in emergency and transitional accommodation and to build, purchase and lease affordable and public housing for families/whānau and individuals who are in these forms of temporary accommodation, and/or are on the Ministry of Social Development’s Housing Register.

This work involves not only provision of housing units, but also a considerable degree of support for people to move into and remain in long term housing. The Network’s providers understand that for some households there will not always be a straightforward linear progression along this continuum.¹

Members of the Network have extensive experience with, and understanding of, the complexities faced by many families/whānau and individuals experiencing housing insecurity. These providers offer skilled support to assist people to move from EH and TH into longer term, more secure housing. This support is often essential in helping people to achieve and maintain long term tenancies.

¹ See *KĀINGA Strategic Action Plan: A plan to improve housing outcomes for Māori in Tāmaki Makaurau* (2019). Downloadable at: <https://www.imsb.maori.nz/publications/kainga-strategic-action-plan/>

3. Snapshot of Community Housing Provision, February 2023

In this section, we move through the continuum according to the work that local CHPs do, identifying numbers of individuals and families/whānau currently being assisted.

(i) People experiencing homelessness: February 2023

Housing First provides access to permanent housing and intensive support services for people who have experienced long-term homelessness (at least 12 months) and who have complex needs making it difficult for them to sustain a tenancy (such as addiction and mental ill health).

In April 2023, Housing First Ōtautahi was offering support to 267 kaewa (clients) who are experiencing or have experienced homelessness. Of these 267, 181 are currently housed, while the remaining 86 are waiting for a suitable home to be found.

Of the 181 housed, 147 were housed by Community Housing Providers in private (NGO) leases or in their own stock. The remaining 34 were housed by Kāinga Ora.

These leases are not emergency or transitional accommodation. They are intended to be long term tenancies.

Table 1: Duration of tenancies supported by HF Ōtautahi, February 2023

Less than 6 months	6-12 months	More than 12 months
41	29	111

(ii) Emergency Accommodation: First Quarter 2023 (Christchurch City)

Emergency accommodation involves the provision of temporary shelter in motels for individuals and families/whānau who have nowhere else to stay, or who are unable to remain in their usual place of residence. Eligibility and placements are determined by the Ministry of Social Development (MSD).

MSD Special Needs Grants (SNG) data on emergency accommodation in Christchurch City for the first quarter of 2023 is shown in Tables 2 and 3 below.²

Note: Numbers for Selwyn and Waimakariri were not available because they fell below the threshold for privacy to be guaranteed. However, Emergency Housing SNGs were provided in those districts during this first quarter: 24 in Selwyn, 12 in Waimakariri.

Table 2: Household composition in EH in Christchurch City, January-March 2023

Households	Adults	Children	Couples with Children	Couples without Children	Single with Children	Single without Children
321	354	315	24	12	159	129

Table 3: Duration of stay in EH in Christchurch City, January-March 2023

Under 4 weeks	4-7 weeks	8-12 weeks	3-6 months	6-12 months	12-24 months
54	72	69	54	45	21

² Emergency Housing assistance payments are granted as Special Needs Grants (EH SNG). A client can have more than one grant in the time period so these numbers may not equate exactly to different individuals.

It is of concern that 183 of these households (57 per cent) are families/whānau with a total of 315 children.

It is also of concern that nearly 40 per cent of households in EH have been there for three months or more.

(iii) Transitional Housing: February 2023

Transitional housing is temporary accommodation and support for individuals and families/whānau in urgent need of housing. Eight Christchurch providers offer warm, dry, short term housing for those who have an urgent need for a place to stay. This is funded by the Ministry of Housing and Urban Development. The average duration of any stay in transitional housing is intended to be no more than 12 weeks.

The following data has been collected directly from CHP Transitional Housing Managers.

Table 3: Household composition in TH, February 2023

CHP	Group living	Studio	1 bed	2 Bed	3 Bed	4 Bed	5 Bed	Adults	Children
Comcare	0	6	27	30	0	0	0	63	3
Christchurch Methodist Mission (CMM)	0	0	0	6	12	1	1	21	57
City Mission	14	0	0	0	0	0	0	12	0
VisionWest	0	0	28	40	15	3	4	98	132
Salvation Army	0	0	7	29	12	1	0	46	58
Te Whare Hauora	0	0	5	0	0	0	0	5	5
Emerge Aotearoa	0	16	33	54	21	3	0	131	132
YWCA	0	0	9	11	2	0	0	21	21
TOTAL	14	22	109	170	62	8	5	397	408

Table 4: Duration of stay in TH, February 2023

CHP	Average length of stay (Weeks)	Longest Stay (Weeks)
Comcare	20	160
CMM	53	179
City Mission	12	12
Visionwest	38	129
Salvation Army	17	108
Te Whare Hauora	21	26
Emerge Aotearoa	31	180
The Y	24	60
AVERAGE	27	107

With over 300 households in Emergency Housing and the average duration of stay in Transitional Housing that is more than double the twelve weeks intended, it is clear that there is a significant, immediate need for permanent housing for those currently living in these forms of temporary accommodation.

(iv) Assisted Rental and Affordable Housing (February 2023)

Moving along the Housing Continuum, Table 5 identifies the number of units that local providers either own or lease in the Assisted and Affordable categories. These categories include units in which the balance between the rent paid by a tenant and the market rent for the property is met either by government, in the case of the Income-Related Rent Subsidy (IRRS, paid through HUD) or by the housing provider, in the case of Affordable housing (usually up to eighty per cent of the market rent).

Table 5: Units by Provider, February 2023

Provider	IRRS Units	Affordable Units	Units owned	Units leased	Build next 3 years
CMM	57	55	95	17	42
Cobham Trust	0	25	25	0	Uncertain
Comcare	100	40	102	38	7-8
Emerge			0	111	17
LinkPeople	62	0	0	62	Uncertain
OCHT	1282	1021	521	1782	250
Pathway Trust	4	0	0	0	3
Salvation Army	24	-	-	-	Unknown
VisionWest	31	5	23	13	7
TOTAL	1560	1146	766	2023	325+

Table 5 shows that Community Housing Providers in Greater Christchurch are currently providing 1146 affordable housing units (about 90 per cent of these through Ōtautahi Community Housing Trust), 1560 public housing places and a further 1982 leased places.

In the pipeline: CHPs are planning to deliver more than three hundred units of public housing and affordable housing in the next three years.

4. Looking to the future

Decent housing which is affordable and secure is a human right. Living in motels or temporary accommodation has a serious impact on the wellbeing of families/whānau: they cannot settle into a neighbourhood, place their children in long term schooling, make appropriate arrangements to care for their elderly and they may find it difficult to commit to a permanent place of employment.

The data in this paper has shown that hundreds of households in the Greater Christchurch area are living in exactly this limbo for periods that have extended well past the lengths of time originally intended for these forms of accommodation.

Moreover, the need for longer term and secure, affordable housing stretches well beyond those people currently living in emergency and transitional accommodation.

As of March 2023, there were over two thousand households on the Housing Register in Greater Christchurch (Table 6).

Table 6: Housing Register, by TLA, and bedrooms required, March 2023

TLA	Bedrooms Required						Total
	1	2	3	4	5+	Unknown	
Christchurch City	1,140	501	183	48	18	0	1,890
Selwyn District	45	18	3	3	0	0	69
Waimakariri District	60	18	18	3	0	0	99
TOTAL	1,245	537	204	54	18	0	2,058

It is noteworthy, first, that over half of the units required in Table 6 are for single people, and secondly, that approximately 10 per cent of those on the Register are aged over 65 years. This points towards an area of growing concern: affordable housing for older people.

Demographic challenges

Demographic trends indicate that, by 2048, forty per cent of retirees will be renters³. This changing trend in home ownership is already creating a significant need among retirees for affordable housing stock. This need will grow in the years to come and will create major equity issues if the main pathway towards a secure retirement continues to rely on home ownership, as it currently does. Those who do not have this asset going into retirement need affordable housing options.

What is possible?

The Network has a history of solution-focused delivery based on collaboration. This enhances our ability to deliver. We also have proven individual relationships with Government agencies. We would welcome the opportunity to build a strong relationship with the Greater Christchurch Partnership. Our work across Housing First, Emergency and Transitional Housing, and in building new supply, attests to our track record of housing families/whānau who would otherwise experience serious housing insecurity.

The Network is committed to making homelessness rare, brief and non-recurring (in line with the language of Housing First). We believe that there are genuine possibilities in Christchurch to move whānau with children out of motels. A first step would be the provision of an additional 180 places in transitional housing where at least children can get established in a local school. However, the real solution has got to be the development of long term public and affordable housing. The Network is ready to establish discussions with both local and central government to explore how we can work together to solve this housing crisis.

³ Retirement Commission 2022 Review of Retirement Policies

Appendix 1: Te Waipounamu Community Housing Providers Network

The Network brings together community housing providers and their partners operating in the South Island. Its members' primary activity is to provide community housing solutions for people in housing need.

Member organisations operating in the Greater Christchurch area include:

Abbeyfield Christchurch
Accessible Properties
Christchurch City Mission
Christchurch Methodist Central Mission
Cobham Street Trust
Comcare Charitable Trust
Emerge Aotearoa
Fale Pasifika o Aoraki
Habitat for Humanity (Christchurch) Ltd
Housing Foundation
Link People
Nelson Tasman Housing Trust
New Zealand Housing Foundation
Ōtautahi Community Housing Trust
Pathway Affordable Housing Limited
Queenstown Lakes Charitable Trust
Stepping Stone Trust
Te Whare Hauora
The Salvation Army
VisionWest Community Trust



To	Greater Christchurch Partnership
From	Tracy Tierney, Director Greater Christchurch Partnership
Meeting Date	11 August 2023

Draft Greater Christchurch Spatial Plan

Purpose

1. The purpose of this briefing is to provide the Greater Christchurch Partnership Committee (GCPC) members with an update on the Draft Greater Christchurch Spatial Plan (GCSP) consultation process.

Consultation update

2. As outlined in Table 1, the GCSP was open for consultation between 19 June 2023 and 23 July 2023. The draft GCSP and consultation collateral can be accessed on the website <https://greaterchristchurch.org.nz/>.

Table 1: Consultation Phase	
Monday June 19 to Sunday 23 July 2023	Consultation
Mid July to early August 2023	Submission Summary
Late July – late September 2023	Officer Report Prepared
Late October – late November 2023	Hearings, Deliberations, and Hearings Panel Recommendations Report prepared
December 2023 (or early February 2024)	Whakawhanake Kāinga Komiti meeting <i>Recommend to partner governance to adopt the Spatial Plan. Date to be confirmed</i>
February 2024 – March 2024	Partner governance meetings <i>Adopt the Spatial Plan</i>

3. Key elements of the consultation included:
 - **Webinar** - held on Tuesday 27 June and presented by Mark Stevenson, Tim Harris, Tracy Tierney. Sixty people attended the webinar with several questions answered verbally on the day or in writing following the webinar.
 - **Website** – The draft spatial plan, supporting information and submission form available on the website with supporting print and online advertising promoting the website for further information. (*Note: Hard copies of the draft plan were also provided to each Council for distribution*).

- **Channels** – Partner agency channels, Huihui Mai social media channels and electronic newsletters to GCP databases were all utilised. Social media promotion proved to be successful with 1,453 actively engaged across a range of platforms.
- **Hui** – Members of the project team were invited to attend hui with a range of organisations including:
 - Spokes Canterbury
 - Envirohub
 - CIAL
 - Transpower
 - Richmond Residents Association
 - Drop-in session at the New Brighton Library
- **Youth** – Building on the successful youth engagement and networks developed through the Huihui Mai engagement, hui were held with several schools across the Greater Christchurch area during the consultation phase. Youth were encouraged to consider the draft spatial plan and make a submission. Subsequently 19 youth groups have made a submission representing the views of approximately 200 youth with many groups asking to participate in the hearing process.

Submission and Hearing update

4. 355 submissions had been received. Approximately 80% of these were based around the ‘Have Your Say’ questions provided on the submission form. The remaining submissions have provided separate documentation to support their position, in a more ‘bespoke’ manner. These tend to be through lawyers or planning consultancies on behalf of larger groups, stakeholders, and developers. These also tend to be more complex and detailed submissions.
5. Indicative figures for submissions by area based on addresses supplied provided in Table 2.

Table 2: Submission Break Down	
District	Number of submissions
Christchurch City	205
Selwyn District	55
Waimakariri District	17
Other/Unknown	78
Total	355

6. At this stage approximately 144 submitters have indicated they wish to present to the Hearing Panel.
7. It is notable that around 40 submissions were received that had points of limited relevance to the content of the draft GCSP. These instead raised a range of matters including global agendas undermining local democracy, population control, forcing people into particular forms of settlement and other ideologies. Many of these submitters have also indicated they wish to be heard. Unfortunately, there were also a handful of submissions received that were obscene, offensive and/or derogatory in nature. Advice is being sought from Stephen Daysh, as Independent Chair, on how best to manage these submissions both in terms of scope, acceptance (or not) of out-of-scope submissions and appropriate management of the hearing

process. Consideration will be given to how to run the hearings effectively while ensuring the safety of the Panel, staff and the public.

8. The Hearings have been set for the following dates and venues. The GCP secretariat has been in touch with the members of the Hearings Panel (the Panel) and have confirmed their availability.
 - Thursday 26 October 2023 – CCC Chambers
 - Friday 27 October 2023 - WDC Chambers
 - Monday 30 October 2023 - SDC Chambers
 - Thursday 2 November 2023 – CCC Chambers
 - Friday 3 November – Venue suitable for Youth Day (to be confirmed) and/or possible extra full hearing day
9. Given the number of submitters who have indicated they wish to be heard, depending on how the Panel choose to run the hearing process i.e. length of time allocated to each speaker, additional hearing day(s) may be required.
10. In discussion with the Independent Chair, Stephen Daysh, a workshop with the Panel will be held on 24 and 25 August to allow the Panel members to come together and meet each other, learn more around the context and background to the GCP, understand the process and work though what hearing 'procedures' are to be issued. The Panel will also undertake site visits across the Greater Christchurch area to increase their familiarity with key sites/areas of interest.

To	Greater Christchurch Partnership Committee briefing
From	Jesse Burgess (on behalf of the Transport Manager Group)
Briefing Date	11 August 2023

Greater Christchurch Transport Programme update

Purpose

1. This paper provides a progress update on the various transport related projects happening within central and local government over the next 12 months and alignment with other strategic planning processes already underway. It highlights the need to tell an integrated transport story in the context of numerous concurrent processes running this year.
2. Slides are attached to this paper which outline the complex Transport Planning and Funding context, and the Transport Framework within which the Greater Christchurch transport work programme sits.

Government Policy Statement on Land Transport 2024 (GPS 2024)

3. The Ministry of Transport has been developing the next GPS 2024. The Government had previously released it's intended strategic priorities for land transport however these were placed under review following Cyclone Gabrielle. They were initially provided as an early signal of likely directions and the results that the Government was intending to achieve through GPS 2024.
4. The Government has now signalled the GPS 2024 release will be delayed and staff understand it may not be released prior to the Central Government elections in October. This is still to be determined.
5. As the GPS 2024 sets out the ranges for funding for activities such as public transport, state highway improvements, local and regional roads and road safety through the various activity classes, staff are currently considering what the impacts of a delayed GPS 2024 may have on the current review of the Regional Land Transport Plan.
6. The Regional Transport Committee and Canterbury Mayoral Forum recently wrote to the new Minister of Transport, Minister Parker, requesting an update on the release of the GPS and expressed disappointment with the delay given the various processes underway which rely on this government policy direction.

Greater Christchurch Transport Plan / Vehicle Kilometres Travelled (VKT) Reduction Programme update

7. Work on the Greater Christchurch Transport Plan (GCTP), including the current investment programme (previously referred to as the Greater Christchurch Transport Investment Programme [GCTIP]) has progressed. A substantial amount of work has now been completed and this has been drawn together into a single summary background document (draft). It is intended that this information will continue to develop and be refined as work progresses and will inform the drafting of a Greater Christchurch transport plan. However, a shift in focus of the programme towards VKT reduction planning is now required.

8. As advised previously, there is an expectation for Tier 1 urban areas to prepare VKT reduction programmes. This applies to Greater Christchurch. The GCPC was briefed on this in March. Through discussions with Waka Kotahi staff and Chief Executives, it has been agreed that the preference is to focus on delivery of the VKT reduction programme work, rather than the broader focus of the GCTP (which includes freight, safety etc) as first indicated.
9. Other elements of the broader GCTP work (freight, safety etc), if necessary, will be picked up and delivered once the VKT reduction programme work is completed. This is largely due to the commitment that the VKT reduction programme work will be funded by Central Government, whereas the broader GCTP work does not currently have any funding in existing or future budgets, and hence relies on internal staff resource only, which is limited. It should be noted that the significant amount of work undertaken to date puts the Partnership in good stead to deliver the VKT reduction programme, subject to funding, and to also deliver on other aspects of a broader transport plan post the VKT reduction programme being developed, if required.
10. Important to this VKT programme development is the national VKT reduction plan and sub-national VKT reduction targets, and associated guidance, which are still to be released. Should the national VKT plan and associated sub-national targets be delayed further, or not be released this side of the October election, this will have a significant impact on achieving the development of the VKT reduction programme.
11. GCPC was previously advised that an Expression of Interest (EOI) for funding for this work was provided to Waka Kotahi in March 2023. Waka Kotahi staff have indicated that the EOI is likely to be supported and attract funding subject to a final scope and project plan being landed. Only recently though has some advance funding been confirmed for this work in the order of \$200K for the establishment of an external Project Lead and Project Manager. Partner staff have been considering a more definitive resourcing, timeline, and budget plan for the next stages of the VKT reduction programme development. There is no other budget for FY2023/24 for this project for any external consultant costs associated with the VKT reduction programme development, or broader transport plan development, beyond the funding from Waka Kotahi.
12. In terms of going forward some briefings/workshops may be required with GCPC over the coming months to test ideas and direction as the VKT reduction programme is developed, noting that this window of opportunity is reducing. It will be critical that this is built into the timeline for this work, and the broader GCP work programme.

Canterbury Regional Land Transport Plan

13. The Canterbury Regional Land Transport Plan (RLTP) is undergoing a mid-term review, as required under the Land Transport Management Act. The focus areas of the review include reducing Greenhouse Gas (GHG) emissions, improving funding options, improving effectiveness for Māori, and retaining the previously identified issues of maintenance, resilience, safety, freight, and population growth.
14. As noted previously, the updated strategic framework was agreed by the Canterbury Regional Transport Committee (CRTC) at its meeting on 23 February, including an amended vision for the RLTP being *“an innovative, resilient, low emissions transport system that helps Canterbury thrive for generations”*.
15. Further, at the CRTC meeting of 1 June, the Committee considered and agreed proposed updates to the Regional Land Transport Plan monitoring framework indicators based on the following priorities from the updated strategic framework
 - a. Create a well-maintained network.
 - b. Implementing safer systems (Road 2 Zero).
 - c. Support and develop freight systems connecting to air, rail, and sea.
 - d. Support and develop connected public transport and active transport networks.

- e. Manage risk of exposure to extreme events.
16. The Committee also agreed to proposed amendments to the Plan's significance criteria to include a focus on the impact of the activity, not just its cost and sequencing. It also agreed to proposed amendments to the significance policy to remove the need to consult on a variation to undertake significant activities that are already in the plan as activities 'On the Horizon', as this inclusion indicates they are already sought by the Committee.
 17. The proposed updates to the monitoring framework, significance criteria and significance policy will be consulted on as part of the draft 2024 Regional Land Transport Plan and will be subject to change based on submissions and decisions made in deliberations.
 18. The Committee also agreed that the proposed amendments to the significance policy in the 2021 Regional Land Transport Plan would be effective immediately with the same wording. This enables projects like MRT detailed business case and Ashburton Second Bridge to be progressed in Year 3 without regional consultation, if funding is available.
 19. Next steps in RLTP development include:
 - a. amendments to the strategic narrative, particularly the description of the future state of the transport system in relation to climate change,
 - b. the activity prioritisation process. RTC members will be asked for guidance on the weightings of priorities to inform activity prioritisation.
 - c. Mana whenua, land transport user and land transport supplier engagement in August/September on the future of transport in Canterbury to inform the prioritisation process. This includes stakeholder workshops in Kaikoura, Amberley, Twizel, Timaru and Ashburton. Workshops will be tailored to the district and their climate change journey, as Timaru already has developed future transport system state via their Climate Action Strategy.
 - d. Funding options for public transport are being progressed by Environment Canterbury with KPMG as part of Environment Canterbury's approach to climate action through the Long-Term Plan. The Investment Management Activity Class will also be reviewed.
 20. It is currently being worked through, but it is likely that RLTP's will need to include all activities that could be Crown funded as well, not just through the National Land Transport Fund. There is likely that VKT reduction activities will also need to be included in the RLTP ahead of VKT reduction programmes being finalised.
 21. A further briefing on the RLTP will be brought to the GCPC in November, or earlier of possible.

Canterbury Regional Public Transport Plan

22. The Canterbury Regional Public Transport Plan 2018-2028 (RPTP) is currently under review. The plan development process for the Regional Public Transport Plan will be closely aligned with the review of the Regional Land Transport Plan during 2023. The territorial authorities throughout the region have an opportunity to participate in the development of the Regional Public Transport Plan and particularly in considering what form of public transport provision (activity) may be needed in their areas. Public transport funding conversations will be held as part of the processes of developing both the Regional Public Transport Plan and the Regional Land Transport Plan.
23. A briefing on the RPTP will be brought to the Committee in September.

Public Transport Futures acceleration

24. Work has progressed on considering the opportunities for accelerating the PT Futures programme.

25. The Government announced (in March) funding of \$78M for Christchurch City Council to accelerate the capital infrastructure aspects of PT Futures over the next 6 years.
26. Environment Canterbury, Christchurch City and Waka Kotahi staff have been working together to better understand how this programme of capital works can be completed within 6 years and also how the operational aspects of the public transport network could be accelerated in terms of frequency uplift on the core routes and the rest of network. This has resulted in a feasibility study for accelerating PT Futures being prepared including consideration of the necessary service improvements given so much has changed since the original business case was approved.
27. Consideration is also being given to the integration of the PT network improvements with the proposed MRT work, and particularly how PT Futures investment will future proof for MRT in the longer term.
28. A briefing on PT Futures acceleration will be brought to the Committee in September.

Mass Rapid Transit

29. The Waka Kotahi Board recently endorsed the Mass Rapid Transit Indicative Business Case. It is understood that a Communications plan is currently being considered to advise of this outcome.
30. Work is now underway to gain a better understanding of the staging plan for MRT and what that would look like.
31. Some funding has been approved to do the Detailed Business Case (DBC) work focusing on priority areas. The National Land Transport Fund (NLTF) however remains under significant pressure and this may limit future funding. There also remains uncertainty regarding how any shortfalls will be managed.
32. In terms of Partner contributions to the MRT DBC phase, this is still to be worked through but noted that timing is of the essence as Councils are well underway with Long-Term Plans (LTPs) and will need to understand what contributions they may or may not need to consider to support this work going forward, along with the timing of that funding. If by September/October this funding requirement is not better understood it will be challenging for Councils to secure large scale funding if not signalled in the LTPs.

Local Transport plans and strategies

33. Christchurch City Council, Selwyn District Council and Waimakariri District Council are all preparing their own individual Transport Plans or Strategies over the coming months aligning with the work underway on the Spatial Plan, MRT, PT Futures, and the GCTP / VKT Reduction Programme, as discussed above.
34. A briefing on these local transport plans and strategies will be brought to the Committee in October.
35. Christchurch City Council (CCC) has been developing the draft Ōtautahi Christchurch Transport Plan (CTP). Since the last update to GCPC the development of the CTP has shifted somewhat with CCC staff now directed to reconsider the direction, structure and content of the CTP.
36. CCC staff are now looking to hold several conversations with their Council around the future of transport starting with the national, regional, sub-regional and city context and the various statutory cycles. They are then looking to hold over several sessions (August to October) discussions around city shaping and growth, reducing transport emissions, transport network resilience, planning for climate adaptation, and safer streets. These discussions will support CCC elected members to engage in the LTP process and provide staff with valuable feedback and direction to bring back a refreshed CTP.

37. Selwyn District Council (SDC) is developing a Selwyn District Transport Strategy as part of the "Future Selwyn" Strategy which they are aligning with the Greater Christchurch Spatial Plan, PT Futures and MRT work, and the finalisation of the SDC Proposed District Plan.
38. For the Selwyn District Transport Strategy they are considering three (3) areas:
 - a. transport network (systems and how people and goods get around);
 - b. integrated corridors (how streets and roads work around land use); and
 - c. travel demand management (as its own key area).
39. A key focus will also be on implementing the One Network Framework.
40. SDC staff have indicated that initial consultation on Future Selwyn is expected late 2023/early 2024. This will include Transport.
41. Waimakariri District Council (WDC) have commenced work on the Waimakariri District Transport Strategy. The Strategy is still in the project scoping and information gathering stage. Drafting of the strategy will occur through to the end of the year.
42. WDC staff have briefed their Council on some of the key moves they see in the strategy, which are agreed in principle. Staff are now drafting the strategy and aiming for adoption late 2023/early 2024

Greater Christchurch Transport Programme Update

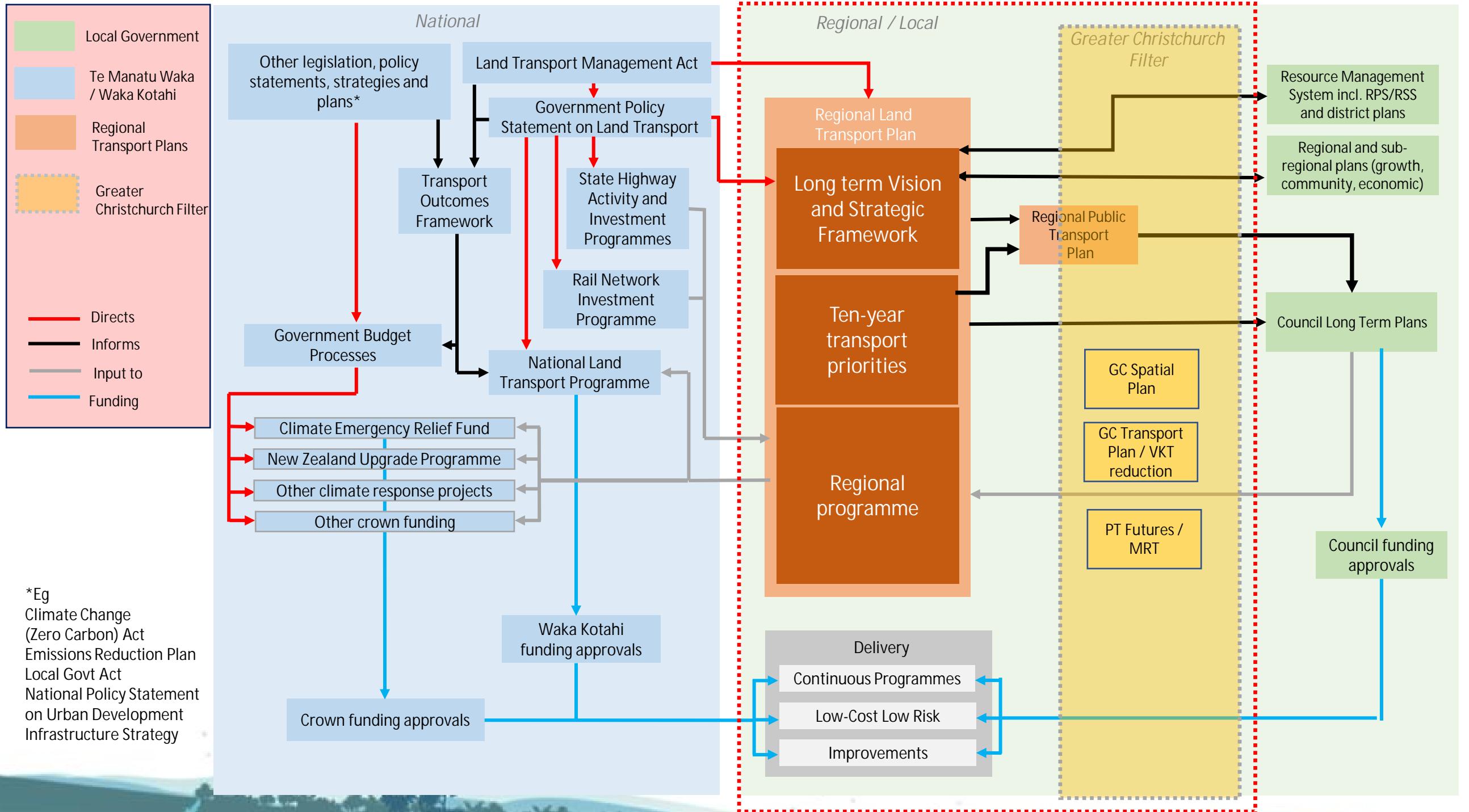
Greater Christchurch Partnership
Committee briefing

11 August 2023



Transport planning and funding context

National, regional, sub-regional and local – a complex picture



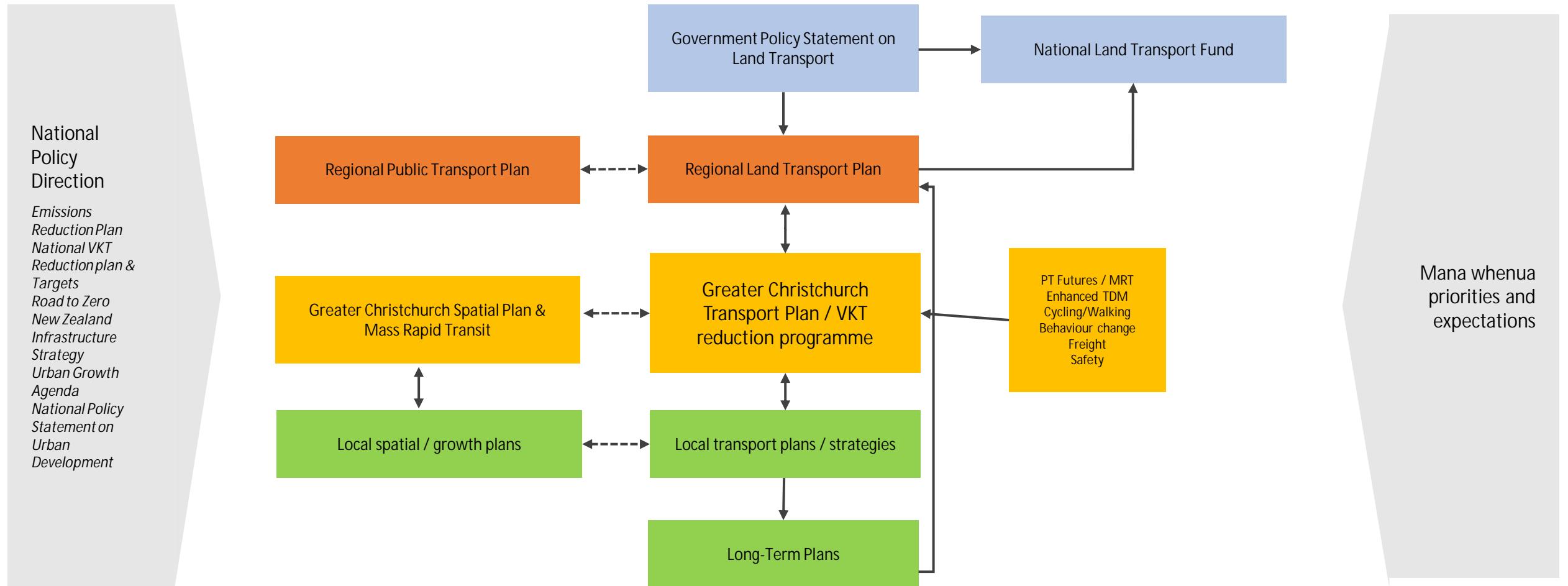
Transport planning and funding context

How projects get on the ground – a slightly simpler picture



Transport Framework

Greater Christchurch context



Transport Programme

	February	March	April	May	June	July	August	September	October	November	December
Government Policy					National VKT Reduction Plan & sub-regional targets to be released					Draft GPS released	Sub-Regional VKT Reduction Plans due
Regional Land Transport Plan (RLTP)	Prepare Draft RLTP									RTC approve draft for consultation	
Regional PT Plan (RPTP)	Prepare draft RPTP								Approve draft for consultation		Public consultation & hearings
Greater Christchurch Spatial Plan	Public engagement	Prepare Draft GCSP	UGP & Partners endorse Draft GCSP		Public consultation, hearings, adopt by end of 2023						
Mass Rapid Transit IBC	Public engagement	Finalise IBC	UGP, Partners endorse IBC		NZTA Board endorse IBC		Develop next steps & funding discussions for DBC process				
PT Futures	Complete review of PT Futures acceleration									Incorporate into Draft RPTP & GCTP	
GCTP & VKT	Initial work Issues, outcomes, objectives, policies, interventions, current investment programme, gap analysis Phase 2 scope			Development of GCTP Address gaps Expand to include policies and interventions to achieve VKT reduction targets Draft GCTP							
Local Transport Plans	CCC reviewing Draft Christchurch Transport Plan										
	WDC preparing draft Waimakariri Transport Strategy					WDC Transport Strategy consultation & adoption					
	SDC preparing Transport Strategy as input to Future Selwyn										



Focus for today



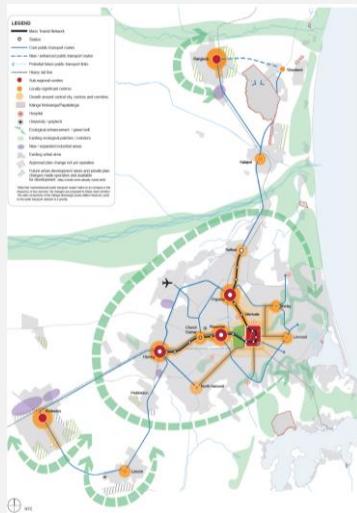
Greater Christchurch Transport Plan and VKT reduction programme update



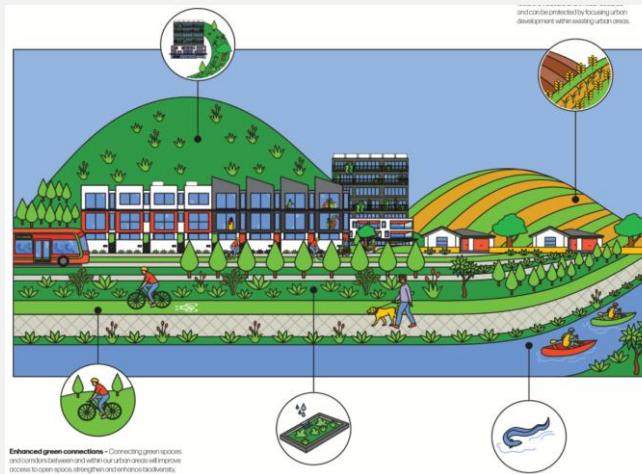
Draft Greater Christchurch Spatial Plan – key moves

The action to take our spatial strategy forward

1. A strengthened network of centres



2. An enhanced and expanded blue-green network



3. The prosperous development of kāinga nohoanga



4. A “turn-up-and-go” public transport service



5. Unlocking the potential of Priority Areas

Priority Areas arising from Te Tiriti Partnership	Priority Areas arising from technical evaluation		
	Priority Development Areas	Priority Area	
Kāinga nohoanga on Māori Reserves and in urban areas		Rangiora Town Centre and surrounds	Eastern Christchurch Area
	MRT Stage 1 corridor	Papanui	
		City Centre	
		Riccarton	
	Hornby		
	Rolleston Town Centre and surrounds		

Greater Christchurch Transport Plan

Our why:

To set out the strategic direction for transport to give effect to the Greater Christchurch Spatial Plan

Our opportunity:



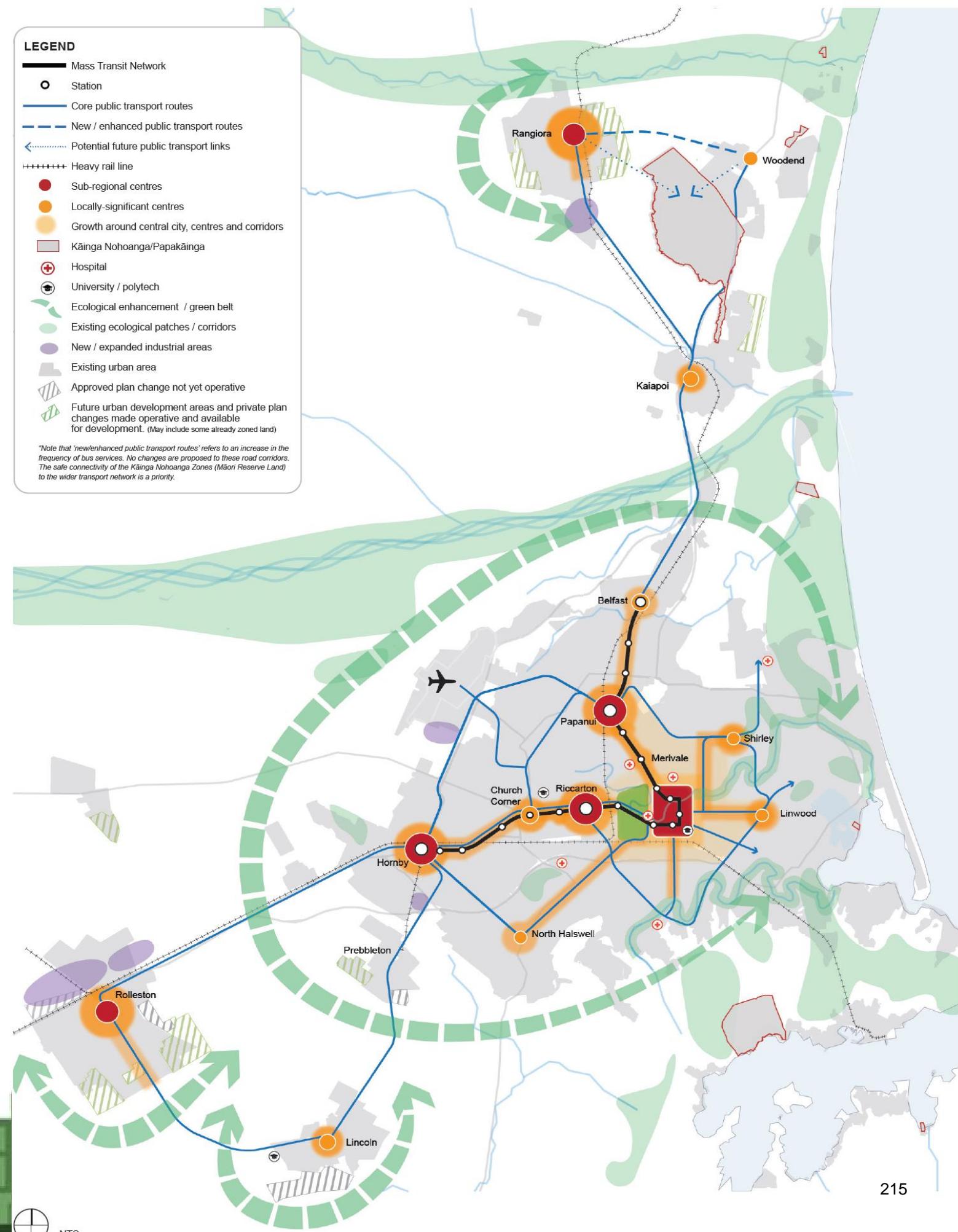
#6

Prioritise sustainable transport choices to move people and goods in a way that significantly reduces greenhouse gas emissions and enables access to social, cultural and economic opportunities

LEGEND

- Mass Transit Network
- Station
- Core public transport routes
- New / enhanced public transport routes
- Potential future public transport links
- Heavy rail line
- Sub-regional centres
- Locally-significant centres
- Growth around central city, centres and corridors
- Kāinga Nohoanga/Papakāinga
- Hospital
- University / polytech
- Ecological enhancement / green belt
- Existing ecological patches / corridors
- New / expanded industrial areas
- Existing urban area
- Approved plan change not yet operative
- Future urban development areas and private plan changes made operative and available for development. (May include some already zoned land)

*Note that 'new/enhanced public transport routes' refers to an increase in the frequency of bus services. No changes are proposed to these road corridors. The safe connectivity of the Kāinga Nohoanga Zones (Māori Reserve Land) to the wider transport network is a priority.



Greater Christchurch Transport Plan progress

First step: Build on existing plans, strategies and business cases to develop a high-level outline of the work the partnership needs to focus on to address key transport issues and gaps in policy.

While this work has somewhat taken a back seat while the Spatial Plan and Mass Rapid Transit Indicative Business Case were being drafted, the good news is that the strategic content has largely been drafted.

Next steps: Address key policy and programme gaps which are primarily related to Vehicle Kilometres Travelled (VKT) reduction.

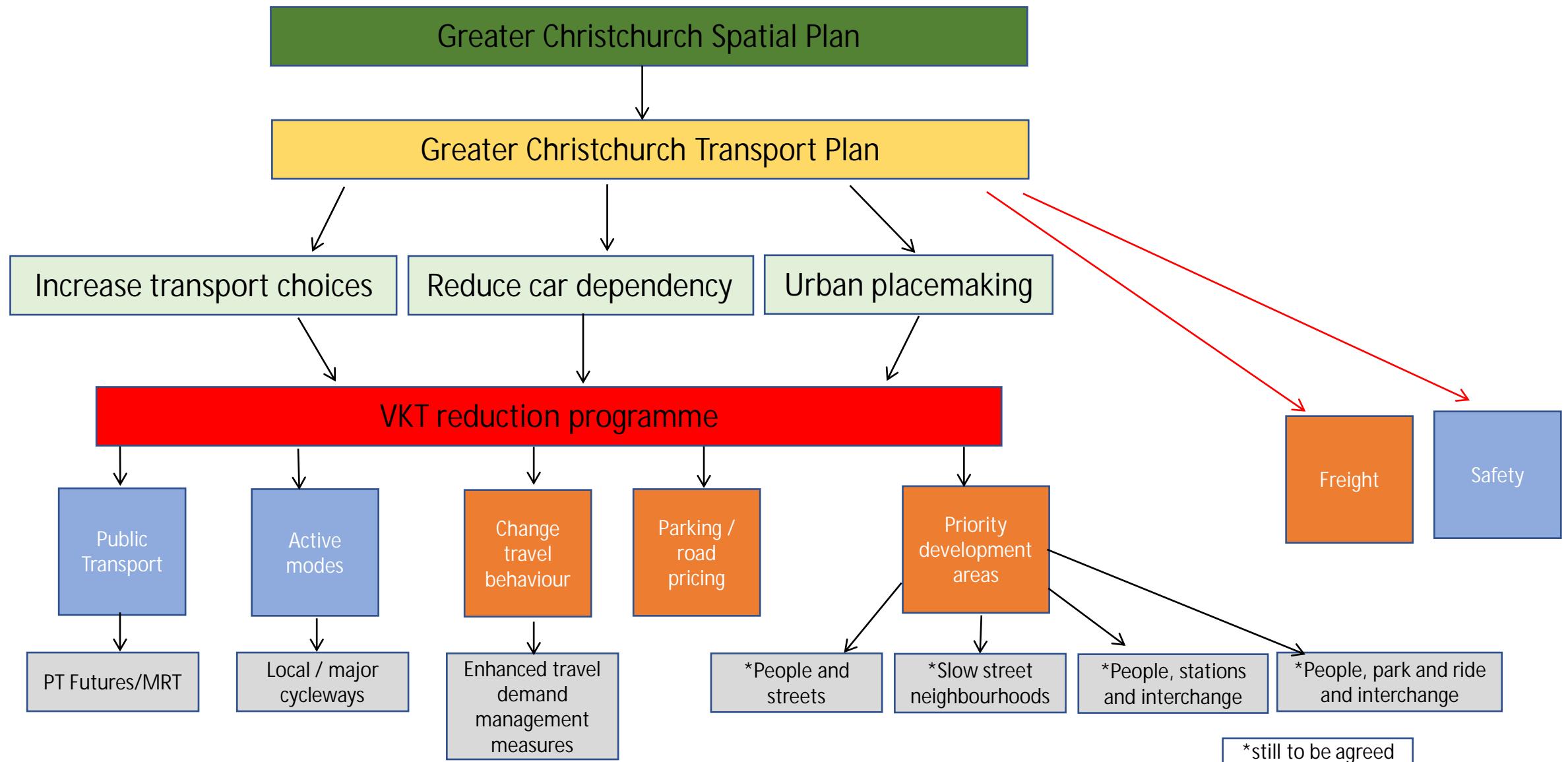


Strategic framework

Key policy and programme gaps

Early stages of work

Work well advanced



National direction on VKT reduction

Government's emissions reduction targets

Targets

The Government has set four transport targets which is approximately equivalent to a 41 % reduction in transport emissions by 2035 from 2019 levels.

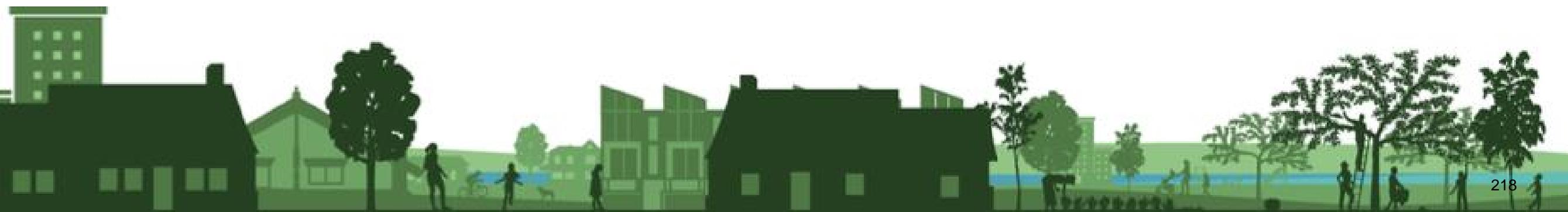
- Reduce total kilometres travelled by the light fleet by 20 % by 2035 through improved urban form and providing better travel options, particularly in our largest cities.
- Increase zero-emissions vehicles to 30 % of the light fleet by 2035.
- Reduce emissions from freight transport by 35 % by 2035.
- Reduce the emissions intensity of transport fuel by 10 % by 2035

Source: Ministry of Environment, Emissions Reduction Plan (2022)

Strategic shifts

This requires three strategic shifts in how we plan and deliver land-use and transport:

1. Shape urban form to reduce the need to use a car
2. Make shared and active transport modes more attractive
3. Influence travel demand and transport choices



Our response

Prioritising VKT reduction

- To meet the national directive to have a VKT reduction programme in place.
- To give effect to the transport direction of the Greater Christchurch Spatial Plan
- The broader focus of the Greater Christchurch Transport Plan (freight, safety, etc.) will continue post development of the VKT programme



Challenges

Meeting the December timeframe is challenging

- We are awaiting further detail on what work will be addressed nationally versus at Tier 1 level
- Project Lead now in place
- Funding from Waka Kotahi to undertake broader programme of work has not yet been confirmed but will be subject to scope and project plan being finalised
- Allowing sufficient time for engagement with GCP Committee and wider partner governance
- Level and timing of public engagement is unclear at this stage
- If funding not received there is very little internal resource and no tagged funding available to complete this work

Next steps for VKT

- Waka Kotahi to confirm further funding as requested in VKT EOI (initial funding of \$200K confirmed)
- Work with project lead to confirm scope and project plan
- Plan governance input and public engagement

