Christchurch City Council

CENTRAL CITY RESIDENTIAL PROGRAMME (PROJECT 8011):

Supporting alternative housing approaches and projects

Situation analysis report on the current Central City housing, residents and deficits

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Christchurch City Council

July 2021

19/305743

EXECUTIVE SUMMARY

BACKGROUND

The Central City should be a place for everybody to live, work and play.

Increasing residential activity in the Central City is a priority for the Christchurch City Council (the Council); its Central City Residential Programme (or 'Project 8011') aims to achieve 8,000 households/20,000 people within 10 years (by 2028). Providing a range of affordable and well-designed homes that meet people's needs is integral to attracting a greater number and mix of residents. This is being addressed through a series of projects that address both the supply and demand side of housing within the Central City.

This project, '*Supporting alternative housing approaches and projects*', focuses on residential development that brings a diversity of housing typologies, tenures and price points (including social and affordable) to the Central City.[1] It:

1. Undertakes research, engagement and analysis to identify:
   a. The current Central City housing, residents and deficits;
   b. How the barriers to the provision of alternative housing have been overcome elsewhere in NZ and overseas; and
   c. How the Council can best provide support to help overcome these barriers.
2. Supports active alternative housing providers; and
3. Promotes alternative housing within the Central City.

PURPOSE OF REPORT

This report provides the research, analysis and findings in respect to 1a above, to assist responding to the Council's request for further information on the promotion and delivery of alternative development and housing tenure models. The deficiencies identified in this report (1a) and the ways of overcoming the barriers to alternative housing identified in a separate case study (1b) together inform the Council support mechanisms identified in a separate Findings Report (1c).

METHODOLOGY

This report has involved: a literature review; a residential stocktake survey and associated desk top analysis of the Central City; review and analysis of the 2018 Census data (and subsequent population estimates); and engagement with various alternative housing providers.

SUMMARY AND IMPLICATIONS OF FINDINGS

The key findings and implications are provided in Section 5. Those of particular relevance to supporting alternative housing are noted below.

[1] For the purposes of this project, an '**alternative housing provider**' delivers housing projects of the type which meet significant deficiencies and demand within the Central City via a complementary, alternative approach to the standard market-led, for profit model of housing delivery. '**Alternative housing tenures**' includes those of co-operatives, community land trusts, rent-to-own housing, shared equity schemes and unit titling of land owned in common (such as occupied by shared facilities like outdoor courtyards and laundries).

Current housing situation in the Central City and the implications for alternative models

- ***Typology***: Two-three level terraced housing is the most prevalent housing typology and townhouses (multi-storey duplex, terraced units and multiplex quads) are the most common typology sold over the two years to October 2019. Residential developments are delivering densities in excess of the 50hh/ha required, which will ensure the target of 20,000 Central City residents is met. Although one and two-bedroom units predominate, a lower percentage of the population in the under 15 and the 65+ age groups means we will need more one and two-bedroom units (to meet demand arising from an aging demographic) and more four-bedroom+ (to appeal to families, including ethnicities in which extended families are more common).
- ***Price points***: The majority of households will need housing under $550,000 (for purchase) or $227/week (to rent) to be an affordable option. While developers were building for a market demand strongest in the $450,000-$500,000 range as at November 2019, post-Covid there has been upward pressure on house prices and downward pressure on wages. At the time of the 2018 Census, only 13.2% of weekly rents were under $200, with 59.5% $300+. This means the standard housing and rental markets in the Central City are unaffordable for lower income people, inaccessible and insecure for many, contributing to a preference to live in the suburbs where more 'value for money' can be achieved.
- ***Tenure***: The majority (74.3%) of residents are renters, particularly in eastern and southern neighbourhoods. The provision of a wider range of tenures (e.g. co-operatives, leasehold share ownership and community land trusts) has potential to mitigate barriers to the housing markets in the Central City.
- ***Amenity***: The presence of existing residential amenity in the north-western, north and north-eastern parts of the Central City is driving greater development interest so, where possible, Council support to improve the amenity of non-traditional residential areas in the south would be desirable. Greater attention to site design for multi-unit developments (including consideration of pet ownership) is needed. However, existing family-friendly liveability (particularly in the Residential Central City Zone, noting the schooling options available) is better than generally perceived at present and should be promoted.
- ***Neighbourhood coherence***: Over 80% of residents have lived in the Central City for four years or less. Increasing home ownership above the current 25.7% and continuing to discourage home share accommodation would improve neighbourhood coherence and perceptions of Central City living.
- ***Current alternative housing:*** There is a shortfall of community housing in the Central City, with rising demand for it across the city (200-230 additional social housing units per annum). There is currently no papakāinga/kāinga nohoanga housing and Ngāi Tahu aspires to have more members living in suitable housing. Elderly persons housing and co-housing could also be further supported.
- ***Support for alternative housing:*** One of the most effective support mechanisms for alternative housing providers is access to land. Proactive identification of suitable land is needed, noting pockets of land are currently held under public ownership and future strategic land acquisition may be possible. The provision of funding assistance in various forms is also desirable to help alternative housing providers offset difficulties obtaining finance and the high cost of development within the Central City. Providing design and other technical advice will be of value to alternative housing providers as many are not regular developers.

Alternative housing models and characteristics that would be beneficial to support

Of the range of alternative housing models currently operating in NZ and overseas, Council support to address the deficiencies identified above would be best targeted at those which deliver:

1. Community housing, particularly:
    i. Elderly persons' housing;
    ii. Mixed tenure (i.e. combined market/freehold, assisted and community housing).
    iii. In areas of the Central City other than the north-east, so as to avoid its concentration there.
2. Co-housing.
3. Papakāinga/kāinga nohoanga housing (Māori communal living), irrespective of whether it's located on Māori customary, freehold or reserved land and zoned Papakāinga/Kāinga Nohoanga.
4. High-density development (i.e. an average net density of at least 50hh/ha), in order to meet the target of 20,000 Central City residents by 2028, particularly:
    i. One or two-bedroom, as these are the more affordable typology and are needed to meet demand arising from an aging demographic; and
    ii. More 4-bedroom+, to appeal to young and extended families.
5. Residential development in areas of the Central City (e.g. the north-east) where land prices are likely to be more affordable and poorly maintained and derelict units may provide opportunities for redevelopment in the absence of vacant sites.
6. Longer term occupation, whether through ownership or long-term rental, given the personal and community benefits neighbourhood coherence contributes to residential amenity.
7. Affordable, i.e. units in the $500,000[2]-$550,000[3] range, as per the First Home Loan settings for Christchurch, in light of post-COVID-19 house price increases.

Any Council support through provision of land and/or funding could also target residential development with the following characteristics, in order to encourage high on-site amenity, development quality and desirability:

1. Provision for a private outdoor living space per unit, in addition to any communal space, to at least the minimum requirements of the Christchurch District Plan.
2. Site design that achieves a safe and high amenity public interface and comprehensively designed buildings.
3. Accessibility to parking (dependent on and determined by proximity to public and active transport facilities), given the high rate of car ownership (85% of Central City residents have at least 1).
4. Provision for some pet ownership, whether through requiring fenced private outdoor living spaces and/or body corporate provisions for some sort of (potentially indoor only) pet.

Findings also of relevance to other Project 8011 projects

The above information will be shared with alternative housing providers and the public generally and inform the other Project 8011 projects, particularly *Promoting Central City living*.

[2] For existing properties.
[3] For new properties.

CONTENTS

1. INTRODUCTION

The Central City should be a place for everybody to live, work and play.

Pre-earthquakes, the Central City had a residential population of 7,650. Immediately post-earthquakes, this fell to 4,900 as the availability and choice of homes was significantly reduced, affordable homes in particular, and the growth (and therefore assumed demand) for new housing through infill and intensification faced a notable drop. However, there is evidence that housing demand for Central City living has been increasing since 2014. In 2016 the Central City population had increased to 5,600. The 2018 Census usually resident population count was 5,925[4]. The June 2020 population estimate is 7,170[5], largely absent from the core and confined to the north-western, northern and north-eastern fringes in particular, at varying densities. Providing a range of affordable and well-designed homes that meet people's needs within the eleven Central City neighbourhoods is integral to attracting a greater number and mix of residents to it.

Increasing residential activity in the Central City has been a consistent priority for the Council and Greater Christchurch for many years. The Council's Central City Residential Programme (also known as Project 8011, adopted in September 2018) aims to increase the residential population within the Central City to the Council-mandated target of 8,000 households/20,000 people within 10 years (by 2028). This is being addressed through a series of projects that address both the supply and demand side of housing within the Central City.

Supporting alternative housing approaches and projects (this project) supports alternative residential development projects that bring a diversity of housing typologies, tenures and price points (including social and affordable) to the Central City.

This project takes a simultaneous and three-pronged approach:

1. In response to a Council request for further information on the promotion and delivery of alternative development and housing tenure models[6]: undertaking research, engagement and analysis to identify:
   a. The current Central City housing, residents and deficits;
   b. How the barriers to the provision of alternative housing have been overcome elsewhere in NZ and overseas; and
   c. How the Council can best provide support to help overcome these barriers.
2. Supporting active alternative housing providers within the Council's existing policies and budgets.
3. Promoting alternative housing within the Central City.

This Situation Analysis Report (comprising 1a), along with a case study (comprising 1b), will inform a subsequent Findings Report (comprising 1c).

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[4] 2018 Census.
[5] Statistics NZ.
[6] https://christchurch.infocouncil.biz/Open/2018/09/CNCL_20180913_MIN_2360_AT.htm

2. PURPOSE AND STRUCTURE OF REPORT

The purpose of this report is to assist responding to the Council's request for further information on the promotion and delivery of alternative development and housing tenure models, by addressing item 1a above.

As such, this report includes an explanation of the methodology used and the resulting analysis of the information obtained in respect to existing Central City housing, residents and deficits.

While this report is a technical report only, primarily for the information of staff, the subsequent Findings Report from this project will be made available on the Council's 'Central City reports and updates' webpage containing information resources for Central City developers. It will also inform the other Project 8011 projects, such as *Residential Development Service*, *Promoting Central City living*, *Development opportunities* and *Neighbourhood planning and engagement*. This project is likewise informed by other Project 8011 projects, such as *Funding opportunities and incentives*.

Alternative housing explained

Housing can be considered 'alternative' (i.e. outside of the mainstream norm) by virtue of its development typology, tenure, model of delivery (including funding), method of construction or price, delivering housing with social, environmental, cultural and economic points of difference. Alternative housing tends to provide for and/or appeal to people:

- Who wish to live communally, co-operatively and/or sustainably, potentially with significant design input from themselves to meet their personal needs. These include tangata whenua who wish to live according to cultural traditions on tribal land, in papakāinga comprising marae, housing, facilities and activities which provide for their social, cultural and economic wellbeing.
- Involved in an activity for which specialised housing is provided, e.g. tertiary education-related student accommodation. Student accommodation may involve co-living (i.e. the sharing of facilities like the kitchen, bathrooms and laundry).
- Who wish to combine their place of residence with their place of work or appreciate the benefits of mixed use housing.
- On low incomes unable to afford market prices for purchase or rent.

For the purposes of this project, an '***alternative housing provider***' is one which delivers housing projects of the type which meet significant deficiencies and demand within the Central City via a complementary, alternative approach to the standard market-led, for profit model of housing delivery. These include providers of:

- ***Community housing***, which covers the assisted or non-market end of the Housing Continuum approach embodied in the Council's Housing Policy 2016 and Our Space 2018-2048 Greater Christchurch Settlement Pattern Update. Community housing works alongside private housing in the open market, meeting housing need through a range of assisted and affordable rental and home ownership options. Providers include:
    - ***Emergency housing*** providers The Methodist Mission, City Mission, Women's Refuge and YWCA women's shelter. Emergency housing addresses homelessness and is transitional in nature.

- *Supported/assisted rental housing*: **providers** Kāinga Ora[7], Ōtautahi Community Housing Trust, ComCare, Emerge and Vision West. Also known as '***social housing***', this not-for-profit housing is supported and/or delivered by central or local government, or community housing providers, to help low income households and a range of other disadvantaged groups to access appropriate, secure and affordable housing.
    - ***Assisted/affordable rental and owned housing*** providers New Zealand Housing Foundation and Habitat for Humanity. This housing is targeted at low to middle income households (i.e. those earning up to 120% of median household income) spending no more than 30% of their gross income on rent or mortgage costs. For those on middle incomes, this can be further defined in tenure terms of a median household income being sufficient to affordably purchase a lower quartile-priced house.
- ***Student accommodation***, such as ARA Institute of Canterbury.
- ***Papakāinga housing*** on the land of local iwi, such as Te Rūnanga o Ngāi Tahu, or papakāinga-style housing on leased community-owned land.
- ***Co-housing, co-living and co-operative housing*** communities which, instead of responding to market forces, respond to the specific and diverse needs of the people who are intending to live there and choose an intentional, community-orientated lifestyle, such as the Peterborough Housing Cooperative and the co-housing developments proposed by the Ōtautahi Urban Guild and Whitmore Co-housing Village.
- Other, smaller scale, private ***self-builds***, such as the Buckley Rd Project, or partial self builds, where owners can complete the interior fit-out of a building shell themselves.
- ***Mixed-use housing***.

Supporting ***alternative housing tenures*** includes those of co-operatives, community land trusts, rent-to-own housing, shared equity schemes and unit titling of land owned in common (such as occupied by shared facilities like outdoor courtyards and laundries).

3. METHODOLOGY

Preparation of this report has involved the following:

- A literature review, including of relevant strategic documents, real estate portals and Real Estate Institute New Zealand (REINZ) material. Observations about the existing Central City housing stock and residents have also been drawn from relevant Council sources, including material produced by other Project 8011 projects and data relating to building consents, home share accommodation, dog registration and resident surveys.
- A residential stocktake survey undertaken in the latter half of 2019 has been used to understand the make-up and characteristics of the current Central City housing stock. The Central City was physically surveyed with data collected using a mobile information collection platform (Fulcrum). Data collected included housing typology, building location, building condition, outdoor living space provision and parking space provision. A desk top analysis of the Central City was then undertaken to supplement the results of the survey.
- Review and analysis of the 2018 Census data and subsequent population estimates was used to draw observations of the existing Central City housing stock and residents.
- Engagement with various alternative housing providers has been used to obtain further insights, understand the current housing ecosystem in the Central City and identify where there is opportunity to further support alternative housing approaches and projects.

[7] Formed in October 2019 from Housing New Zealand, its development subsidiary HLC and the KiwiBuild Unit.

4. THE CURRENT SITUATION

4.1 CENTRAL CITY HOUSING

The 2018 Census indicates a total of 3,825 dwellings within the Central City, including private and non-private, occupied and unoccupied and those under construction.

The residential stocktake survey undertaken by the Council to attain a better picture of the current housing offering in the Central City puts this figure at a comparable 3,893.

4.1.1 Alternative housing

Alternative housing within the Central City is limited at present.

Community housing

Prior to the earthquakes, there was a significant stock of boarding houses within the Central City (particularly around the Inner City East area). These boarding houses filled a gap in the market for affordable, bed-sit type accommodation, particularly for lower socio-economic groups or people experiencing housing 'shocks' (e.g. resulting from divorce or bankruptcy).

As a result of the earthquakes, many of these boarding houses have been demolished and not rebuilt, given boarding house use of a new build is not as feasible as in a near-end-of-life building, reducing opportunities for affordable rental accommodation in the Central City. Boarding house accommodation for single men and lower socio-economic groups experiencing housing 'shocks' (e.g. divorce or bankruptcy) has accordingly been identified as a deficiency by NGO social housing providers (University of Canterbury, 2012).

Community housing providers have identified a growing shortfall of community housing generally in the Central City, including affordable rental accommodation, assisted ownership (to bridge the gap between social housing and lower-end market housing), mixed tenure and one-bedroom units. In recognition of this, Kāinga Ora has, between 2015 and 2019, established 66 new social housing units comprising: 17-unit and 30-unit apartment buildings on Barbadoes and Worcester Streets respectively; eight terraced units on Bealey Avenue; and a mixed tenure development on Manchester Street with 11 community housing units. These units have added to the existing Kāinga Ora social housing stock of approximately 52 residential units. The government's new Public Housing Plan notes an aim to have built around 10,000 new public and transitional houses in Canterbury between the 2017 election and the end of 2024, although the number within Christchurch's Central City is unspecified. The government expects community and iwi housing providers to assist where Kāinga Ora is unable to deliver and local government to complement this work by providing delivery in some places, especially where they have land and plans ready to go for new housing[8].

The stock of Council-owned community housing in the Central City is limited to Airedale Courts (74 units) and the Gloucester Courts (20 units), all of which are leased to the Ōtautahi Community Housing Trust.

Whilst churches are a key community housing provider outside of the Central City, there is little in the way of church-delivered or managed community housing, or vacant developable church land

[8] https://www.newsroom.co.nz/ardern-lays-out-path-to-18000-more-state-homes

within the Central City. The Christchurch Methodist Mission currently provides eight units on Hagley Avenue and the Oxford Terrace Baptist Church has Resource Consent for 11 units on their Central City site. A 'Youth Hub' is also currently proposed within the Victoria neighbourhood (north-western aspect of the Central City) on a large plot of land bought by Anglican Care. The proposal includes sheltered living accommodation (22 beds) and six residential units.

The City Mission currently provides emergency housing at two Central City locations, including a 30-bed men's shelter, a 10-bed detoxification unit and a 12-bed women's shelter. Redevelopment of its Hereford St complex over the two years from April 2021 will add a new three-storey, 15-bedroom transitional housing unit which is expected to fill a "missing and important intermediate step" in helping move people from emergency accommodation into permanent housing[9]. YWCA Christchurch also provides a nine-bed women's shelter within the Central City (Council-owned).

As shown in Figure 10 in Section 4.1.9, the proportion of households using social and emergency housing is relatively comparable to that of the wider Christchurch (9% of Central City households live in social or emergency housing whilst 8% of households in Christchurch do). Social and community housing is largely concentrated in the north-eastern part of the Central City, as shown in Figure 1 below.

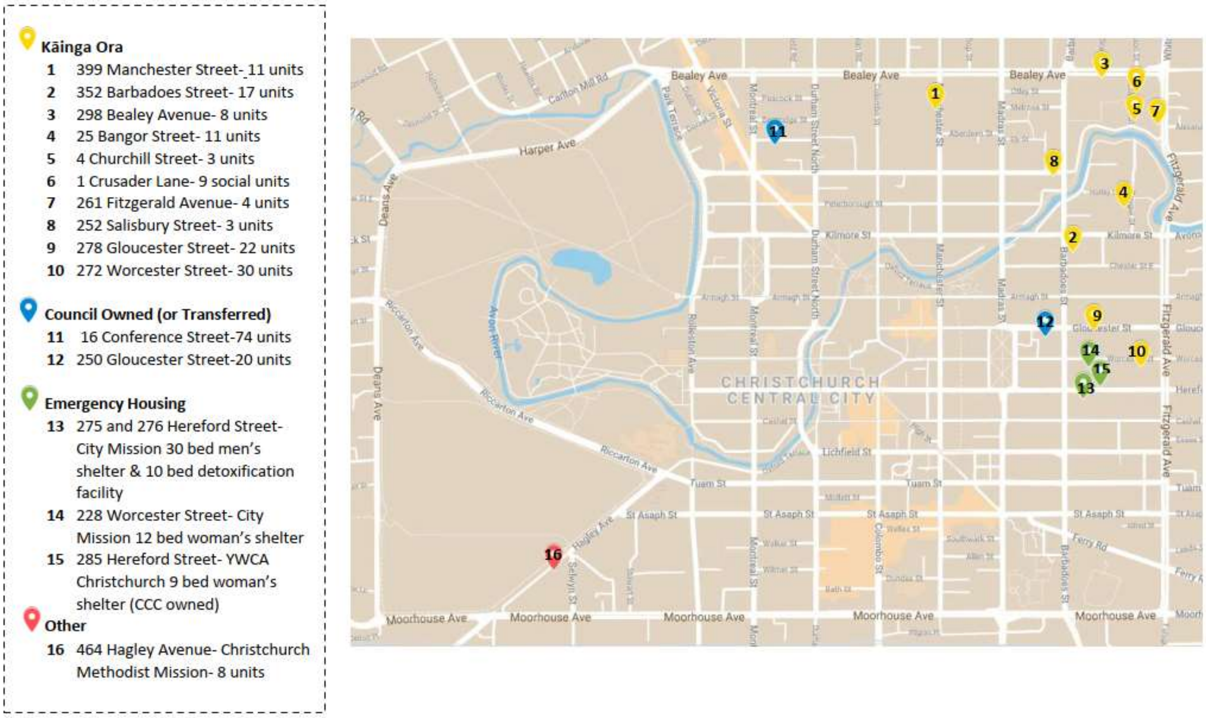

Figure 1: Community and emergency housing within the Central City.

Elderly persons' housing

Within suburban areas, the Christchurch District Plan has specific provisions for elderly persons' housing, enabling a high-density of development where a group of units is developed for persons over the age of 65 years and encumbered by a legal instrument to that effect.

Within the Central City, there are no specific provisions for elderly persons' housing, perhaps owing to the fact that a higher density of development is provided for and anticipated. As noted in Section

9 https://www.pressreader.com/new-zealand/the-press/20210415

4.1.2 below, while 70% of Central City housing is currently one and two bedroom units likely to appeal to the elderly, the overview of future housing demand for Greater Christchurch notes that its aging population will generate significant growth in the number of one person and couple-only households and demand for smaller dwellings. Of the 12% of the Life in Christchurch (Central City) Survey 2019 respondents who would consider moving to the Central City in the next one or two years and further 14% once the rebuild is complete, many said they would consider it on downsizing after their children left home or on retirement. More one and two bedroom units will therefore likely be needed in the Central City.

Within the Central City, there are specific rules pertaining to rest homes. Presently, there are three rest homes and retirement villages located within the Central City, all within its northern aspect:

- Resthaven Lifecare - approximately 49 bedrooms with several independent units.
- Maryville Courts Retirement Villas - approximately 68 independent units.
- Radius St Helenas Rest Home and Hospital Care - approximately 53 bedrooms.

Ryman Healthcare has announced plans to develop a large-scale new retirement village on two sites overlooking Hagley Park in the Victoria neighbourhood. The larger of these sites was previously used by Anglican Care as the Bishopspark Retirement Village.

Student accommodation

Compared to other New Zealand cities such as Auckland and Wellington, Christchurch has a very small amount of designated Central City student accommodation. This is largely due to the city's largest tertiary education provider (University of Canterbury) being located outside of the Central City, as is Lincoln University.

However, the Central City has a number of other smaller education tertiary providers, including the Otago University Christchurch Campus, Yoobee, Ara Institute of Canterbury (Ara) and the New Zealand Broadcasting School. A hub of student apartments (Ōtautahi House) is located in the south-eastern aspect of the Central City in proximity to Ara. Ōtāutahi House includes 36 apartments for 192 Ara students, with preference given to full-time students relocating from outside of Christchurch to study. It encourages its approximately 1,800 international students per year to stay with a homestay family, not all of which would be in the Central City. 136-room student accommodation is proposed in respect to the Huadu International language school on the former Christchurch Court House site.

Students unable to be accommodated by the tertiary education providers at which they are studying would otherwise travel from elsewhere in the city. Section 4.1.12 indicates that, although rental properties predominate in the Central City, there are lower numbers of larger four-bedroom+ units likely to appeal to students wanting to live together to share rental costs which are slightly higher than in wider Christchurch.

Other than the Council incentivising the provision of more four-bedroom+ units by alternative housing providers where possible, responsibility for the provision of student accommodation should lie with tertiary education providers.

Co-housing

A few privately-led co-housing developments exist in the Central City.

The Peterborough Housing Co-operative development is located within the north eastern aspect of the Central City. The original development was extensively damaged in the Canterbury earthquakes and has recently been re-built. The new development comprises 14 clustered units (a mixture of one, two, three and four-bedrooms, completed in October 2020), and a common house (with kitchen, lounge and meeting room, completed in November 2020), courtyard and parking area. A shared workshop and bike storage and garden sheds are also proposed. The development has a co-operative ownership structure with options to either buy or rent. As a co-housing development, there is a strong focus on building intentional community.

As a result of COVID-19, the Dorset House guest accommodation facility is currently being rented and occupied as a co-living community (Windrose House), with the occupants collectively responsible for the house and choosing new tenants for the 20 rooms.

Stemming from the Christchurch Central Recovery Plan (CCRP) and its vision for the private sector to deliver a residential project that showcases new ways of living in the Central City, an attempt was made to develop co-housing with 150-220 residential units on the 8000m² block of Crown-owned land on the corner of Gloucester and Madras Streets, known as Madras Square. This has been unsuccessful due to an inability to secure funding for purchase of the land when necessary. The development proponents are nevertheless looking for an alternate site.

Papakāinga/kāinga nohoanga

The Christchurch District Plan identifies Papakāinga/Kāinga Nohoanga Zones on some of the areas of traditional settlement of the Papatipu Rūnanga who represent those who hold mana whenua over land in the Christchurch district. Papakāinga can be used to describe traditional forms of Māori communal living on ancestral or tribal lands, although Ngāi Tahu use the term kāinga nohoanga. Within this zone, land which has the status of Māori customary[10] or freehold land[11], or Māori land reserved for communal purposes[12], under Te Ture Whenua Māori Land Act 1993 is able to be used or developed as papakāinga/kāinga nohoanga.

While there are no instances of the Papakāinga/Kāinga Nohoanga Zone within the Central City at present, the possibility exists under the Christchurch District Plan of applying this zone to any Māori customary, Māori freehold or Maori land reserved for communal purposes under Te Ture Whenua Māori Land Act 1993 either presently or in the future. Ngāi Tahu can also acquire and develop land for Māori communal or general living not zoned Papakāinga/Kāinga Nohoanga, e.g. the former Christchurch Women's Hospital site at 885 Colombo St[13].

4.1.2 Typologies

Figure 2 below provides an illustrative example of each of the ten housing typologies surveyed. The results of the survey indicate that terraced housing is the most prevalent housing typology within the Central City (32.2% or 1,254 units). This was followed by mid-rise apartments (969 units or

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[10] Māori customary land means land that is held by Māori in accordance with tikanga Māori and therefore has the status of Māori customary land under S.129 of Te Ture Whenua Māori Land Act 1993.

[11] Māori freehold land means land, the beneficial ownership of which has been determined by the Māori Land Court by freehold order and therefore has the status of Māori freehold land under S.129 of Te Ture Whenua Māori Land Act 1993.

[12] Māori land reserved for communal purposes means Māori freehold land or general land (land other than Māori freehold land beneficially owned by a Maori or by a group of persons of whom a majority is Māori) reserved for communal purposes for the common use or benefit of the owner/s under S.338 of Te Ture Whenua Māori Land Act 1993.

[13] https://www.stuff.co.nz/business/property/124777055/affordable-housing-proposed-for-empty-site-in-central-christchurch

24.9%). 20.6% (805 units) of the surveyed houses were standalone units and 14.6% (570 units) were duplex units.

Figure 2: Examples of the ten housing typologies surveyed.

As shown in Figure 3 below, there are very few high-density, high-rise developments across the Central City, with just 93 units (four developments) identified. Whilst the Christchurch District Plan permits residential activity across the Central City, the number of mixed-use buildings is also relatively low (containing approximately 51 units in total). The least common housing typology is mobile dwellings, with the survey indicating only four mobile homes across the Central City.

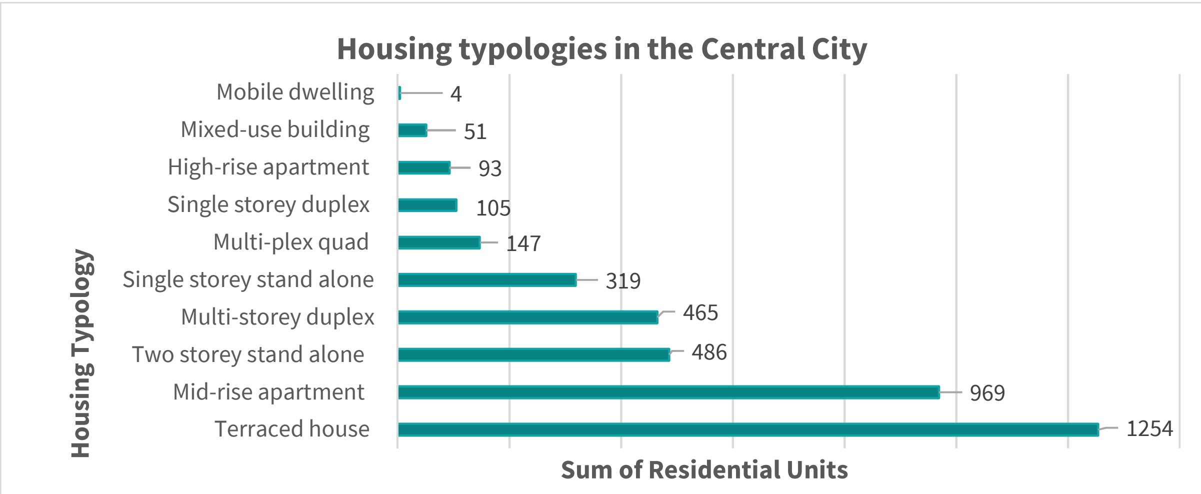

Figure 3: Housing typologies of residential units in the Central City.

The 2018 Census indicates that there is a dominance of two-bedroom residential units in the Central City (47% or 1,353 units), followed by one-bedroom units (23% or 657 units) and three-bedroom units (21.9% or 624 units). A total of 141 four-bedroom units were recorded (4.9%) and just 75 units with five or more bedrooms (2.6%).

House typology and size can influence the nature of occupants. The lack of diversity in both typology and size are two of the ways in which the standard market-led, for profit model of housing delivery is not meeting the needs of or attracting certain demographics to the Central City. As this report subsequently shows, these include families with children and non-European ethnic groups that more commonly live in extended families (such as Māori and Pacific Islanders). Other demographic groups whom community housing often serves - the elderly and low income earners who require affordable (generally smaller size) housing – may be better served by the current predominance (70%) of one and two-bedroom units.

However, the overview of future housing demand for Greater Christchurch notes that there will be a significant increase in the demand for smaller dwellings and multi-unit developments (which typically have fewer bedrooms and have a higher propensity to be rented). As the majority of alternative housing providers tend to provide a range of at least one to three-bedroom units, to meet individual housing needs and/or community-building objectives, they have the potential to contribute to the diversity of housing typologies within the Central City. Where possible, Council support could therefore incentivise the provision of unit sizes in which there are deficiencies, being one or two-bedroom units (as these are the more affordable typology and are needed to meet demand arising from an aging demographic) and four-bedroom+ units (to appeal to families).

4.1.3 Location

As shown in Figure 4 below, 1,530 (40%) of dwellings within the Central City are located within the Residential Central City Zone to the north of the Ōtākaro-Avon River. 1,137 (30%) and 768 (20%) are located within that zone to the north-east of Latimer Square and west, on the eastern fringes of Hagley Park, respectively. Consistent with historic patterns of residential zoning and development, these are relatively 'residentially intact' areas, with varying levels of residential amenity.

Despite some new residential development emerging in the South Frame (e.g. Atlas Quarter), there is still a relatively limited 222 (6%) dwellings to the south of 'the core', within the two mixed use zones. Observations indicate that large parts of this area do not currently have the physical amenity to foster residential development (i.e. a prevalence of business signage; an absence of soft landscaping; areas of underdevelopment and a distinct commercial and industrial feel).

There was also a low proportion – 153 dwellings (4%) - of residential development within the Central City 'core', although over 172 new residential units have now been built by Fletcher Living in the One Central development.

Where possible, Council support that incentivises alternative housing provision in the mixed use zones in which residential development is low (including via public realm improvements identified through the neighbourhood planning and engagement project) would assist in realising the potential of these areas for residential activity. As Figure 1 in Section 4.1.1 shows, more community housing is needed in areas of the Central City other than the north-east, so as to avoid a concentration there and provide affordable housing throughout the Central City.

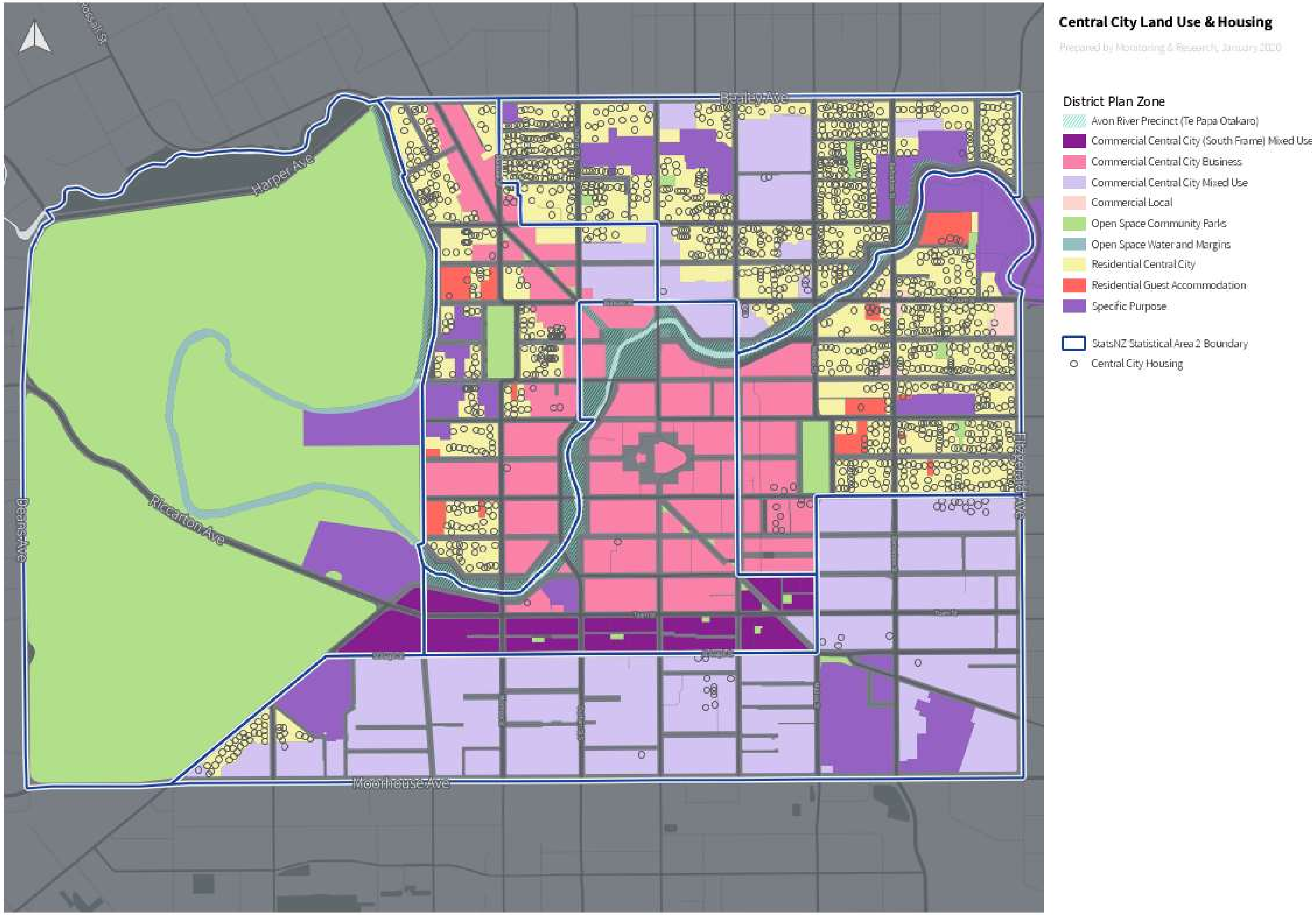

Figure 4: Distribution of residential units across the Central City, with each black circle representing a data collection point or residential building.

4.1.4 Neighbourhood character

As part of the Council's Central City Residential Programme, 11 Central City neighbourhoods have been identified, generally aligned with the areas covered by neighbourhood groups/residents' associations where they exist. Some neighbourhoods are well established and others are relatively new, each with their own unique characteristics (refer Appendix 1).

Where possible, Council support that incentivises alternative housing provision in the more commercial and mixed use-focussed Core, Latimer and Inner City East, South East, Central City South and Hagley neighbourhoods would assist realise the potential of these areas for residential development.

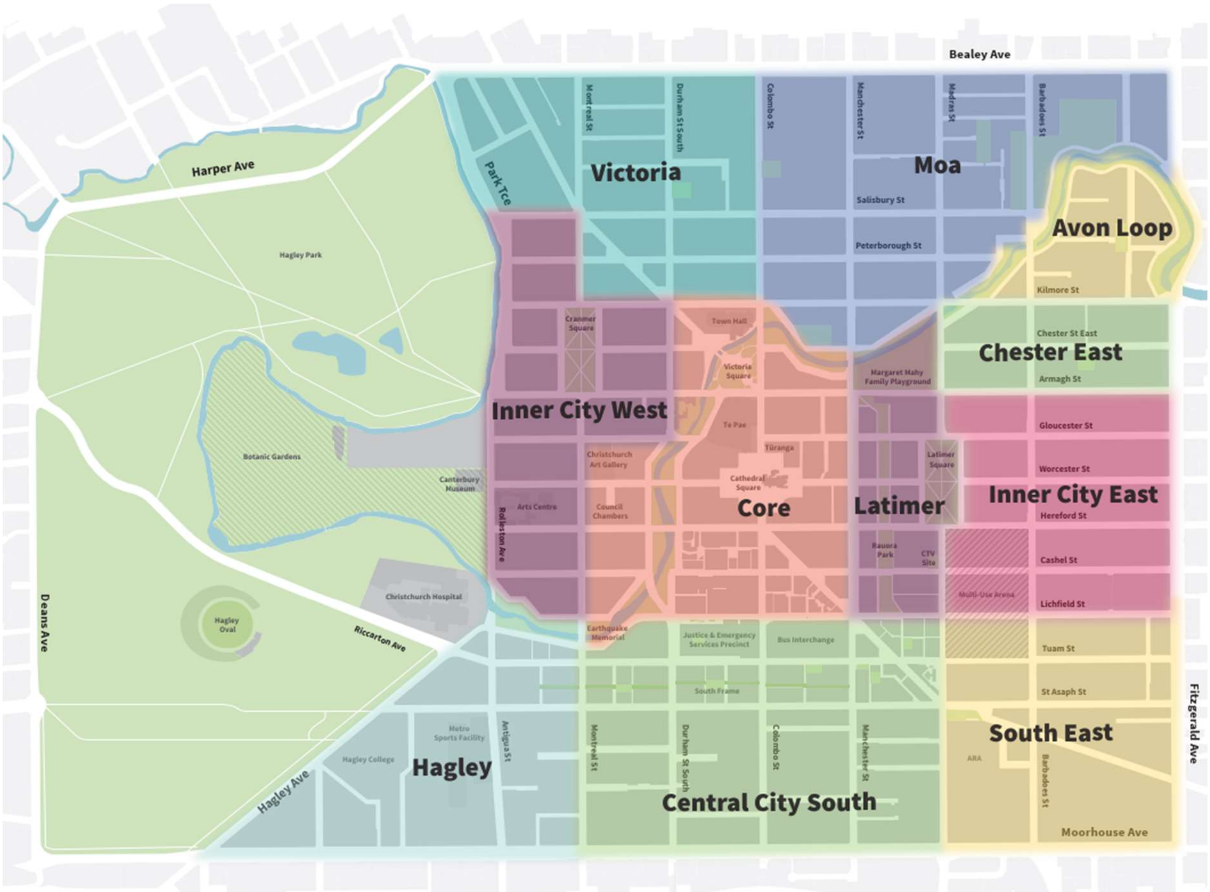

Figure 5: Central City neighbourhoods.

4.1.5 Housing stock condition

The Council's residential stocktake survey undertaken in late 2019 noted the majority (81% or 3,156) of the Central City's residential units as 'well maintained'. 322 units were 'adequately maintained' and 312 developments were 'under construction'. Only 23 of the surveyed developments were recorded as 'poorly maintained' and 69 as 'derelict'.

The recorded 'poorly maintained' and 'derelict' units were largely concentrated within the Inner City East area of the Central City. These units, along with the more affordable land prices in this area of the Central City likely provide the best opportunities for redevelopment by alternative housing providers in the absence of vacant sites.

Further to this, the 2018 Census indicates that only 13.2% of residential units in the Central City have mould evident, whilst the majority (87.1%) have none.

4.1.6 Parking and open space provision

One of the Central City deficiencies identified by NGO social housing providers not long after the earthquakes was family-friendly housing, a big turn off being a lack of on-site parking provision. However, for the vast majority of units surveyed (91% or 3,562 units) in late 2019, parking demand did not exceed capacity, meaning sufficient on-site parking was provided.

While on-site parking is less likely to be needed for community housing due to a lower rate of car ownership, and for co-housing due to potential for car-share facilities, the Council could nevertheless consider supporting alternative housing projects with accessibility to parking (dependent on and determined by proximity to public and active transport facilities), given the high rate of car ownership (85% of Central City residents have at least 1).

For each of the surveyed units, observations were also made about the provision of outdoor living space. Despite public perception expressed by survey respondents[14] around the lack of sufficient land/garden, including the use of balconies, the stocktake survey results indicate that private yards/gardens are the most common form of outdoor living space within the Central City, followed by open and recessed balconies. Shared space/courtyards were the least common type of outdoor living space observed.

Outdoor living space is more likely to be provided communally by both community and co-housing to foster community among their residents. Support for developments that provide a private outdoor space living space per unit (in addition to any communal) to at least the minimum requirements of the Christchurch District Plan will nevertheless help counter perceptions about insufficient provision of private outdoor space by the public generally.

4.1.7 Density

Under the Christchurch District Plan, density is defined as follows:

- High: achieves an average net density[15] of at least 50 households per hectare (50hh/ha).
- Medium: achieves an average net density of at least 30 households per hectare (30hh/ha).
- Low: achieves a net density of at least 15 households per hectare (15hh/ha).

The Central City is expected to accommodate high-density residential development that achieves an average net density of at least 50hh/ha (Policy 14.2.1.1), i.e. this is what new development must achieve. The rules applicable to residential development are written in such a way that recognises the average net density sought. Within the RCC Zone, the minimum site density is one unit per 200m^2, so a residential development under 50hh/ha but still compliant with that rule is permissible. The Christchurch District Plan likewise anticipates (and provides for in the rules) that higher than 50hh/ha densities will be achieved.

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14 Life in Christchurch 2019 (Central City) and (Neighbourhoods and Communities) Surveys and Research First Ltd (2011).

15 Including all open space, on-site car parking, local roads, roading corridors, pedestrian access ways, cycle ways and neighbourhood reserves associated with residential development.

The target 20,000 residents equates to approximately 49 people per hectare living in the Central City (excluding Hagley Park). As shown in Figure 6 below, northern and eastern aspects of the Central City are most densely populated (31 and 27 people per hectare respectively). Central and Southern aspects of the Central City are the least populated. Interestingly, population density in excess of 49 people per hectare is currently being achieved in several inner city suburbs (Riccarton, Upper Riccarton, Addington and Sydenham) through medium-density development. Again, where, possible, Council support that incentivises alternative housing provision in the central and southern aspects of the Central City would assist in realising the potential of these areas for residential development.

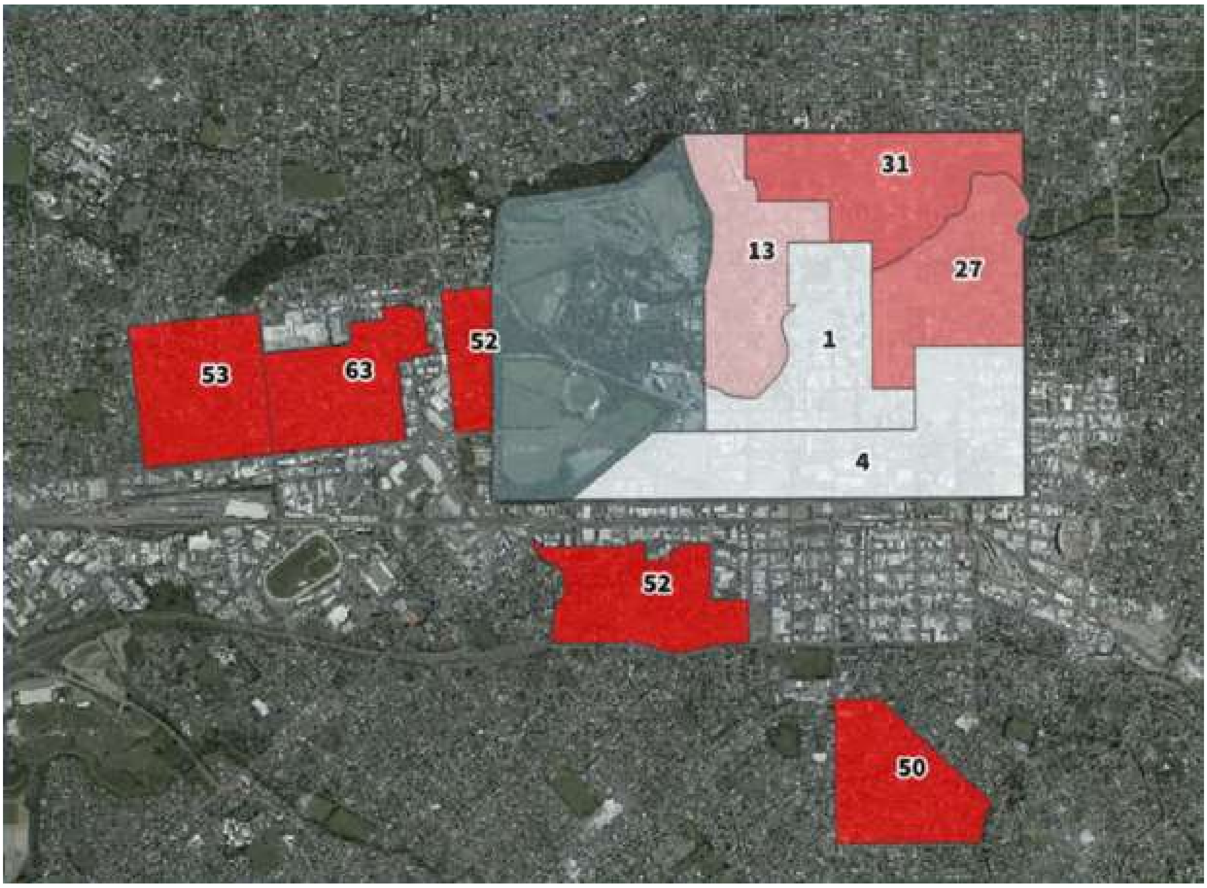


Figure 6: Population density (people per hectare) of the Central City and selected inner suburbs according to the Statistics New Zealand Statistical Area 2 Boundaries (2018 Census).

As shown in Figure 3 above, a large percentage (approximately 35%) of the current housing stock is made up of low-density housing, including standalone units, duplex units and mobile dwellings. Whilst these low-density housing typologies contribute to the current housing stock, they do not necessarily achieve the scale of density required to meet the 49 people per hectare intensification target. However, such homes that are older or temporary in nature may represent latent capacity for future development at higher density. Again, those 'poorly maintained' and 'derelict' older units largely concentrated within the Inner City East, an area of more affordable land prices, likely provide the best opportunities for redevelopment by alternative housing providers. As the majority of alternative housing providers tend to provide a range of at least one to three-bedroom units, they have the potential to contribute towards residential intensification within the Central City, particularly as renters will continue to have a higher propensity to rent the multi-unit dwellings that alternative housing providers largely provide, rather than standalone dwellings.

Nationally, high-density housing is on the rise, with the 22% growth of multi-unit developments (including apartments, townhouses and retirement village units) consented in the year to September 2019 outpacing the 6.1% for stand-alone houses.[16] In the September 2019 year, 40% of all homes consented were multi-unit homes, compared with 15% in 2010. While this trend continues to be driven by more activity in Auckland, more multi-unit homes have been consented, and are becoming common, in other regions too. Canterbury has been generally trending up since 2013, with increasing evidence of residential intensification throughout the Residential Central City Zone, (particularly in the Inner City East area[17]), as older standalone houses are replaced with multi-unit developments. Examples of recent residential development within the Central City well in excess of the 50hh/ha required are:

- 317 Gloucester Street: two-storey townhouses, 150hh/ha.
- 282 Madras Street: three and four-storey apartment block, 140hh/ha.
- 179 Hereford Street: three-storey townhouses (Latimer Terraces), 70hh/ha.
- 871 Colombo Street: four-storey apartment block, 215hh/ha.
- Corner of Moorhouse and Hagley Avenues (CCMU Zone example): three-storey apartment block, 230hh/ha.

These show that higher dwelling density can be achieved across different typologies, particularly where the developer chooses not to provide on-site parking (which is permissible under the Christchurch District Plan). Residential evelopments at 871 Colombo and 179 Hereford Streets also illustrate how both density and typology (or, more simply, number and size of units respectively) should be considered together when using the density of dwelling completions to assess potential population gain. The former development comprises mainly studio and one-bedroom apartments most likely to accommodate single people, possibly couples, while the latter comprises three-bedroom townhouses more likely to accommodate families or larger households. On a people per hectare basis, both developments could provide for a broadly similar population density outcome (i.e. the smaller homes of 871 Colombo Street may likely have fewer occupants, but there are more homes per hectare compared to the lower density 179 Hereford Street). Where possible, Council support could nevertheless be conditional upon the delivery of alternative housing projects that deliver an average net density of at least 50hh/ha in support of this target.

The residential stocktake survey also indicates that higher density developments (i.e. high-rise apartments) are not prevalent in the Central City. This is perhaps owing to a number of factors, including the present Christchurch District Plan height limits[18], high construction costs and the perceived safety risk of high-rise living in an earthquake-prone country (Jasper van der Lingen, Festival of Architecture Design Forum: Emerging Trends in Housing, 2019).

4.1.8 New builds

Post-earthquake residential redevelopment has been slow but relatively steady in the Central City. As shown in Figure 7 below, the number of consented net new dwellings has gradually increased since 2013, although remains below the Christchurch District Plan and Project 8011 targets of 5,000 and 8,000 additional households in the Central City by 2028 respectively. Figure 7 shows 402 homes

[16] High-density housing on the rise (StatsNZ media release, 31 October 2019).
[17] Extends beyond the Inner City East neighbourhood identified in Figure 4.
[18] These must be reviewed for possible amendment within two years of the National Policy Statement on Urban Development coming into effect on 20 August 2020.

completed in 2020, along with 29 homes on which construction started and 298 homes consented but on which construction has not yet started.

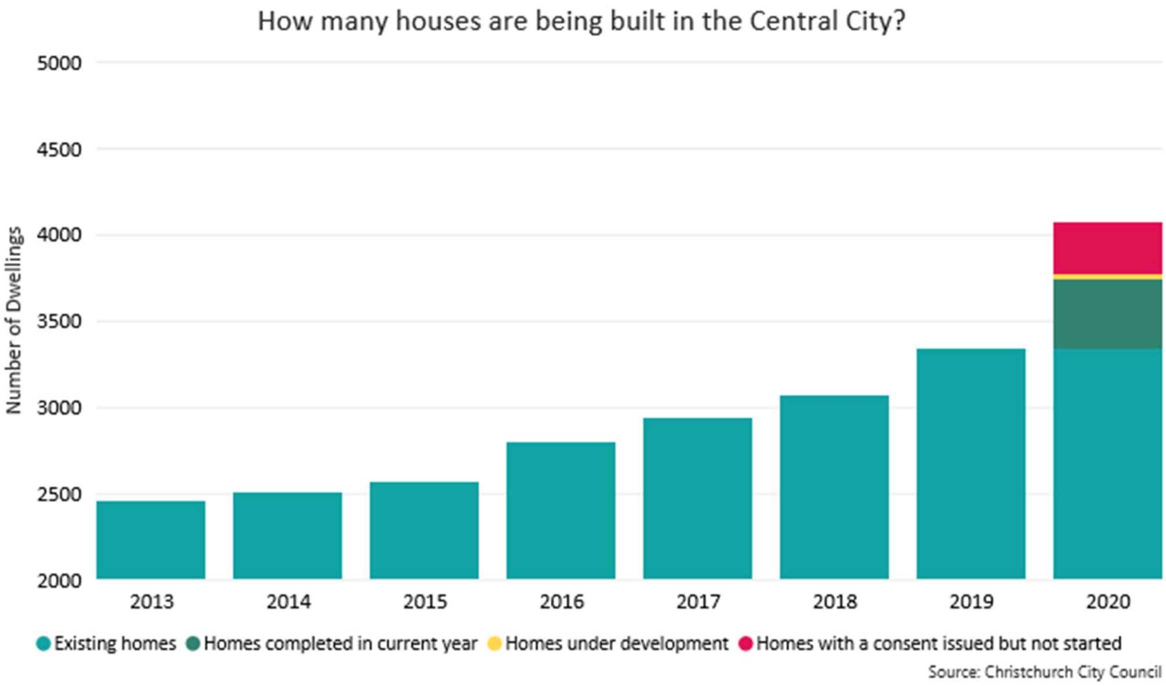


Figure 7: Number of houses being built in the Central City (up to September 2020).

So as to understand the makeup of the newly established and replacement housing stock, the results of the residential stocktake survey have been cross referenced against Council data for post-earthquake building consents. There is a distinct correlation between the typologies of existing houses (see Figure 3 above) and the typologies of consented new houses (see Figure 8 below). The data collected indicates that terraced housing has been the most commonly consented housing typology since the 2011 earthquakes. This is followed by mid-rise apartments and two storey units. High-rise apartments, single storey duplex units, mixed use buildings and mobile dwellings are the least consented housing typologies.

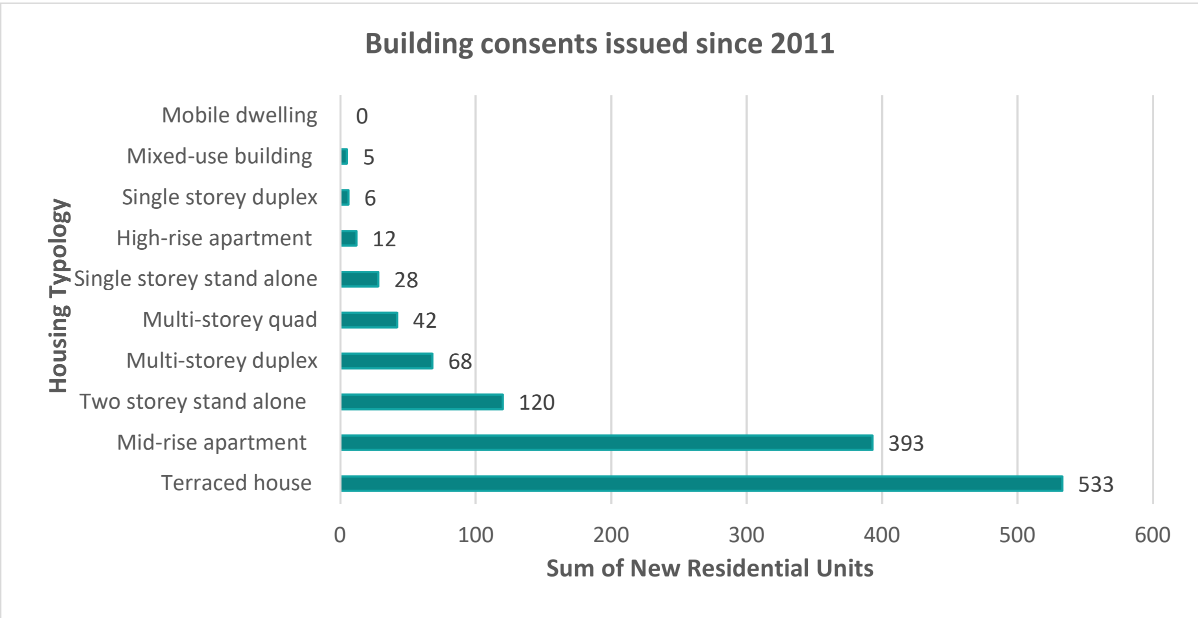


Figure 8: Typologies of houses issued building consent since 2011[19].

While there is opportunity, comprehensive multi-site re-development within the Central City has been limited. With the exception of the Crown-led Fletcher Living developments in the South and East Frames, re-development has generally occurred on a site by site basis.

New builds present an opportunity to better meet residents' needs. With the right support from the Council (i.e. access to land, including site amalgamation) where necessary, alternative housing providers such as the Ōtautahi Community Housing Trust and Kāinga Ora have the potential to undertake comprehensive developments and increase the number of mid-rise apartments in particular.

Design quality of new builds

A recent Council review of medium-density areas under the new Christchurch District Plan (operative as of December 2017) indicates that the quality of new developments being built in the Central City is varied and, in some cases, poor.

The purpose of the medium-density review was essentially to assess whether developments are delivering the high quality residential environments envisioned by the Christchurch District Plan (Objective 14.2.4); and more generally if they are delivering on the aims of a liveable city (Community Outcome). Forty-six developments were analysed, including 12 sites in the Residential Central City Zone and three in the Commercial Central City Mixed Use Zone. Sites were scored on a five-point scale for a variety of outcomes. A score of three indicates that a development has reached a satisfactory threshold. A score of four or more would indicate a 'well-considered' development and this would most likely equate to 'high quality'.

Whilst further study of the Central City is required, the variable performance results indicate that there is a significant proportion of poor quality new developments being built, particularly in the Residential Central City Zone (see Figure 9 below). Such developments contribute to negative public perception of, and deter people from opting for, medium and higher density development in the Central City generally. The results of the review indicate that the main issues sit within the site design attributes and general lack of a comprehensive approach to building design. Better site layout is required to achieve a safer and high amenity public interface for developments. For example, developers are not making space for front gardens between the street and front doors, meaning the streetscape is not as safe or as pleasant as anticipated.

[19] Disclaimer: Not all building consents analysed will have been given effect to.

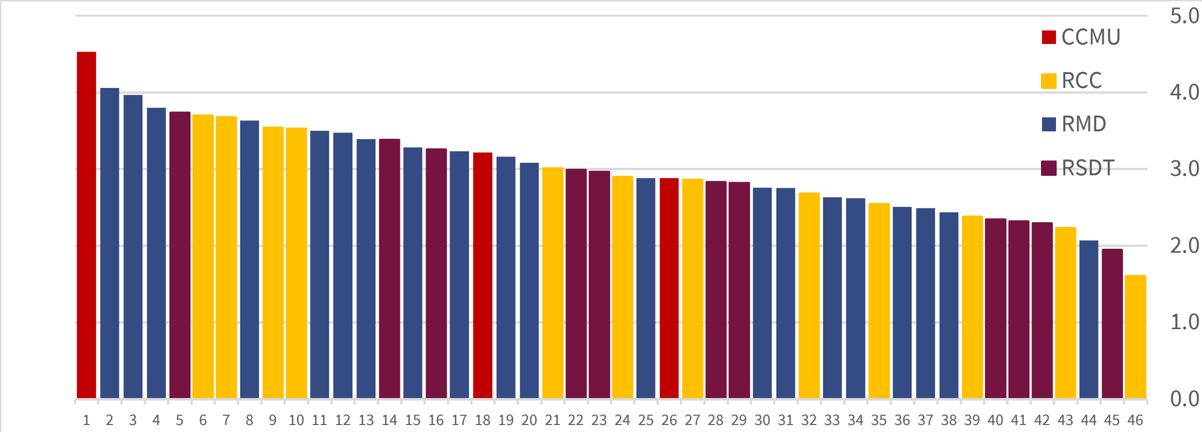


Figure 9: Overall scores by development site. Sites located in the Central City are shown in yellow (Residential Central City Zone) and red (Commercial Central City Mixed Use Zone).

As the case study (Christchurch City Council, 2020) illustrates, the tension between development quality and affordability is an area in which not-for-profit alternative housing providers in particular struggle. Development costs will be cut through reduction or omission of energy efficient features above the minimum required by the NZ Building Code and/or the standard of fixtures and fittings and/or communal facilities. Any funding the Council could provide to not-for-profit community housing providers in particular would help stretch budgets and contribute towards a better outcome for the residents.

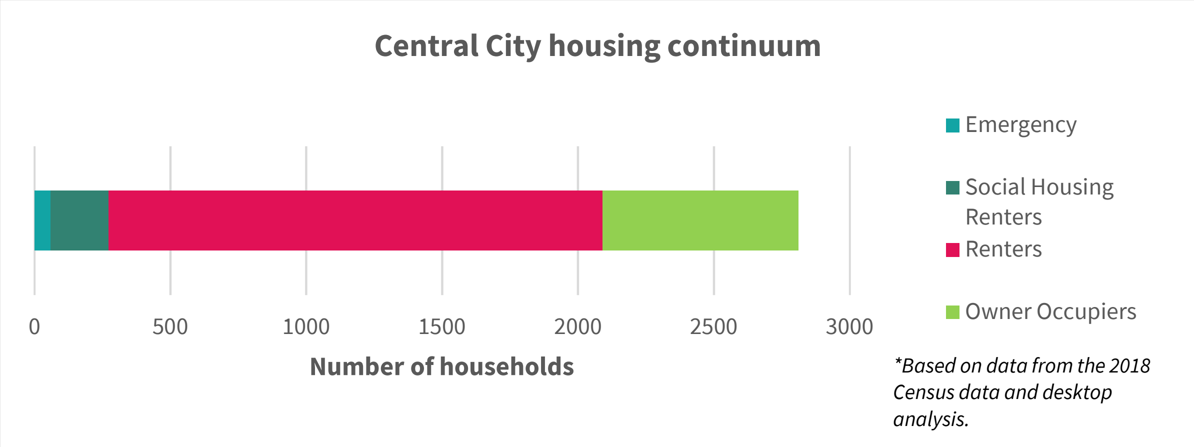
Need for alternative housing provider-specific assistance with new builds

Most alternative housing providers are not regular developers and are not familiar with the many, often complex and expensive-to-address regulatory requirements that multi-unit developments in particular trigger. Within the Central City, these include regulatory requirements to address geotechnical, land contamination and flood management issues. The Council currently provides technical advice and information about building smarter, design and regulatory requirements and assistance with concept plans to facilitate more comprehensive development of sites, including via the Partnership Approvals Service. However, this is a user-pays service applicable at an intermediate stage of the development process. The future provision of additional resource to that service, to facilitate ease of access to Council consenting processes (free advice) for residential development in the Central City as per Council resolution CNCL/2020/00134, would help alternative housing providers early in the development process to design well, as well as lower risks, processing time and costs.

4.1.9 Ownership

Home ownership

The 2018 Census indicates that approximately 25.7% of residential units in the Central City are owner-occupied in some form, i.e. owned, partially owned or held in a family trust. This is a relatively low ownership rate compared to wider Christchurch, where approximately 63.5% of residential units are owner-occupied (refer to Figure 10 below). Ownership rates are highest in the northern and western aspects of the Central City (30.9% and 28.14% respectively), including the Victoria, Inner City West and MOA neighbourhoods, and are lowest in the eastern and southern aspects of the city (19.14% and 6.8% respectively).



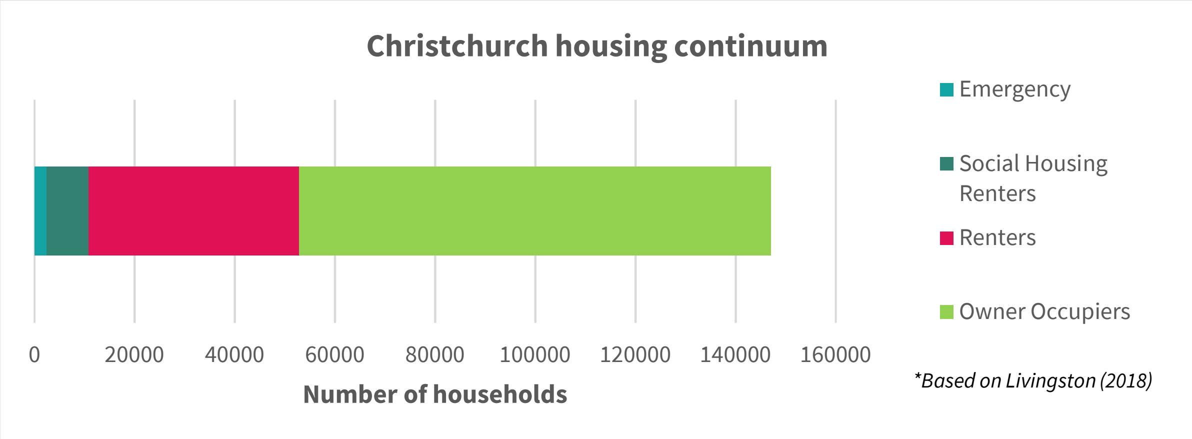


Figure 10: Household living situation for the Central City (top) and wider Christchurch (bottom).

Some alternative housing providers have as an objective assisting people into home ownership. Where possible, Council support in favour of mixed tenure or affordable housing (as per the $500,000[20] - $550,000[21] First Home Loan settings for Christchurch) could help attract prospective residents to, and raise the home ownership rate within, the Central City (and the benefits, such as neighbourhood coherence, that accrue from that).

Land ownership

As detailed in Section 4.1.1, few alternative housing providers currently own land within the Central City.

While a lot of vacant or underutilised land with potential for residential development is in private ownership, as shown in Figure 11 below, large pockets of the Central City are currently held under public ownership by either the Crown or the Council. Public ownership is likely to change over the coming years as regeneration activity progresses and ownership is transferred (to the Council or private owners respectively). Because some of this public land is not available nor suitable for residential development (such as Hagley Park, the Canterbury Multi-Use Arena site, Convention Centre site, etc.), it will be important to proactively identify any that is available and suitable for

[20] For existing properties.
[21] For new properties.

residential development, by alternative housing providers in particular and potentially in partnership[22].

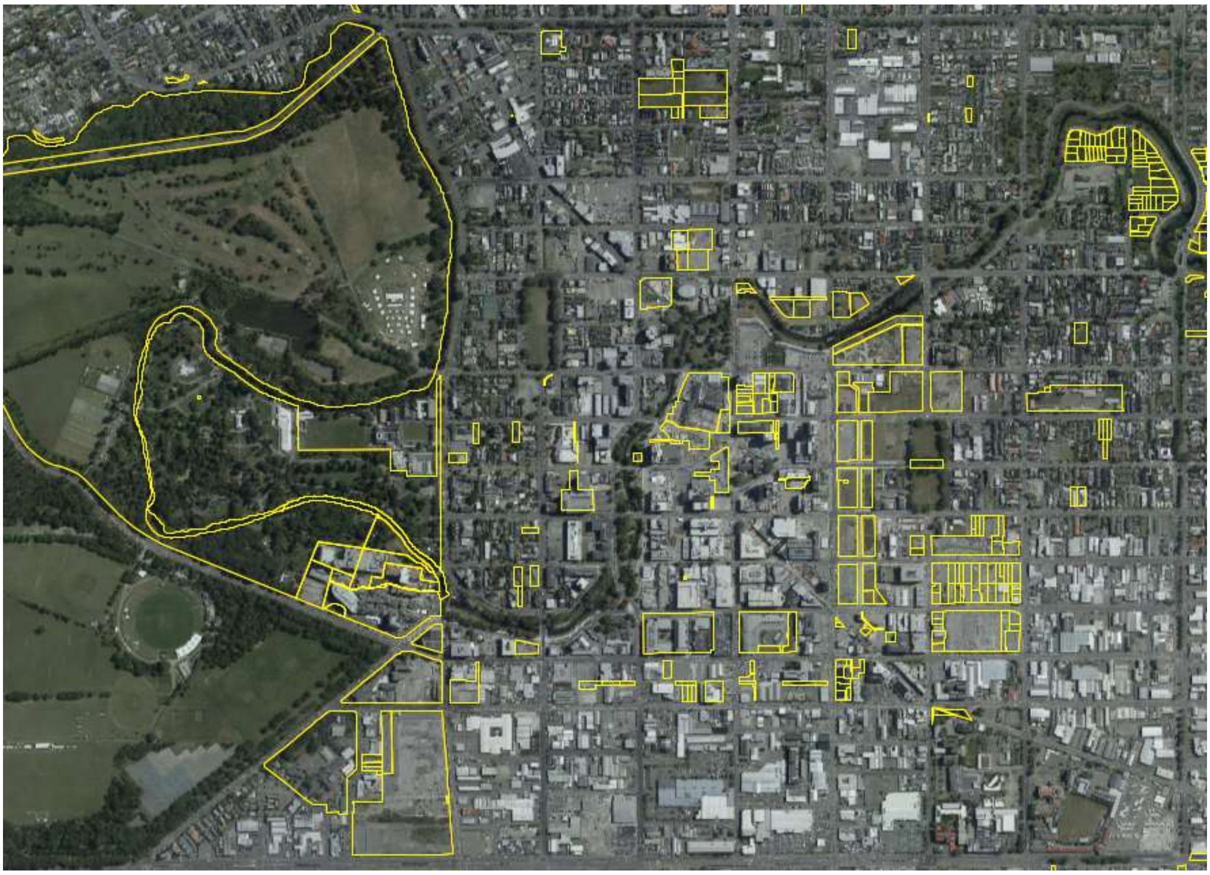


Figure 11: Publicly owned land within the Central City.

4.1.10 Commercial use of housing stock

In recent years there has been a proliferation of short term and home share accommodation. Home share offerings range from the casual letting of a spare room in a permanently occupied home to a whole unit by an investor or property manager. The former remains largely residential in its appearance, use and effects on the surrounding residential environment; however, the latter more closely resembles a commercial activity, i.e. very short term accommodation akin to a motel, rather than longer term residential activity with its associated neighbourhood connections and coherence attributes.

The Council currently manages home share accommodation in a number of ways. The relevant objectives of the Christchurch District Plan seek to achieve a balance between supporting economic development and the vitality and vibrancy of the Central City and maintaining a high level of amenity and coherence in residential zones. The Christchurch District Plan permits short term letting of rooms in dwellings where the owner permanently resides and is present (i.e. bed and breakfast) in the Central City residential zones and the letting of whole dwellings as 'guest accommodation' within commercial, mixed use and the Central City residential zones (although limited to units of $40m^2$ or less, generating a maximum of 16 vehicle movements per day and employment of only those persons resident on the site).

[22] To be undertaken as part of the *Development opportunities* project.

The advent of online home share accommodation booking platforms saw the informal short-term guest accommodation sector in Christchurch grow exponentially from 283 in June 2016 to 4,251 in August 2019 – a share of guest nights from 0.7% to approximately 27% respectively. Entire homes were more frequently listed and booked. The highest earning units tended to be clustered in the Central City. There were approximately[23] 336 active entire home/apartment[24] listings within the residential zones in the Central City[25] as at August 2019, being 8.8% of the total number of dwellings (3,810) within those zones. The number of listings is likely to have reduced at least temporarily as a result of the COVID-19 pandemic.

Should they return to similar or greater numbers, likely positive effects in respect to Central City housing are:

- Enabling the efficient use of existing buildings.
- Making it easier for some hosts to supplement their income and afford their mortgage/rent, thereby making home ownership more affordable.
- Creating a market for smaller residential units, for which it may be easier for investors to get financing.

However, likely negative effects are:

- The potential to compete with, and impact the availability and choice of, permanent housing within the Central City.
- While home share accommodation may provide mortgage relief for individual hosts, the overall effect may be to inflate houses prices, negating the benefits across the community. Research from the US suggests that a 10% increase in home share accommodation listings may correspond with a 0.76% increase in house prices and a 0.42% increase in rents, the effect being more pronounced in popular neighbourhoods for home share accommodation (Barron, Kung and Proserpio, 2017). Within Christchurch, the Central City has a high demand for accommodation and is the most popular neighbourhood within not just Christchurch city, but the district, for home share accommodation (whether of a room or a whole house).
- Risks to development of the remaining tracts of vacant land within the Central City, as development decisions made now will affect the city for decades to come, potentially compromising development of an attractive residential area and visitor offering within the Central City. The Christchurch District Plan rules may be encouraging the development of a typology of very small housing in the Central City that encourages home share use. We don’t want to do so as, in the event demand for home share accommodation decreases and/or the owner loses interest in being a host, such units are not ideal for, and do not promote, positive inner city living outcomes and new residents over the long term.
- Negative impacts on residential and neighbourhood amenity beyond what could be expected from owner-occupiers and long-term tenants (e.g. increased traffic, strangers, noise, late-night and sometimes anti-social activity, littering, commercial character and decreased parking availability, privacy and sense of safety), neighbourhood coherence, social capital and community resilience and the transport-related benefits of people living closer to their place of work, particularly when home share accommodation is not hosted, used frequently and/or

[23] ‘Approximate’ as the data capture platforms scramble the location to within 150m of the actual sites.

[24] While there are several other such websites, data from Airbnb – the largest platform in the Christchurch Market - is used as a proxy indication.

[25] The Residential Central City and Residential Guest Accommodation Zones, plus the Commercial Central City Business, Mixed Use and (South Frame) Mixed Use and Commercial Local Zones in which residential activity is also provided for.

clustered in the same neighbourhood. The Central City is third behind Akaroa and Port Levy having the largest proportion of whole unit home share accommodation listings relative to resident households.

More research is required to quantify the net economic costs and benefits of home share accommodation on the recovery of the Central City (and on the Christchurch District Plan objectives to increase Central City residents).

Other ways the Council is currently managing home share accommodation include enforcement of the existing regulatory requirements as complaints are received, targeting its rebate of development contributions within the Central City to genuine residential development, undertaking Proposed Plan Change 4: *Short-term accommodation* to the Christchurch District Plan to require a Resource Consent for home share accommodation in residential zones (the decision on which is expected in July-August 2021) and advocating for possible legislative management of home share accommodation (about which it is awaiting the Government's response). In the event the Council is able to provide land to alternative housing providers for residential development, it could also register a covenant on the title restricting use of the units to permanent residential (owner-occupier or long-term rental), not short term home share accommodation.

4.1.11 What is currently available for sale?

Purchase price can act as a barrier to living in the Central City. In 2010, the Council commissioned Research First Ltd to survey Christchurch residents to identify the needs and preferences of potential Central City home buyers, the demand for residential property in the Central City (medium to high density housing in particular) and whether it was being constrained by supply of appropriate properties or available finance. The respondents comprised 382 recent purchasers[26] and 380 potential purchasers[27]. For recent purchasers who'd considered Central City living but ended up purchasing elsewhere, the price of Central City property was the most common barrier to over a third.

The following observations of the Central City market are based on a research report prepared by Real Estate Institute of New Zealand (REINZ) for the Council in October 2019, the Central City residential stocktake survey results and observations of several real-estate portals.

In terms of recent market activity, with regards to housing typologies, the REINZ report indicates that townhouses (synonymous with multi-storey duplex, terraced units and multiplex quads) have been the most common typology sold over the two years to October 2019. This is consistent with the housing stocktake results and new built data (see Sections 4.1.2 and 4.1.8 above). The REINZ report does however indicate that apartment sales increased significantly in the year October 2018 to October 2019, which suggests a shift is occurring towards greater acceptance by New Zealanders of a multi-unit, higher density typology.

Standalone units were least prevalent in the market over the four to five years to October 2019. The median house price for standalone residences increased significantly in the year October 2018-2019, to $705,000 in October 2019 compared to $438,000 for an apartment and $553,000 for a

[26] Of an owner-occupier house less than $450,000 within the previous four years, under the age of 65.
[27] Of an owner-occupier house more than $450,000, under the age of 65.

townhouse. As part of the REINZ research, real estate experts also commented that anything built post-earthquakes is achieving a better result than housing built pre-quakes.

With regards to location, the REINZ report indicates that there were very few sales in the southern aspect of the Central City in the two years to October 2019. This is likely owing to the fact that large pockets of this area are commercial and industrial. The observations of several real estate portals also indicate that, with the exception of the remaining Atlas Quarter units, there is very little available to the market in this area.

House prices appear to be highest in north-west Central City (including Victoria & Inner City West neighbourhoods) with a median price of $696,000 in October 2019. Property prices in this area increased by 35.1% over the four years to October 2019. Property prices are generally more affordable in the north east of the Central City (MOA neighbourhood) with a median house price of $407,000 in October 2019. Notwithstanding this, there was an overall median house price increase of 40.3% in the north east area over the four years to October 2019. Of the Life in Christchurch (Central City) 2019 Survey respondents, only 12% agreed or strongly agreed that the Central City provides affordable housing; 60% disagreed or strongly disagreed.

In terms of what is currently on the market, the median house price in the Central City is $502,900, which is slightly lower than the Christchurch-wide median of $539,561 (CoreLogic, December 2020).

A search of Trade Me Property in December 2020 indicates that there is a reasonably even offering of one, two and three-bedroom units in the Central City, with 21, 29 and 25 listings respectively. Only a very small number of four-bedrooms+ are available to the market (three listings).

There is currently a number of residential units for sale or soon to be released within the East Frame. These houses have been delivered by Fletcher Living as part of a Government contract to bring the CCRP vision for 'a new residential community of over 1,500 people' to life. Within the East Frame there is a mixture of two to three-bedroom terrace units and one, two and three-bedroom mid-rise apartments currently on offer. As of December 2020, Fletcher Living was offering newly built one-bedroom units from $449,000 and three-bedroom units from $799,000 (Liverpool Terraces) to $1.2 million (Latimer Terraces). In terms of units generally (existing and new), of the 36 of the 73 Central City properties listed on Trade Me Property in July 2021 for which an asking price is noted, these range from a $110,000 one-bedroom relocatable to a $3,290,000 4-bedroom apartment, with the majority in the $300,000 to $699,999 range and only a third of them below the $550,000 maximum which the First Home Loan settings for Christchurch deems 'affordable'.

Strongest demand

As part of the REINZ research, real estate experts have commented that demand for Central City residential property appeared to be strongest in the $450,000-$500,000 range as at November 2019, largely driven by first home buyers and investors, resulting in a proliferation of non-architectural, smaller and lower-spec housing options to target this market. This may have changed in light of post-COVID-19 house price increases and sales in the $1 million+ market, rendering the Central City less affordable (due to the corresponding increase in cost of rents and land) for lower income people to live in and for alternative housing providers to develop in.

Where possible, Council support in favour of alternative housing that delivers affordable housing (as per the First Home Loan settings for Christchurch of $500,000 - $550,000) would help meet demand and raise the home ownership rate within the Central City.

4.1.12 What is currently available for rent?

With only 25.7% of residential units in the Central City being owner-occupied, a large majority of the residential units in the Central City are used as rentals (2018 Census).

The 2018 Census sought information on weekly rents in eight bands: under $100, $100 - $149, $150 - $199, $200 - $249, $300 - $399, $400 - $499, $500 - $599 and $600 and over, At that time, only 13.2% of weekly rents were under $200. The top three rent brackets in the Central City were being $300-$399/week (35.9%), followed by the $400-$499/week bracket (23.6%) and the $200-$299/week bracket (17.4%). These top rent brackets were similar across wider Christchurch - $300-$399 (31.6%), $400-499 (24.2%) and $200-299 (13.6%).

Market rents in Christchurch central (derived from bond data) for July – December 2020 were as follows[28]:

	Apartments[29]			**Flats[30]**			**Houses[31]**		
	Lower quartile	**Median rent**	**Upper Quartile**	**Lower quartile**	**Median rent**	**Upper Quartile**	**Lower quartile**	**Median rent**	**Upper Quartile**
One-bedroom	$330	$365	$400	$260	$275	$297	$360	$388	$400
Two-bedroom	$380	$400	$450	$310	$328	$363	$363	$420	$450
Three-bedroom	$450	$465	$500	$395	$450	$450	$450	$485	$595
Four-bedroom	$550	$550	$550				$435	$490	$545

The average Central City rent in December 2020 was $390 p/w, slightly lower than Christchurch's of just over $400[32]. A recent search on Trade Me Property in December 2020 revealed that the average price to rent a one-bedroom property in the Central City was approximately $360/week, a two-bedroom approximately $460/week and a three-bedroom approximately $580/week, which suggests rents for two and three-bedroom properties are on the rise. Of the 3,825 dwellings in the Central City, in the week ending 21 December 2020, there were 70 one-bedroom properties, 107 two-bedroom, 28 three-bedroom and six properties with four or more bedrooms available to rent.

The Council's Housing Policy 2016 notes that for low to middle-income households (i.e. those earning up to 120% of the median household income), affordable housing requires spending no more than 30% of their gross income on rent or mortgage costs. This equates to a weekly rent of $190 - $227 (based on the median and 120% of the median income for Central City residents respectively, as indicated in Section 4.2.1 below). Where possible, Council support for, and the provision of, community housing-provided assisted rentals, particularly under $227/week, would better enable lower income earners to live in the Central City and contribute to the number and diversity of its residents.

[28] https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/?location=Christchurch+-+Christchurch+Central&period=45&action_doSearchValues=Find+Rent
[29] A property with self-contained areas (e.g. apartments or units) and shared areas (e.g. lifts or driveways).
[30] Part of a subdivided building, or a building which is independent of the primary residence of a property (e.g. a sleep-out).
[31] A self-contained property, usually a building with land.
[32] The Press (30 January 2021), *Property market starts year strongly*, https://www.pressreader.com/new-zealand/the-press/20210130

4.2 CENTRAL CITY RESIDENTS

4.2.1 Characteristics of Central City residents

Population

Although the last population estimate (June 2020) puts the population at 7,170, the 2018 Census recorded 5925[33] people living in the Central City, an increase of just over 1,000 (21%) from the 4,905 count in the 2013 Census:

- 2,379 (40%) of these live in Christchurch Central – North;
- 1,929 (33%) in Christchurch Central – East;
- 930 (16%) in Christchurch Central – West;
- 549 (9%) in Christchurch Central – South;
- 99 (2%) in Christchurch Central; and
- 39 (1%) in Hagley Park.

The boundaries of these Statistical Area 2 (SA2) geographies are illustrated in Figure 12 below.

The Central City has a relatively even population split of males and females with 3,162 (53.4%) male and 2,769 (46.7%) female.

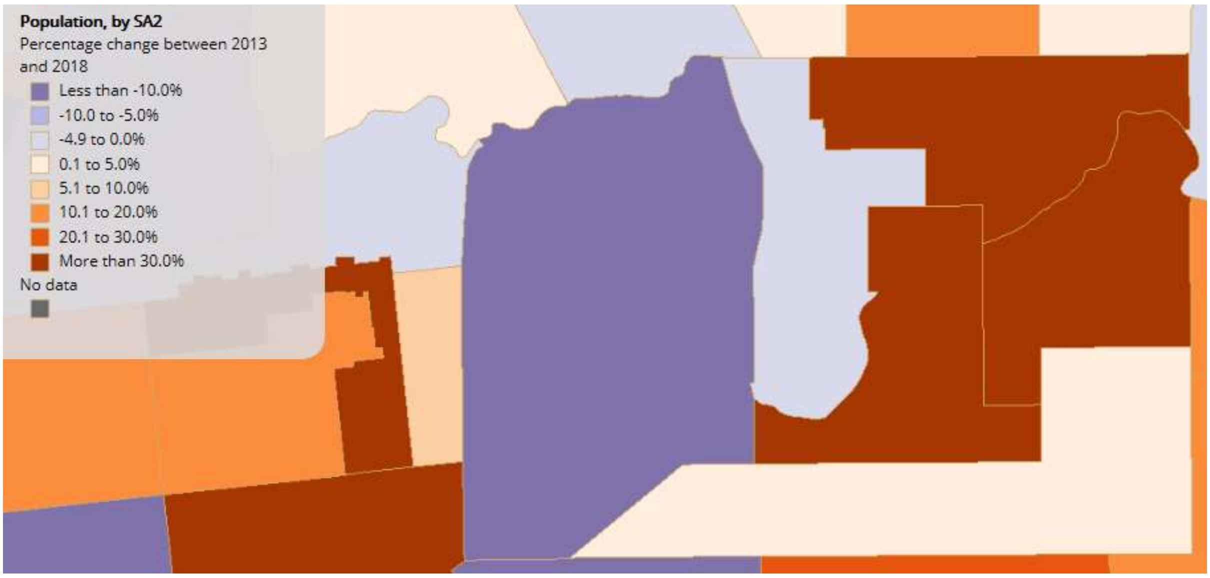


Figure 12: Percentage change between the 2013 and 2018 Censuses (StatsNZ).

The median age of Central City residents is 29.9. The table below breaks down[34] the usually resident population of the Central City into age groups by SA2 boundary areas.

Age	Hagley Park	CC – West	CC - North	CC	CC - East	CC - South	Total of different age groups
0-4	9	21	81	0	66	9	186
5-9	0	27	57	0	48	6	138

[33] This is a usually resident population count. The June 2020 population estimate is 7,170.

[34] All of the numbers are rounded to base 3 for confidentiality reasons (to avoid identification of individuals), which has greater impact on smaller, or aggregates of smaller, numbers.

10-14	3	12	42	0	66	0	123
Under 15	**12 (31%)**	**60 (6%)**	**177 (7%)**	**0 (0%)**	**180 (9%)**	**18 (3%)**	**447(8%)**
15-19	9	21	69	6	87	153	345
20-24	3	84	324	12	285	99	807
25-29	3	165	426	21	444	84	1143
15-29	**15 (38%)**	**273 (29%)**	**819 (34%)**	**42 (42%)**	**813 (42%)**	**333 (61%)**	**2295 (39%)**
30-34	3	123	318	18	282	57	801
35-39	0	57	183	6	141	33	420
40-44	3	51	111	6	114	24	309
45-49	6	39	102	3	81	27	258
50-54	0	60	117	6	78	18	279
55-59	3	66	117	9	78	12	285
60-64	3	39	99	3	60	6	210
30-64	**18 (46%)**	**435 (47%)**	**1,044 (44%)**	**51 (52%)**	**834 (43%)**	**180 (33%)**	**2562 (43%)**
65-69	0	36	87	3	57	9	192
70-74	0	30	75	0	27	3	135
75-79	0	33	78	3	6	0	120
80-84	0	27	42	0	6	0	75
85 and over	0	42	57	0	6	0	105
65 and over	**0 (0%)**	**168 (18%)**	**339 (14%)**	**6 (6%)**	**102 (5%)**	**12 (2%)**	**627 (11%)**
Total of people in each SA2 boundary area	**39 (1%)**	**930 (16%)**	**2,379 (40%)**	**99 (2%)**	**1,929 (33%)**	**549 (9%)**	**5925(100%)**

2,559 (43%) were aged 30-64 years, 2,295 (39%) 15-29 years, 627 (11%) 65 years and over and 444 (7%) under 15 years. A comparison with suburban Christchurch, where 45% were aged 30-64 years, 22% 15-29 years, 15% 65 years and over and 17% under 15 years indicates that the Central City attracts more young adults, but fewer retirees and families with young children. As explained in Section 4.1.2, where possible, Council support for alternative housing providers could therefore incentivise the provision of one or two-bedroom units (as these are the more affordable typology and are needed to meet demand arising from an aging demographic) and four-bedroom+ units (to appeal to families).

This data also indicates that:

- the highest number of under 15 year olds (i.e. families with young children) live in the more affordable eastern Central City;
- 15-29 year olds favour the south, where the mix of uses includes Ara and numerous hospitality offerings;
- 30-64 year olds are fairly evenly spread throughout the core, west, north and east, with the lowest number in the south; and
- retirees are better able to afford to live in the higher amenity west, followed by the north.

Ethnicity, culture and identity

Of the usually resident population, 4,290 (72%) were European, 1,194 (20%) Asian, 408 (7%) Māori, 225 (4%) Middle Eastern/Latin, 153 (3%) Pacific Islanders and 81 (1%) of other ethnicity. This ethnic makeup is similar to wider Christchurch's of 78% European, 15% Asian, 10% Māori, 2% Middle Eastern/Latin, 4% Pacific Islanders and 1% other, although there are fewer Māori and Pacific Islanders in the Central City. Incentivising the provision of more large residential units by alternative housing providers would better enable people of ethnicities (in which extended families are more common) to live in the Central City and contribute to the number and diversity of its residents.

Households

As shown in Figure 13 below, the Central City is primarily made up of one and two-person households (912 one-person households and 969 two-person households respectively). This is consistent with the housing stocktake results and new built data (see Sections 4.1.2 and 4.1.8 above).

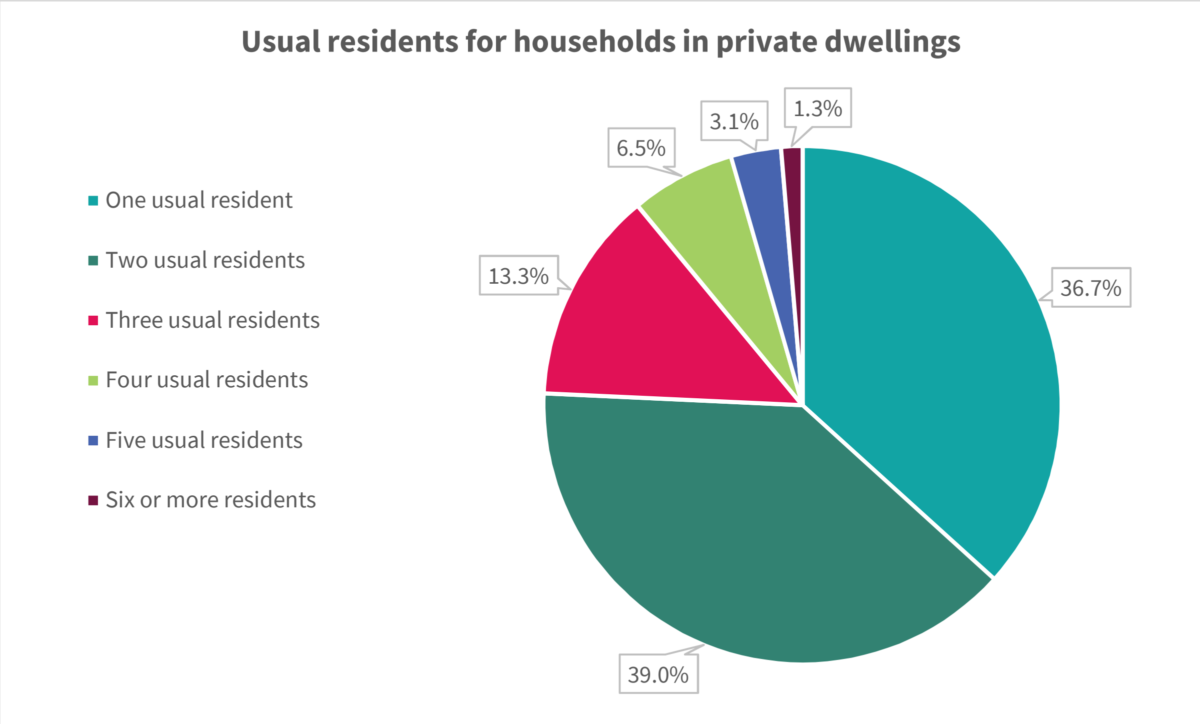


Figure 13: Number of usual residents in household, for households in occupied private dwellings, 2018 Census.

The corresponding percentages for usual residents per household outside of the Central City are one: 24.6%, two: 32.4%, three: 16.5%, four: 14.8%, five: 6.0% and six or more: 3.3%. As such, the Central City has significantly (approximately a third) more one-person households, around a fifth more two-person households, about a quarter less three-person households and significantly (approximately half to two thirds) less four+-person households than the city generally. This suggests that the Central City is less attractive to larger households (i.e. families), a deficiency that could be partially remedied by incentivising alternative housing providers to include at least one four-bedroom+ unit in their developments.

Education, qualifications, work and income

The results of the 2018 Census indicate that approximately 19% of the Central City population (1,083 residents) are enrolled in some form of study (full-time, part-time or school). This is slightly lower than the Christchurch-wide result, which indicates that 24.3% of the population are enrolled in some form of study. Compared to other metropolitan city centres (i.e. Auckland, Wellington and Dunedin), Christchurch's city centre has a relatively small student population. As both public and private primary and secondary school options exist, this is largely owing to the city's largest tertiary education providers' location outside of the Central City. Auckland, for example, has over 100,000 students daily attend the two universities and other education providers located in its city centre (Auckland City Centre Residents Group, 2020).

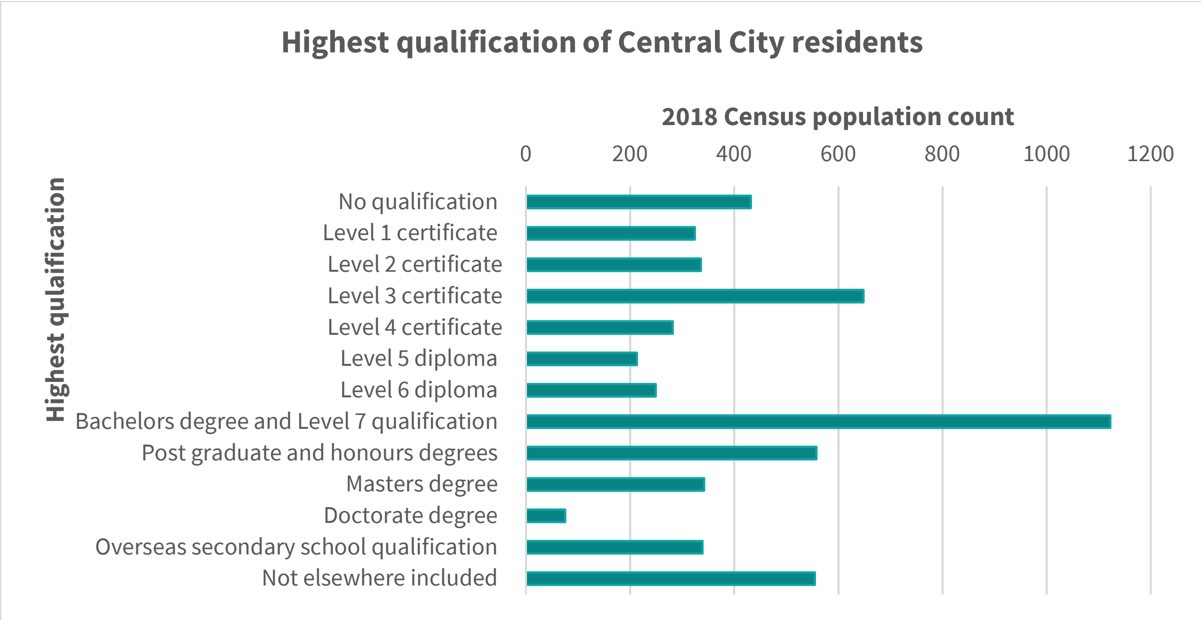


Figure 14: The highest qualification of Central City residents

As shown in Figure 14 above, the most common highest qualification held by Central City residents is a bachelor's degree/Level 7 qualification. This is followed by a Level 3 qualification, with a post graduate or honours degree being the third most common qualification. With over 40% (2,097) of the Central City population holding a bachelor's degree or higher qualification (i.e. honours, masters or doctorate), the Central City population is relatively well qualified, signifying a strong professional population. In comparison, only 26% of the wider Christchurch population hold a bachelor's degree or higher qualification.

3279 (59.9%) of Central City residents aged 15 years and over are employed in full time work and 669 (12.2%) in part time work. 225 (4.1%) are unemployed and 1305 (23.8%) are not in the labour force[35]. As noted above, almost a third (32.2%) of those employed are professionals, with 14.3% managers and 11.9% technicians and trades workers. One of the reasons some community housing providers wouldn't ideally house their clients in the Central City is because many of them are unemployed and few appropriate (including transitional) employment opportunities (e.g. factory floor) exist in the Central City. Not all will therefore be receptive to any incentives the Council provides.

	Managers	564	14.3%

[35] 2018 Census, work and labour force status of the usually resident population aged 15 years and over.

2018 Census, occupation by usual residence address, for the employed usually resident population aged 15 years and over	Professionals	1,269	32.2%
	Technicians and Trades Workers	471	11.9%
	Community and Personal Service Workers	402	10.2%
	Clerical and Administrative Workers	357	9.0%
	Sales Workers	387	9.8%
	Machinery Operators and Drivers	156	4.0%
	Labourers	354	9.0%
	Total stated	**3,945**	**100.0%**

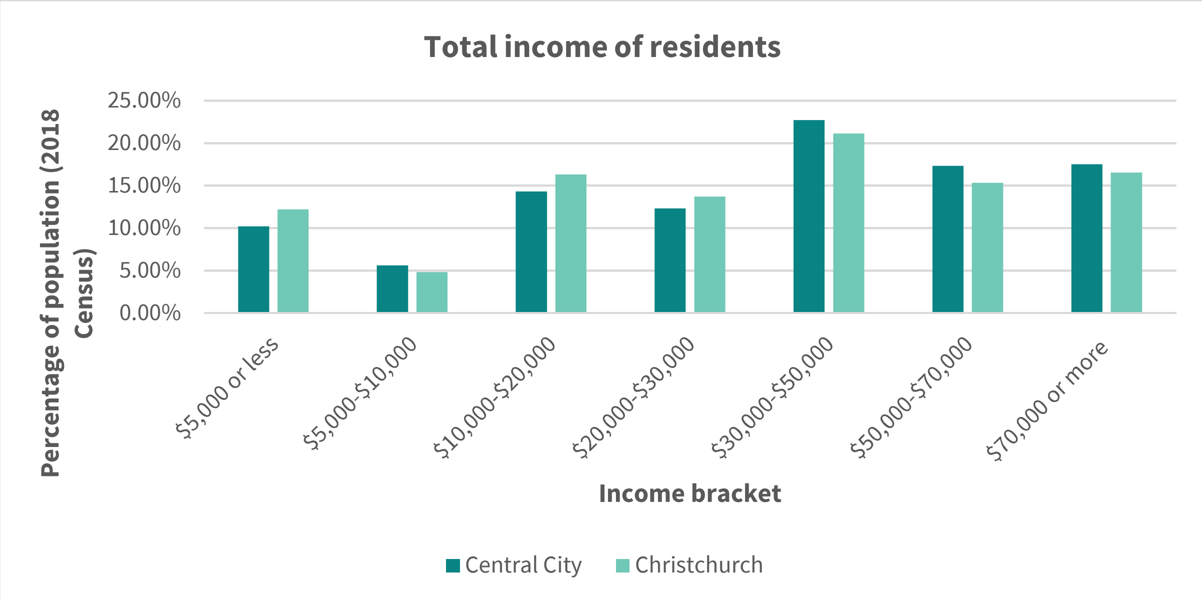


Figure 15: Total income of residents (2018 Census).

In terms of income (before tax), the most common bracket for Central City residents is $30,000-$50,000 (22.7%), followed by $70,000+ (17.5%) and $50,000-$70,000 (17.3%). As shown in Figure 15 above, this is similar to wider Christchurch where $30,000-$50,000 (21.1%) is the most common income bracket, followed by $70,000+ bracket (16.5%), $10,000-$20,000 (16.3%) and $50,000-$70,000 bracket (17.3%). This indicates that the income of Central City residents is comparable to wider Christchurch, the median incomes of which are both $32,900. Given that the median house price is lower in the Central City and rents are similar to wider Christchurch, this suggests that the low home ownership rate within the Central City is not just a matter of affordability. The Council could consider incentivising alternative housing providers to deliver a greater diversity of, and higher amenity, residential developments within the Central City.

4.2.2 Length of residence in the Central City

Of those who responded[36], the length of time the respondents to the 2018 Census have lived in the Central City is tabled below:

Duration of residence	2018 Count	2018 Percentage
0 years	2,232	46.00%
1-4 years	1,782	36.70%
5-9 years	375	7.70%
10-14 years	213	4.40%
15-29 years	204	4.20%
30 years or more	45	0.90%
Total	**4,851**	**100%**

The above figures indicate that the Central City has a relatively 'new' residential population, with over 80% of residents having lived in the Central City for four years or less. There are two potential contributors to this phenomena:

- An increase in re-build activity and residential development has resulted in new (i.e. additional) housing stock and therefore new residents.
- The population is relatively transient, i.e. residents live in the Central City for a short duration before moving elsewhere. This turnover is consistent with the existing demographics of the Central City, being dominated by the 15 to 44 years age group which includes young professionals.

However, the longevity of residence of almost 10% of Central City residents suggests that some residents enjoy the lifestyle it offers, despite the earthquake-related challenges experienced during the ten years to 2018. Alternative housing provider feedback included that security of tenure is a big issue, as people want a forever home and even 10 years is not sufficiently long term. Incentives to encourage longevity of residence, such as covenants restricting use of the units on land provided by the Council, would benefit both occupants and the community in terms of neighbourhood coherence.

4.2.3 Origin of people moving to the Central City

As shown in Figure 16 below, the 2018 Census indicates that a large percentage (34%) of Central City residents previously resided in other suburbs of Christchurch and a large percentage of residents (28.2%) recently lived overseas. Together these total 62.2%. This data indicates that the Central City is presently drawing/attracting the majority of its residents from other Christchurch suburbs and immigrants or New Zealanders previously living and working overseas. The latter may be more familiar with and open to high-density central city living. Alternative housing residents are therefore more likely to have resided locally than overseas, although immigrants and refugees who are the clients of community housing providers would fall into the 'from overseas' category. As noted in

[36] 1,068 (22%) did not.

Section 4.2.1 above, International students studying at Ara are less likely to be living within the Central City.

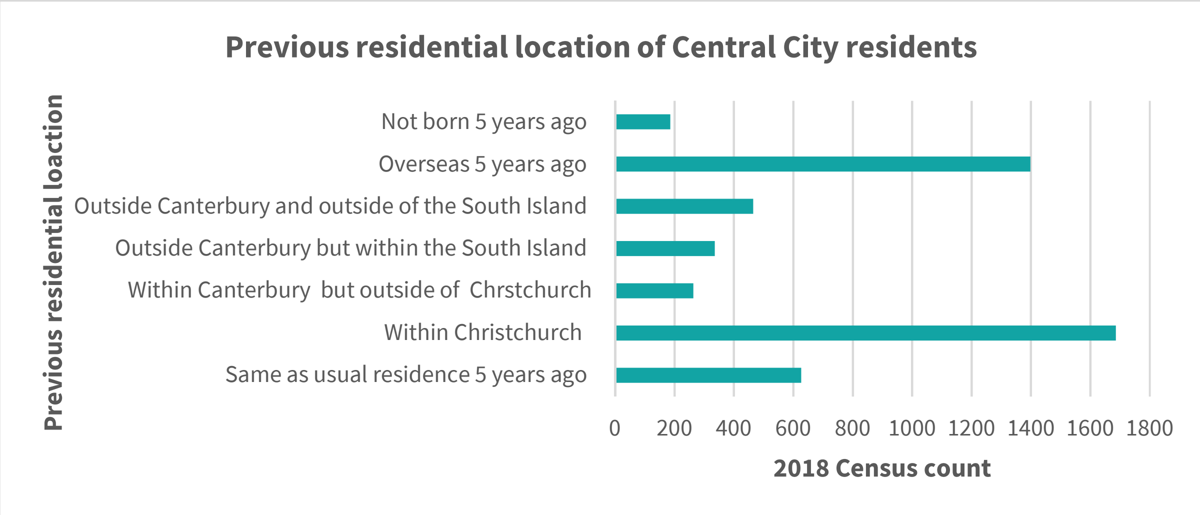


Figure 16: Previous residential location of Central City residents.

4.3 OTHER RELEVANT INFLUENCES

The following are relevant to house location and design.

4.3.1 Transport

Despite the Christchurch District Plan having no requirement to provide on-site parking for residential developments[37], the 2018 Census indicates that over 85% of Central City residents own at least one motor vehicle. Approximately half of the Census respondents (1,170 residents) own one motor vehicle. Only 330 (14.1%) of residents do not own a vehicle.

As shown in Figures 17 and 18 below, the results of the 2018 Census indicate that there is a reduced dependency for Central City residents to use motor vehicles to access places of work and study and a greater uptake of active transport modes. 54.1% of Central City residents rely upon a motor vehicle to access places of work and 28.9% use active modes of transport. In comparison, 76.1% of Christchurch residents use a vehicle and only 9.5% use active transport modes. With regards to travel to places of study, 35.1% of Central City residents rely upon a motor vehicle to access these and 46.3% use active transport modes, compared to 51.5% and 30.2% of Christchurch residents respectively. Public transport use by Central City residents is lower than by motor vehicle and active transport. However, their lower use than suburban residents to their place of study is likely due to their places of study being located within both the Central City and walking distance, given the higher active transport to places of study. Public transport use by Central City residents to their place of work is slightly higher than suburban residents, possibly given their proximity to the bus exchange, being the centre of the city's bus network. Incentivising the location of alternative (particularly community) housing in close proximity to public and active transport facilities would encourage more use of those facilities by Central City residents.

[37] This will not change under the National Policy Statement on Urban Development coming into effect on 20 August 2020.

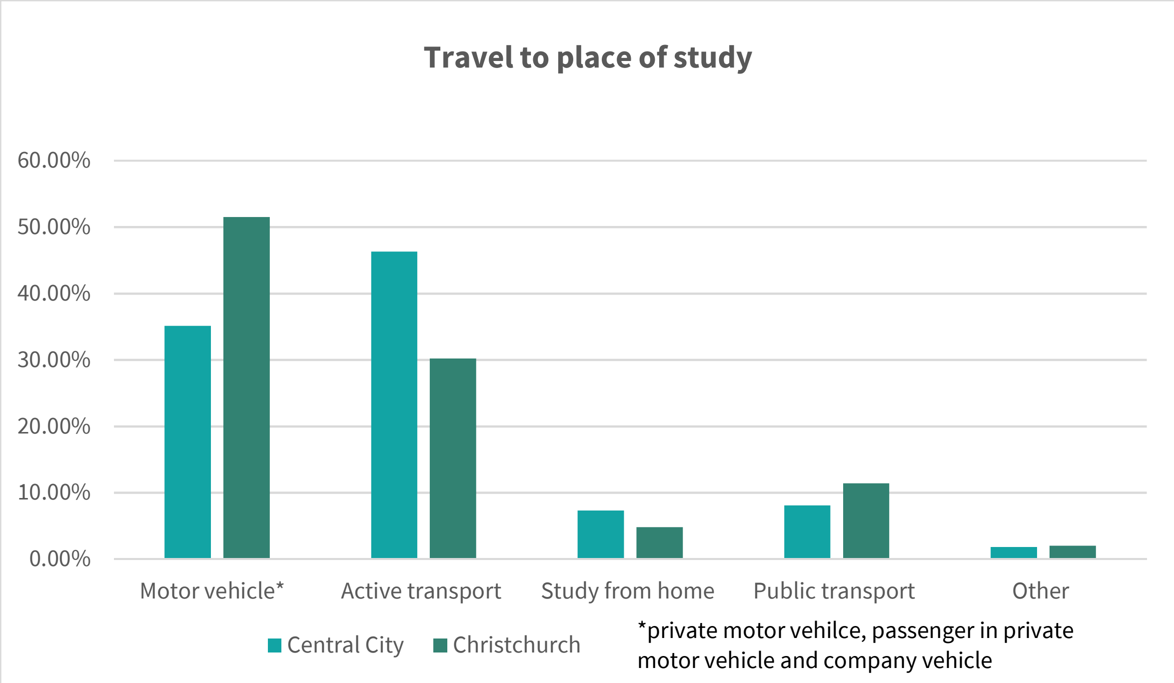


Figure 17: Travel to place of study (2018 Census).

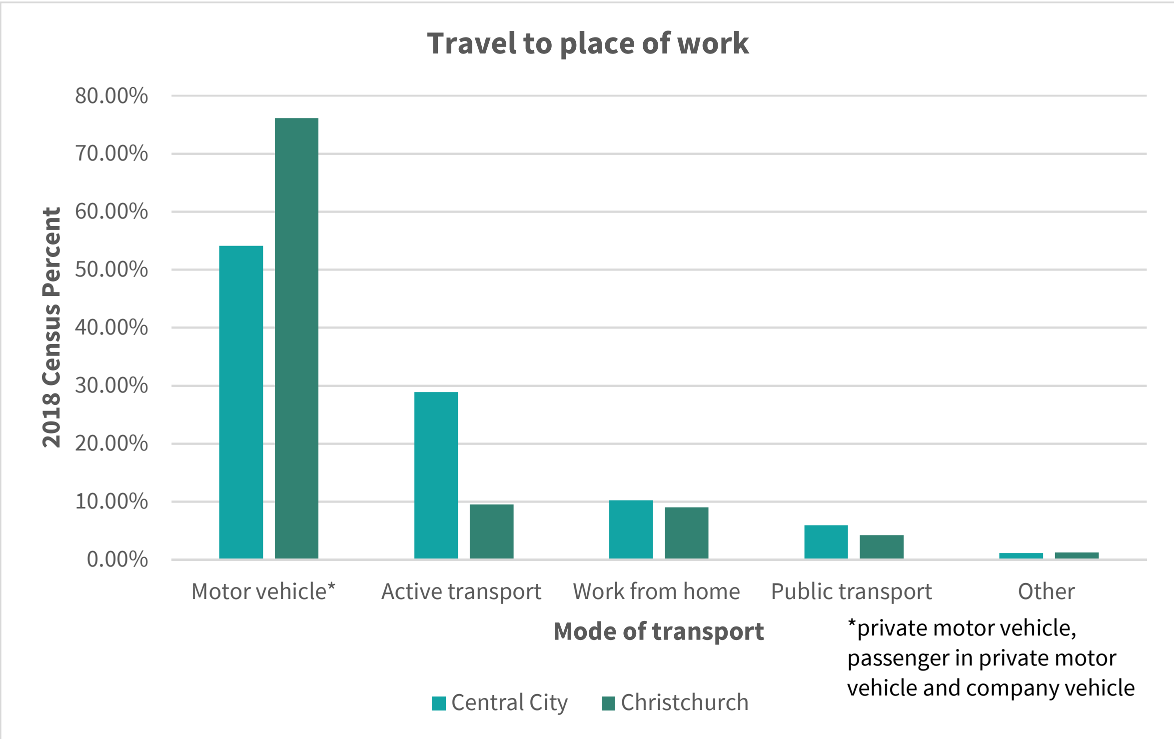


Figure 18: Travel to place of work (2018 Census).

4.3.2 Companion animal/pet ownership

The SPCA acknowledges growing scientific evidence to support the many and varied benefits of pet ownership[38], from improved mental health and wellbeing to better cardiac health[39]. Companion

[38] For example, the book Companion Animals in Human Health, edited by Cindy C. Wilson and Dennis C. Turner, 1998.
[39] https://www.spca.nz/news-and-events/news-article/mentalhealthawareness

Animals New Zealand Inc.'s latest report, Companion Animals in New Zealand 2020, notes that New Zealand is home to 4.35 million pets and has the second highest proportion of households with companion animals in the world. Over 70% of New Zealanders consider their pets to be a part of their family. Over half (59%) of people who do not have one would like to get one. However, two of their main barriers are having an unsuitable home or lifestyle (37%) and their landlord or property not allowing animals (33%).

As of December 2020, there were 207 registered dogs in the Central City. This is somewhat lower than the city-wide average number of dogs per suburb, being 335 dogs. This reflects comments made in the Life in Christchurch (Central City) Survey around the difficulties of owning a dog in the Central City. Some of those difficulties (e.g. their safety in a higher traffic environment and noise generating potential) may be equally applicable to other companion animals, such as cats and birds.

One of the areas in which Council support for alternative housing providers could be conditional is provision for pet ownership, whether through requiring fencing of private outdoor living spaces and/or provision in body corporate provisions for some form of (potentially indoor only) pet.

5. SUMMARY AND IMPLICATIONS OF FINDINGS

A summary and implications of the key findings in respect to the current Central City housing, residents and other influences on opting for Central City living follow, including their relevance for supporting alternative housing.

5.1 CENTRAL CITY HOUSING

Typologies

While there is increasing residential development and intensification within the Central City, terraced housing is the most prevalent housing typology (consented since 2011 and overall), with high-rise apartments one of the least common. Townhouses (multi-storey duplex, terraced units and multiplex quads) have been the most common typology sold over the two years to October 2019. Although the current prevalence of two to three-level terrace housing developments may limit future redevelopment to higher intensity use, residential developments delivering densities well in excess of the 50hh/ha required will ensure the target of 20,000 Central City residents is met. While least prevalent in the market over the four to five years to October 2019, a higher median price for standalone units compared to apartments and townhouses and a significant increase in their median price in the year to October 2019 reflects the constrained supply but enduring demand for them.

While two-bedroom residential units dominate (overall and, therefore, in the market), more one and two-bedroom units to meet demand arising from an aging demographic and more four-bedroom+ to appeal to families are needed. Meeting the 20,000 target via more one and two bedroom units will need even higher density development than if building three or more bedroom apartments. Where possible, any Council support should therefore incentivise the provision of unit sizes in which there are deficiencies.

Price points

The current median house price in the Central City is $502,900, which is slightly lower than the Christchurch-wide median of $539,561. Developers were building for a market demand strongest in the $450,000-$500,000 range as at November 2019, largely driven by first-home buyers and investors, although this may have changed in light of post-COVID-19 house price increases. A low turnover rate for one-bedroom units suggests that the owners are hanging onto them in light of the rising demand. Where possible, Council support in favour of affordable housing (as per the $500,000 - $550,000 First Home Loan settings for Christchurch) could help attract prospective residents to, and raise the home ownership rate within, the Central City.

Locations/environments

The existing residential population favours the areas of historic residential zoning, development and resultant existing residential amenity in the north-western, north (where house prices are higher) and north-eastern areas (generally more affordable) of the Central City, within the Residential Central City Zone. Looking to the future, an improvement to the residential amenity of the more commercial and mixed use-focussed Core, Latimer and Inner City East, South East, Central City South and Hagley neighbourhoods in particular is needed – both on-site by alternative housing providers (and developers generally) and, for Council assets, a combination of off-site/on-street. Where possible, Council support that incentivises alternative housing provision in the mixed use zones in which residential development is low would assist realise the potential of these areas for residential activity.

Poorly maintained and derelict units are largely concentrated within the Inner City East area[40], making residential redevelopment of this aspect of existing residential concentration within the Central City desirable.

Better quality multi-unit developments, particularly in the Residential Central City Zone, may be encouraged through the Council production of a Central City residential design guide to address site design and a general lack of a comprehensive approach to building design.

Within the Central City, residential amenity on-site (e.g. in respect to the actual provision of parking and outdoor living space), particularly within the Residential Central City Zone, is more liveable/family-friendly than generally perceived at present and needs promoting.

Tenures

The majority of Central City residents are renters, with rents for two and three-bedroom properties apparently on the rise. Most of the 25.7% of owner-occupiers in the Central City are located in the northern and western aspects of the Central City and least in eastern and southern aspects. Where possible, Council support in favour of mixed tenure or affordable housing would help to improve home ownership within the Central City, neighbourhood coherence and perceptions of Central City living.

Opportunities

The case study referred to in Sections 1 and 4.1.8) to determine how barriers to the provision of alternative housing have been overcome elsewhere in NZ and overseas[41] identified access to land

[40] Extends beyond the Inner City East neighbourhood identified in Figure 4.

[41] How have the barriers to the provision of alternative housing projects in the Central City been overcome elsewhere in NZ and overseas? (Christchurch City Council, 2020)

as one of the most effective support mechanisms. Although large pockets of the Central City are currently held under public ownership by either the Crown or Council, proactive identification is needed of any land that is suitable and available for residential development, by alternative housing providers in particular, potentially in partnership.

Strategic land acquisition for this purpose would extend this potential, subject to budget considerations.

As landowner, the Council also has the ability to impose conditions on development to ensure good outcomes, e.g. in respect to design quality and security of tenure.

Threats

While the number of home share accommodation listings is likely to have reduced at least temporarily as a result of the COVID-19 pandemic, the numerous potential negative effects on permanent housing within the Central City are such that restrictions on the use of Central City housing stock are needed. The Council already does a number of things to address the issues raised by home share accommodation on non-Council land, but could complement those by also acting to discourage the use of Central City housing for this purpose as a landowner (i.e. through the imposition of development conditions restricting its use to permanent residential, not home share accommodation), should the opportunity arise.

Alternative housing

Currently there are only a small number of alternative housing developments within the Central City, made possible largely due to existing land ownership, the lack of which is a critical barrier to the provision of alternative housing.

Although the proportion of households using community housing is relatively comparable to that of wider Ōtautahi-Christchurch, there is a shortfall, and few providers, of it in the Central City. That which exists is largely concentrated within the north-east of the Central City. As one of those providers, the Council could choose to do more in terms of direct provision subject to budget considerations.

There are few examples of elderly persons' housing, student accommodation and co-housing, and none of papakāinga/kāinga nohoanga housing, in the Central City. With the exception of student housing (the demographic of which appears to be well served by existing Central City housing), targeting the other three for support would help the households less well served by current (market-led) Central City housing.

As explained in Section 4, the standard housing and rental markets are unaffordable, inaccessible and insecure for many. Alternative housing and its associated tenures (e.g. co-operatives, leasehold share ownership and community land trusts) have the potential to mitigate these barriers, dependent within the Central City on such provision by small to medium or first-time alternative housing providers being a feasible option. Hence the focus of this project is on supporting alternative housing approaches and projects in order to increase awareness of, supply of and demand for them. The provision of design and other technical advice via the Residential Development Service already recommended through the *Funding opportunities and incentives* project will be of particular value to alternative housing providers, as many of them are not regular developers and are not familiar with the many, often complex and expensive-to-address regulatory requirements.

5.2 CENTRAL CITY RESIDENTS

There's a relatively even split of males and females within the Central City. While the residential population of the Central City is growing, numerous indicators, including house typology, size and tenure, real estate expert observations on market demand and demographic information, show that the Central City is currently attracting specific demographics and types of people. These include investors (i.e. purchasers of units for residential rental or commercial home share accommodation use), young professionals (predominantly first home buyers with no children) and persons entering retirement. Demographic statistics indicate that families with children, the elderly, non-European ethnic groups that more commonly live in extended families (such as Māori and Pacific Islanders) and low income earners who require affordable housing are not being drawn to the Central City or in greater numbers for a myriad of reasons. These include house size, affordability, supply of for sale and rental units, residential amenity, perceptions of Central City living and a general preference to live in the suburbs where more 'value for money' can be achieved. Single and two-person households account for 64.5% of Central City residents aged between and 15 and 44 years. Where possible, Council support could be targeted towards the provision of more one and two-bedroom units, to meet the demand arising from an aging demographic, and more four-bedroom+ units, to attract ethnicities (such as Māori and Pacific Islanders) in which extended families are more common.

Approximately 19% of the Central City population is enrolled in some form of study (part time, full time or school), which is slightly lower than the Christchurch-wide result. As both public and private primary and secondary school options exist (choices comparable to much of the city), this is largely owing to location of the city's main tertiary provider (University of Canterbury) outside of the Central City, as is Lincoln University. Drawing attention to the schooling options available via the Council's *Promoting Central City living* project may assist in attracting more families with young children.

The Central City's relatively 'new' residential population of over 80% of residents having lived there for four years or less is likely due to an increase in residential development and the transient nature of the comparatively youthful residents. Increasing their length of residence through, for example, covenants restricting use of the units on land provided by the Council to ownership or long-term rental, would contribute positively to neighbourhood coherence and improved residential amenity (by virtue of increased neighbourhood coherence).

The Central City is presently drawing/attracting more people from other Christchurch suburbs, and immigrants or New Zealanders previously living and working overseas more familiar with and open to high-density central city living, than from elsewhere in NZ. The Council's *Promoting Central City living* project could be targeted accordingly.

5.3 OTHER RELEVANT INFLUENCES

While Central City residents are less dependent on motor vehicles to access places of work and study, 85% of them still own at least one motor vehicle. As the Christchurch District Plan does not and, under the NPS-UD, will still not require on-site parking, any on-site parking provision is the developer's decision. Where possible, incentivising the location of alternative (particularly community) housing in close proximity to public and active transport facilities would encourage more use of those facilities by Central City residents. Continued provision by alternative housing providers for some on-site parking (dependent on and determined by proximity to public and active transport facilities) would nevertheless be prudent given the high rate of car ownership.

The difficulty of owning a dog in the Central City may be equally applicable to other companion animals, the keeping of which may be a non-negotiable for some people, particularly families with young children and retirees. Where possible, incentivising provision for pet ownership, whether through requiring fencing of private outdoor living spaces and/or provision in body corporate provisions for some sort of (potentially indoor only) pet, may assist.

5.4 ALTERNATIVE HOUSING MODELS AND CHARACTERISTICS THAT WOULD BE BENEFICIAL TO SUPPORT

Of the range of alternative housing models currently operating in NZ and overseas, Council support to address the deficiencies identified above would be best targeted at those which deliver:

1. Community housing, particularly:
   i. Elderly persons' housing;
   ii. Mixed tenure (i.e. combined market/freehold, assisted and community housing).
   iii. In areas of the Central City other than the north-east, so as to avoid its concentration there.
2. Co-housing.
3. Papakāinga/kāinga nohoanga housing (Māori communal living), irrespective of whether it's located on Māori customary, freehold or reserved land and zoned Papakāinga/Kāinga Nohoanga.
4. High-density development (i.e. an average net density of at least 50hh/ha), in order to meet the target of 20,000 Central City residents by 2028, particularly:
   i. One or two-bedroom, as these are the more affordable typology and are needed to meet demand arising from an aging demographic; and
   ii. More 4-bedroom+, to appeal to young and extended families.
5. Residential development in areas of the Central City (e.g. the north-east) where land prices are likely to be more affordable and poorly maintained and derelict units may provide opportunities for redevelopment in the absence of vacant sites.
6. Longer term occupation, whether through ownership or long-term rental, given the personal and community benefits neighbourhood coherence contributes to residential amenity.
7. Affordable, i.e. units in the $500,000-$550,000 range, as per the First Home Loan settings for Christchurch, in light of post-COVID-19 house price increases.

Any Council support through provision of land and/or funding could also target residential development with the following characteristics, in order to encourage high on-site amenity, development quality and desirability:

1. Provision for a private outdoor living space per unit, in addition to any communal space, to at least the minimum requirements of the Christchurch District Plan.
2. Site design that achieves a safe and high amenity public interface and comprehensively designed buildings.

3. Accessibility to parking (dependent on and determined by proximity to public and active transport facilities), given high rate of car ownership (85% of Central City residents have at least 1).
4. Provision for some pet ownership, whether through requiring fenced private outdoor living spaces and/or body corporate provisions for some sort of (potentially indoor only) pet.

5.5 FINDINGS ALSO OF RELEVANCE TO OTHER PROJECT 8011 PROJECTS

As noted in Section 2, the findings of this project will be shared with and inform the other Project 8011 projects as follows:

1. The above information will inform and/or be promoted to alternative housing providers and the public generally via the following other Project 8011 projects where relevant: *Central City webpages, Development opportunities, Residential Development Service, Neighbourhood planning and engagement* and *Promoting Central City living*, including:
    a. Focus of the *Promoting Central City living* project on:
        i. Existing Christchurch residents and immigrants or New Zealanders previously living overseas.
        ii. The positive aspects of the Core, Latimer and Inner City East, South East, Central City South and Hagley neighbourhoods in particular, to assist increase the residential population in those areas.
        iii. The Central City being more liveable/family-friendly in terms of residential amenity (e.g. on-site parking and outdoor living space provision, access to public and active transport facilities, school options), particularly within the Residential Central City Zone, than is generally perceived at present.

APPENDICES

APPENDIX 1: CENTRAL CITY NEIGHBOURHOODS

Victoria

An established neighbourhood of approximately 900 people[42] enjoying close proximity to Hagley Park and the CBD and shops, cafes and restaurants along Victoria St.

Moa

Home to around 1,700 residents, this neighbourhood includes Moa Reserve, a popular local recreational space, and a commercial block comprising retail, health and medical facilities.

Avon Loop

Location within a bend of the Ōtākaro/Avon River saw land adjoining it Red Zoned following the Canterbury earthquakes, however a small population of residents live in the southern area of this neighbourhood. The recently completed Avon Loop pathway is a well-used feature of this locality.

Inner City West

An established neighbourhood of around 550 people enjoying close proximity to Hagley Park, Cranmer Square and the Health precinct. The Canterbury Museum, Arts Centre and Christchurch Art Gallery are other significant features in this neighbourhood.

Core

The small population of approximately 200 residents within the Core have access to the wide range of commercial, cultural, community and recreational activities on offer within the CBD. Planning for a Catholic primary school in this area is underway.

Latimer

An emerging neighbourhood with at least 170 new residential units and more under construction. Residents enjoy proximity to Latimer Square, Rauora Park, the Margaret Mahy Playground and the wide range of retail and hospitality choices within the CBD.

Chester East

A small neighbourhood with a population of approximately 700 residents who enjoy close proximity to the Ōtākaro/Avon River and Chesterfields Reserve, as well as the many hospitality and retail offerings within the CBD.

Inner City East[43]

Approximately 1,100 people call this well-established neighbourhood home. It includes Christchurch East Primary School and the proposed Canterbury Multi-use Arena, while Latimer Square and the vibrant offerings of the CBD are within walking distance.

Hagley

[42] 2018 Census is the source of population figures in Section 5.1.4.
[43] The wider Inner City East area extends beyond the Inner City East neighbourhood identified in Figure 4.

While it includes a number of established homes, this is a growing neighbourhood, with new apartments along Hagley Ave enjoying extensive views of Hagley Park. The Metro Sports Facility will provide residents with a valuable community asset once completed, as does the Health Precinct located herein.

Central City South

The repurposed industrial buildings and mixture of hospitality, health/wellness facilities and laneways give this neighbourhood a distinctive character. Its small residential population live predominantly in the newly established Atlas Quarter.

South East

This neighbourhood is largely industrial in character, with a strong education presence courtesy of Ara, Marian College (soon to be relocated), Christchurch Cathedral College and NASDAs' location here. The residential population is accordingly largely made up of students from Ara's Ōtautahi House.

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