



Preliminary Draft

Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone

FACT SHEET 2

Housing

Of the approximately 190,000 dwellings in greater Christchurch, around 91% were damaged as a result of the earthquakes. Thousands of houses and sections are either permanently or temporarily uninhabitable, creating a large demand for other existing houses, for rental accommodation, including social housing, and for new sections. The growing rebuild workforce is further increasing demand for housing. Some displaced households are encountering challenging circumstances trying to find affordable houses.

Housing supply

Housing demand is being met through the construction of new homes, households sharing homes or taking in boarders, residents leaving Christchurch permanently, and purpose-built worker accommodation, and other commercial accommodation.

Under a medium household growth scenario, greater Christchurch will need to accommodate an additional 36,150 households by 2028. The potential Greenfield housing supply (zoned and serviced) during this period is 42,606 Greenfield sections.

This indicates an abundance of Greenfield supply compared with the expected household growth, particularly because some of the household growth is likely to be provided for through infill and higher density housing development.

However, there is a real risk of a significant shortfall of temporary housing for workers and displaced households to 2016/17 as the residential rebuild gathers momentum.

Despite considerable areas of land being zoned for housing and provided with infrastructure, conversion of this land to sections and building of houses is not keeping pace with anticipated demand. There is a need to facilitate delivery of sections and housing through the Land Use Recovery Plan.

Housing choice

As a result of the earthquakes there has been a reduction in housing types available, particularly medium-density types of housing (such as terraces and townhouses) in the CBD and eastern suburbs. A larger proportion of new housing following the earthquakes is low-density Greenfield development. Incentives will be needed to encourage a range of housing types.



Medium-density housing in existing urban areas, particularly around Key Activity Centres, is an economically efficient form of urban development, utilising existing underground infrastructure, public transport and facilities and services.

There has been a significant loss of more affordable housing, social and rental accommodation. Christchurch City Council and Housing New Zealand own or lease more than 8,500 properties in Christchurch. Ninety-five per cent of these properties were damaged, requiring urgent repairs and replacement.

Housing quality

Greater Christchurch needs to remain a desirable place to live, work and visit. Vibrant, enjoyable and comfortable living environments will play an important role in the recovery. Examples include infrastructure and development layouts that promote active transport, inbuilt green technologies such as rainwater tanks, solar-water heating and small-scale energy generation, and biodiversity and attractive landscaping.

New and repaired buildings, and the spaces around them, should promote a distinctive sense of character and identity informed by the environment and local history, including cultural heritage and Ngāi Tahu values.

Challenges for housing

This Recovery Plan and the work arising from it therefore needs to:

- Maintain an overview of Christchurch housing demand and supply
- Increase certainty and reduce risk to shorten decision-making timeframes and reduce costs and prices
- Develop a better understanding of the issues that prevent sufficient supply to the housing market
- Address issues that are not or will not otherwise be addressed by the housing market
- Consider unintended consequences that may arise from decisions or actions that could be taken.

Responding to the housing challenge

The availability and choice of housing and quality of residential areas, limited or inappropriate housing choices for both permanently and temporarily displaced residents, as well as the temporary workforce, are issues that need resolving through a combination of the 15 responses to the three priorities.

Priority 5 – Increase housing supply to meet demand.

R17. Statutory Direction: Amendment as set out in R1 (see Fact Sheet 1) and District Plan amendments.

R18. Statutory Direction: Provide proposed Greenfield land-zoning provisions to the CER Minister in a manner that is aligned with the provision of core public and private infrastructure and services as set out in Annual Plans, Three Year Plans, Long Term Plans and the Canterbury Regional Land Transport Programme.

Selwyn District Outline Development Plan and rezoning provisions for Helpet Park (ODP Area 7), East Maddisons / Goulds Road (ODP Area 10) and Branthwaite Drive (ODP Area 11) to be provided to the CER Minister in 2013.

R19. Territorial authorities review existing residential density and development provisions to identify possible impediments to uptake of current intensification opportunities. Recommend process to the CER Minister to amend provisions to facilitate broader uptake of intensified development.

R20. Establish a process to work collaboratively with housing developers to identify ways to ensure that the timing of supply of sections matches demand (to address land banking), while ensuring associated public and private core infrastructure is provided as it is needed.

R21. Identify suitable government and council-owned land and initiate exemplar projects for redevelopment, especially medium density and/or Brownfield developments, and as a means to incentivise and promote such opportunities to developers and the housing market including through opportunities enabled by associated density provision amendments. This may focus on the 6,000 properties owned and leased by Housing New Zealand, and joint ventures as part of a package to deliver quality social and affordable housing.

Priority 6 – Increase housing choice to support the recovery.

R22. District Councils and CERA to identify and implement methods, in collaboration with developers, that incentivise development of undeveloped land in suitable existing urban areas (such as underwriting development), Infill areas and Greenfield areas (such as plan rules which nullify restrictive covenants), and also consider amending rating policies. This will include assessing the potential for affordable and social housing and the provision of permanent units that can be used for temporary accommodation in the short term.

R23. Statutory Direction: District Councils to review (including costs and opportunities) and provide to the CER Minister any changes to development contributions, policies and provisions to incentivise the delivery of a range of housing types in existing urban areas, particularly as part of comprehensive redevelopment of Brownfield land.

R24. Complete a housing market assessment (in collaboration with MBIE) to better understand present and future housing market supply and demand, to identify the appropriate mix and diversity of housing provision which will assist the prioritisation of existing zoned land and the consideration of whether to increase the density of suitable land.

R25. District Councils to identify and implement programmes through Annual Plans, Long Term Plans and Three Year Plans for public facilities, services and amenity improvements required to enhance redevelopment opportunities around targeted Key Activity Centres.

R26. Work in partnership with local and central government, not-for-profit organisations and the private sector to undertake developments (possibly as public/private partnerships and joint venture projects) that demonstrate economically viable and well-designed medium density housing in appropriate suburban locations.

R27. Statutory Direction: Provide proposed residential or mixed use District Plan provisions to the CER Minister that enable comprehensive developments in existing urban areas, including Brownfield sites on the basis of their size and/or location. Introduce a 'Floating' Zone for comprehensive redevelopments.

R28. Promote cost effective and innovative design, construction and development solutions to enable and support rebuilding.

R29. Statutory Direction: Review and, where necessary, amend District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 873 (Tuahiwi).

R30. Statutory Direction: Review and where necessary provide to the CER Minister amended District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 875 (Rāpaki).

Priority 7 – Restore and enhance the quality and sustainability of housing areas.

R31. Review existing guidance on urban design to ensure it provides clear, comprehensive guidance, and then ensure all development and redevelopment of housing considers such urban design that is made available by the local authority.

For more information

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or visit www.developingchoices.org.nz