

**Greater Christchurch
Partnership**

Te Tira Tū Tahi
One Group, Standing Together

Joint Housing Action Plan

GCP Committee 8 December 2023

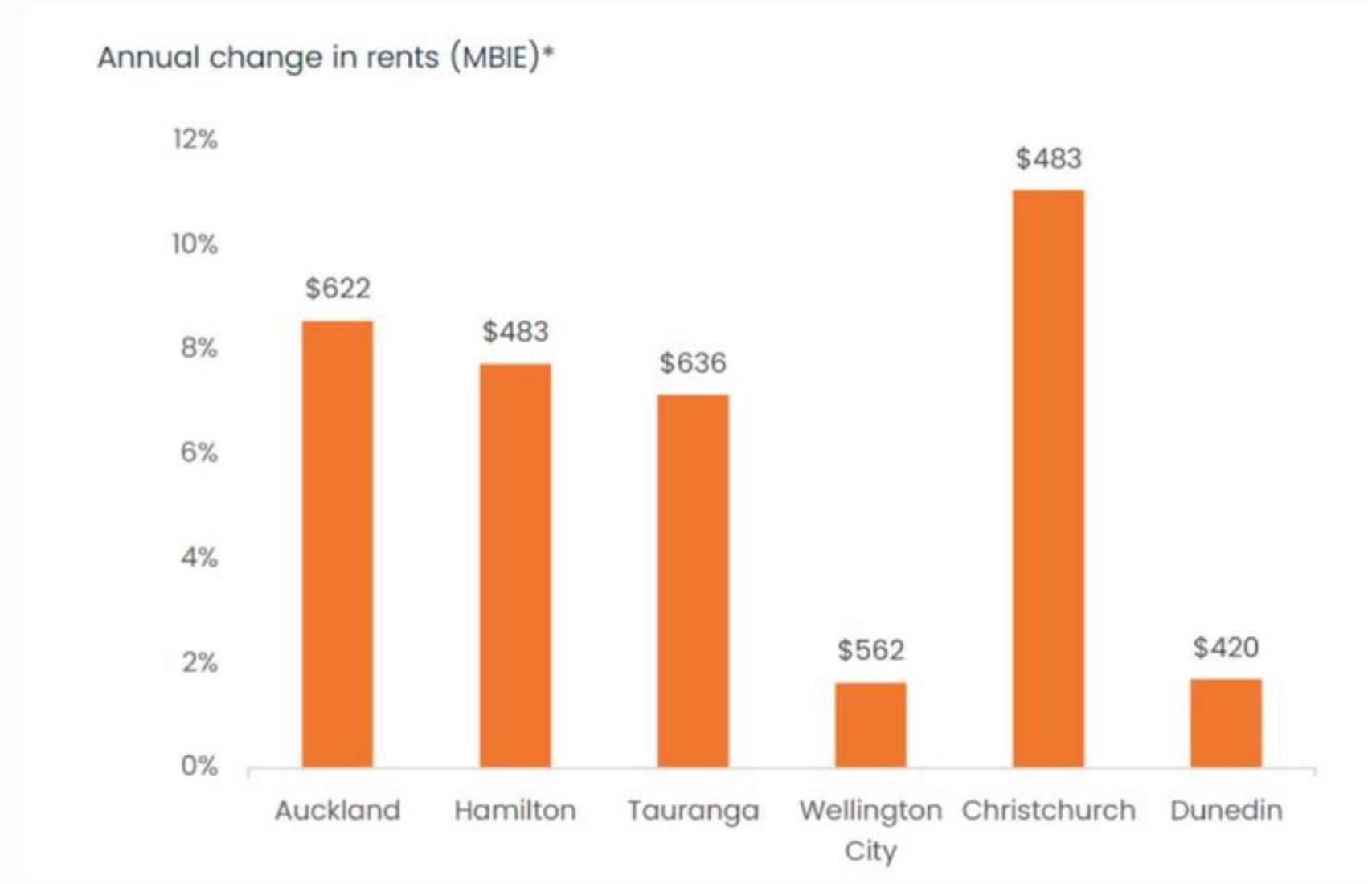
Lucy Baragwanath

NZ's overall housing shortage



The Economist, 6 Sep 2023

House price inflation feeding rent rises – supply is not keeping up



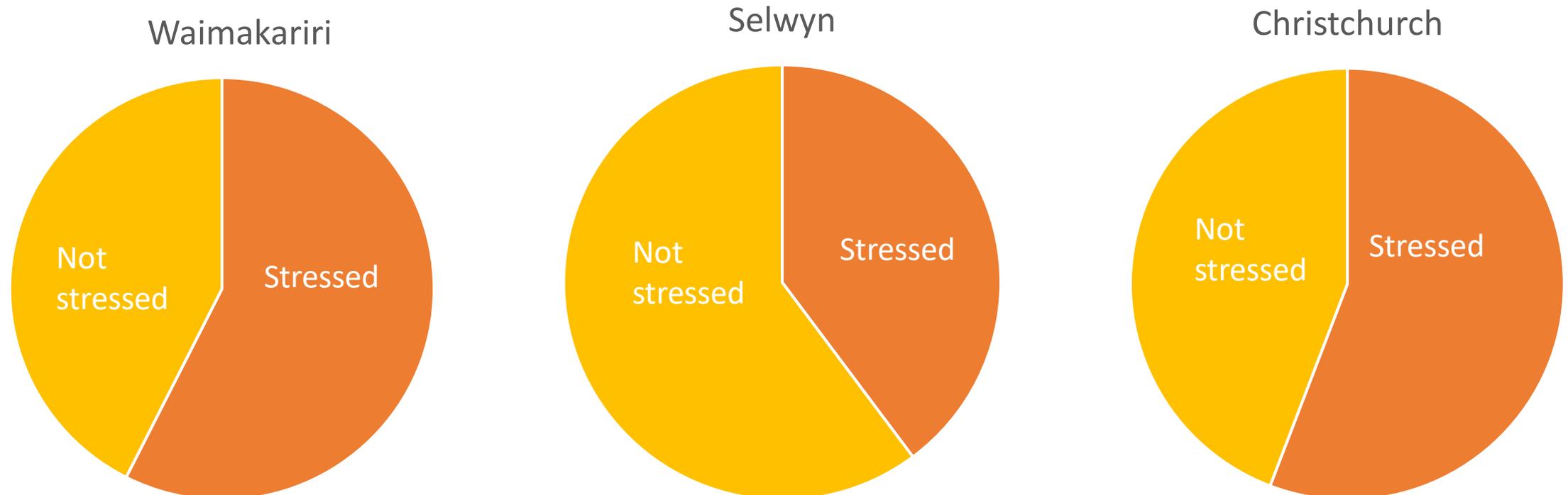
"Wellington and Dunedin have been slower to grow in terms of rents, but Christchurch, Hamilton, Tauranga, and Auckland have accelerated," CoreLogic said. (Source: Supplied)

[Public housing waitlist spikes, over 25,000 households waiting \(1news.co.nz\)](https://www.1news.co.nz)

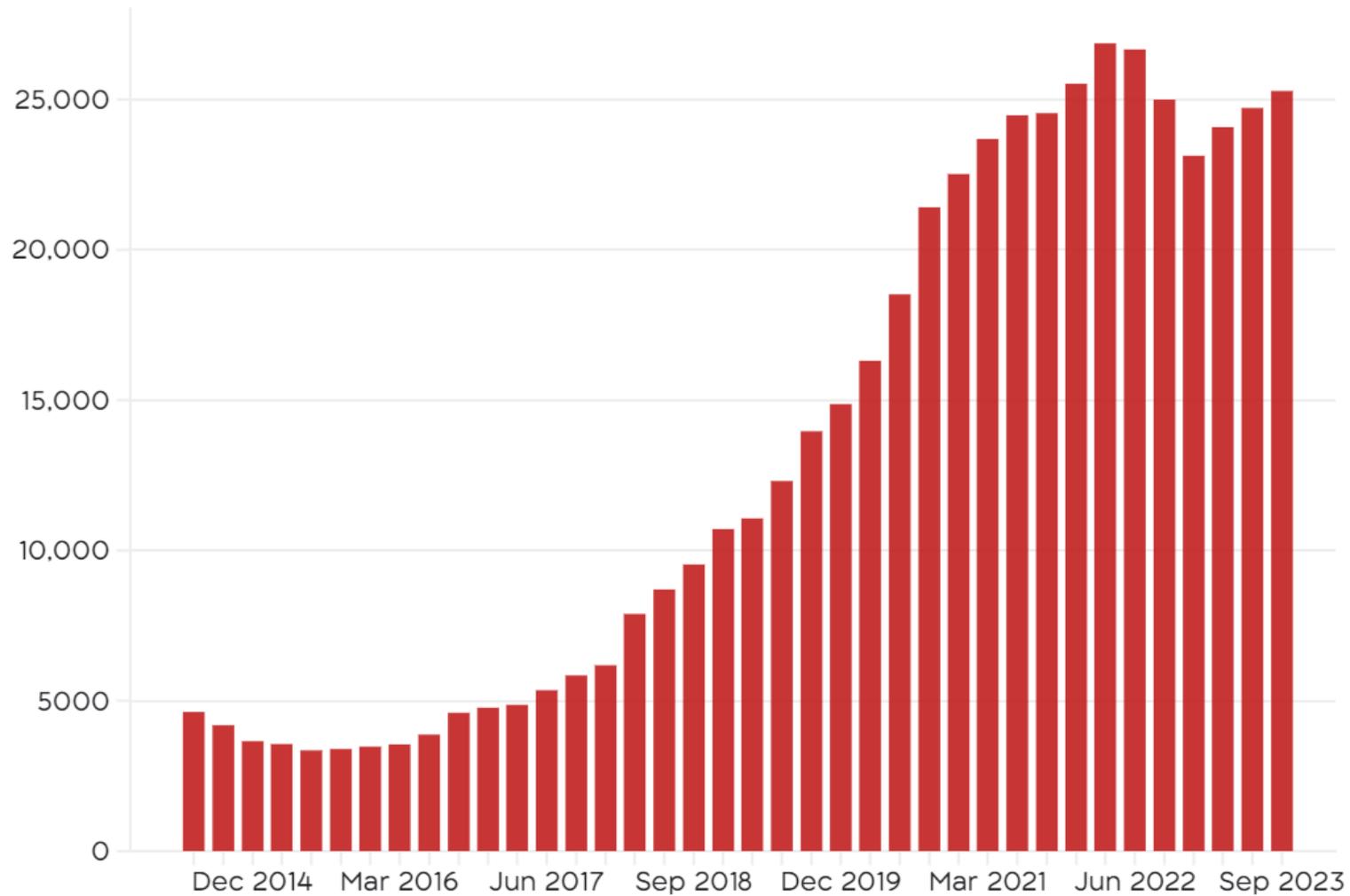
Emergency + Public housing + Housing stress = Total Housing Need

(Mitchell 2021)	Housing stress	Social renters	Other	Total housing need	% of renters	% of all households
Waimakariri	2,500	150	290	2,940	57.8	11.5%
Selwyn	1,670	50	260	1,980	39.8%	8.2%
Christchurch	22,350	7,050	2,480	31,880	55.8%	20.6%

Housing stress as a proportion of rental households in Greater Christchurch

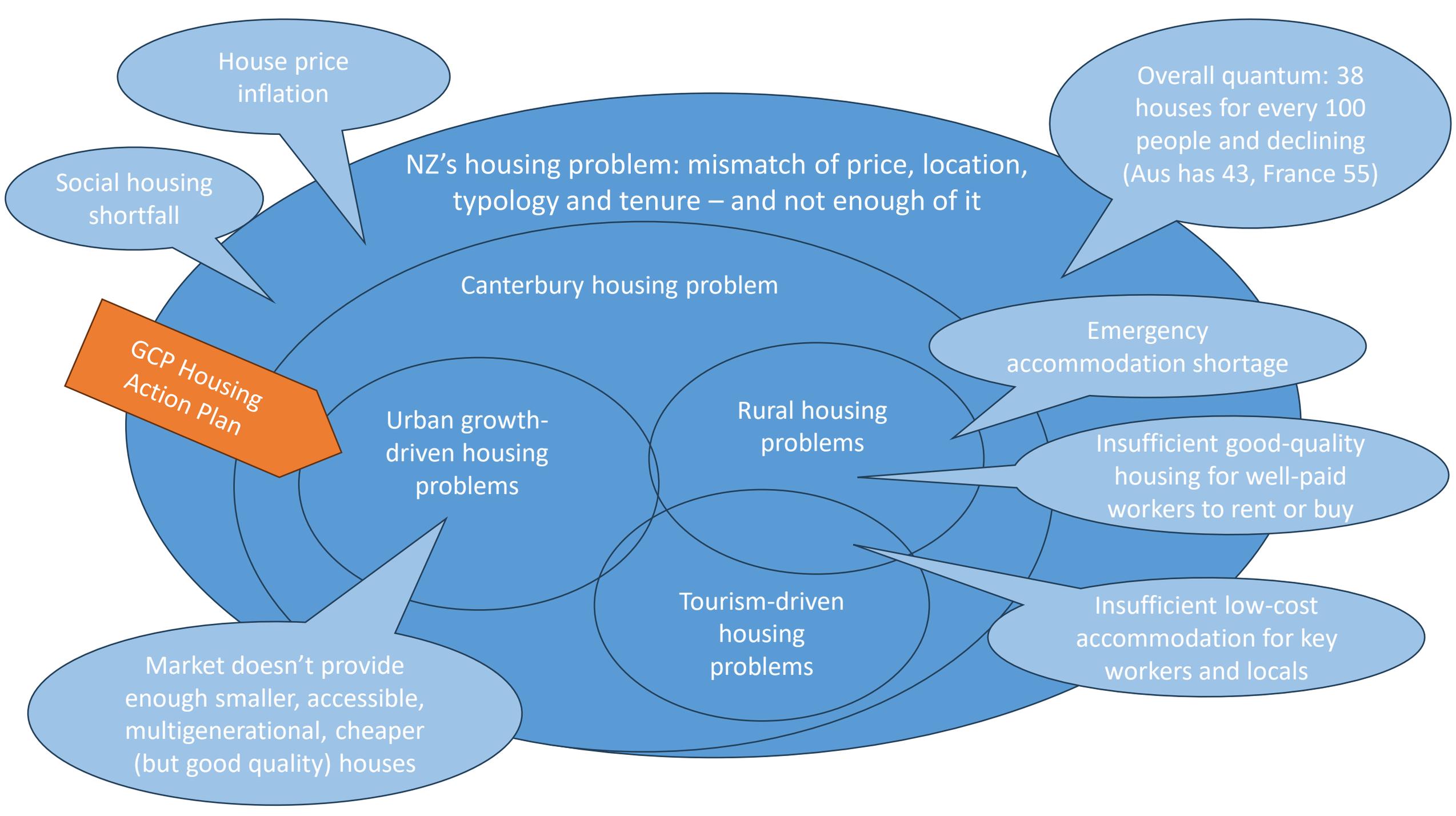


Eligible applicants waiting for public housing



Source: Ministry of Social Development • Chart: 1News

[Public housing waitlist spikes, over 25,000 households waiting \(1news.co.nz\)](https://www.1news.co.nz/public-housing-waitlist-spikes-over-25000-households-waiting/)



House price inflation

Social housing shortfall

NZ's housing problem: mismatch of price, location, typology and tenure – and not enough of it

Overall quantum: 38 houses for every 100 people and declining (Aus has 43, France 55)

Canterbury housing problem

Emergency accommodation shortage

GCP Housing Action Plan

Urban growth-driven housing problems

Rural housing problems

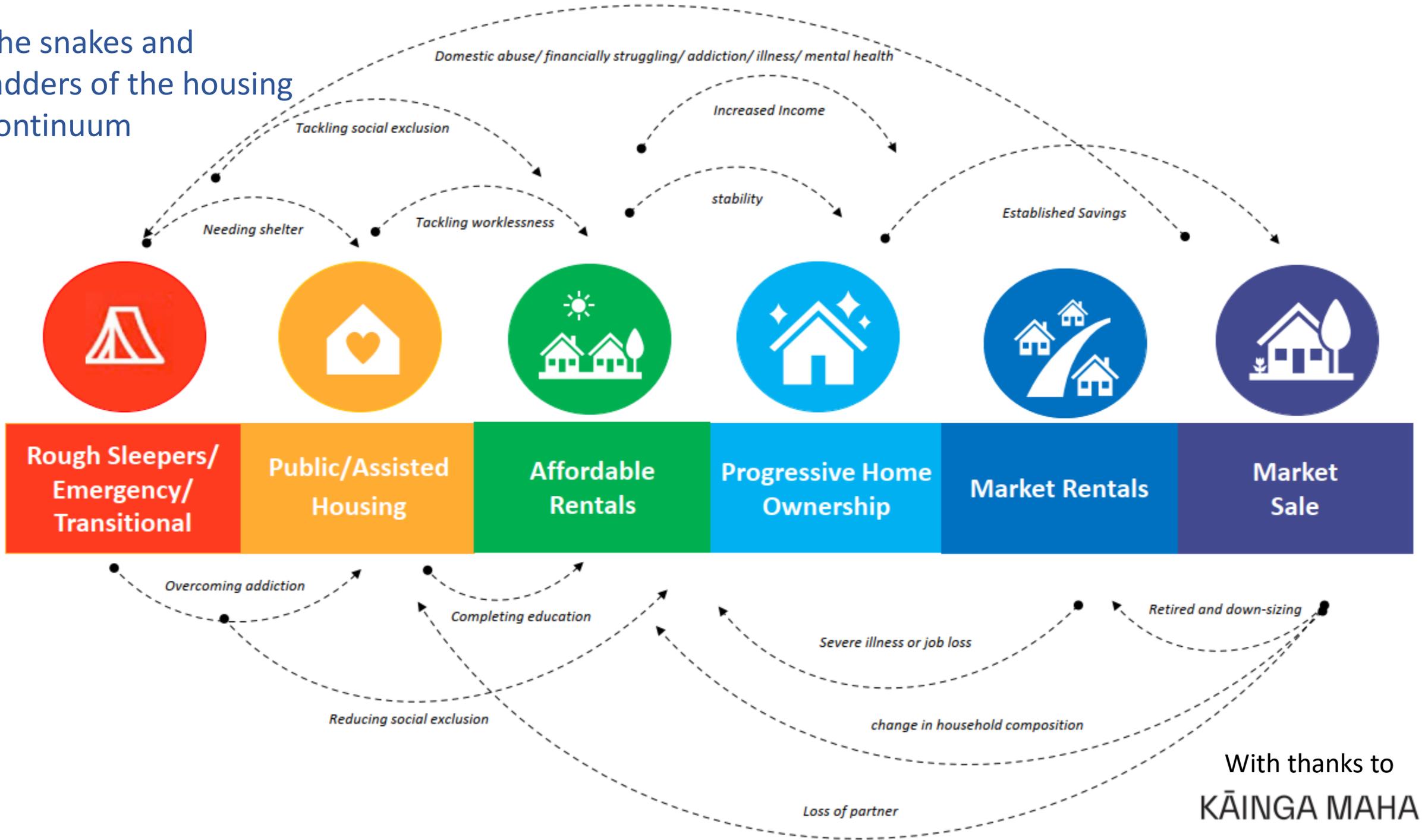
Insufficient good-quality housing for well-paid workers to rent or buy

Market doesn't provide enough smaller, accessible, multigenerational, cheaper (but good quality) houses

Tourism-driven housing problems

Insufficient low-cost accommodation for key workers and locals

The snakes and ladders of the housing continuum



With thanks to
KĀINGA MAHA

Gaps in the continuum:

- ❖ Homelessness (overt and covert)
- ❖ Shortfall in social housing – despite \$\$ spent
- ❖ The growth of the intermediate market – leftwards along the continuum
- ❖ Suboptimal use of housing

Nutshell: Greater Christchurch needs more housing that is good quality, affordable, diverse, and well-located



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Why Greater Christchurch needs a joint housing action plan

- ❖ Overall shortage of housing nationwide
- ❖ Population growth – ‘great migration’ (1300 new arrivals a month)
- ❖ Rising unaffordability – inflation, cost of living crisis
- ❖ Insufficient housing for low and modest-income households
- ❖ Mismatch of supply and demand – tenure (rental), typology (lack of smaller, multigenerational, accessible houses), price (but still good quality)

The GCP Partners have called for action on housing since 2018



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The Joint Housing Action Plan

- ❖ Developed collaboratively
- ❖ Technically feasible
- ❖ Creates outcomes that can't be achieved by individual partners alone
- ❖ Contributes to the provision of affordable, quality, diverse housing
- ❖ Complements other initiatives:
 - ❖ Mana Whenua Kāinga Nohoanga Strategy
 - ❖ Canterbury Mayoral Forum Housing Workstream
- ❖ Requires resourcing and therefore trade-offs

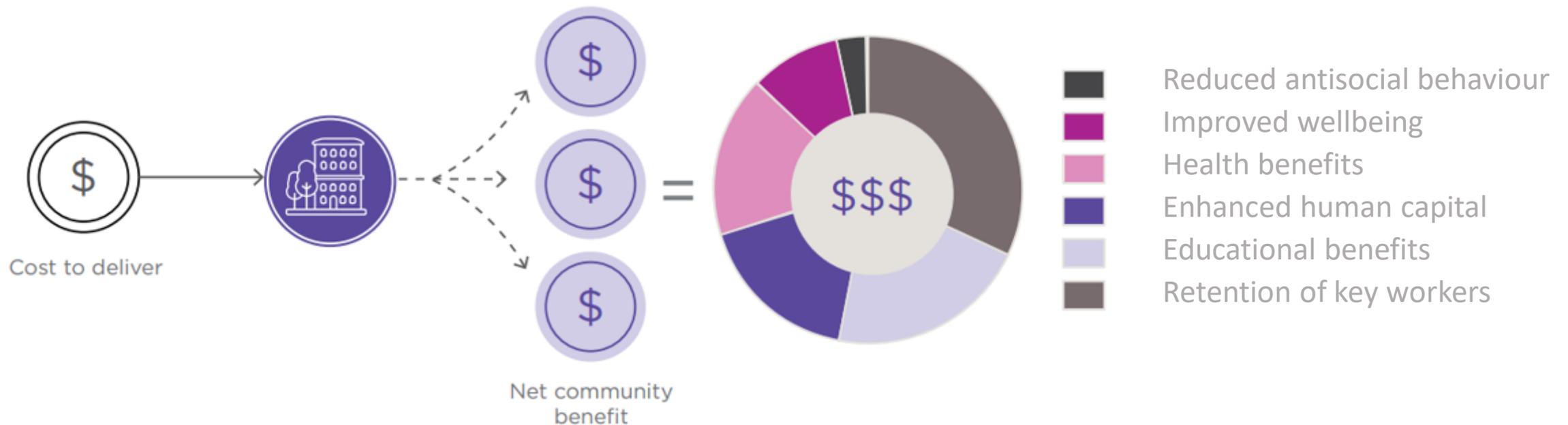


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Why we'd take on the challenge

- ❖ Housing as a fundamental determinant of health and wellbeing
- ❖ Housing as the foundation for well-functioning communities
- ❖ Economic benefits: \$1 spent on affordable housing provides \$3 of community benefit
- ❖ We can make a difference



The Joint Housing Action Plan

Vision: Everyone in Greater Christchurch has access to a healthy, warm, sustainable, affordable home

Phase 1: starting now

Phase 2: follows in 2024

	ACTION
1	Identify publicly-owned sites (Crown and Council) appropriate for affordable housing development across all three council districts; determine what is required to acquire/consolidate
2	Identify mechanisms to enable development of affordable housing on public land
3	Investigate the introduction of inclusionary zoning by all three Councils
4	Investigate and test incentives to deliver affordable housing
5	Investigate expanding development contribution rebates for social housing to all councils; and to include social, affordable rental and progressive home ownership
6	Wider advocacy to influence financial institutions to invest in affordable housing solutions
7	Investigate expanding/mirroring the Ōtautahi Community Housing Trust model, providing charities and CHPs access to finance and land

Questions and discussion



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