

Submission to the Independent Hearings Panel for Housing and Business Choice (PC14)

Thank you for the opportunity to speak.

I am speaking on behalf of the Addington Neighbourhood Association.

The Addington Neighbourhood Association is also a member of the Combined Residents Associations Christchurch (CRAC)

I am not an expert and am not being paid to give evidence.

I am giving evidence as a lay person, because I think I have something to contribute, not just for Addington ,but for the whole of Christchurch.

Firstly, I would like to comment on the submissions in favour and against our submissions.

For : Christchurch International Airport

Orion NZ Ltd

Waipuna Halswell Hornby Riccarton Community Board

Christchurch Civic Trust

Against : Ryman Healthcare

Retirement Villages Associations

Daresbury Limited

LMM Investments 2012 Ltd

Kaianga Ora

Catholic Diocese

I would like to point out that this latter group stands to gain from having higher housing intensification.

Community groups have been accused of Nimbyism for opposing the intensification of PC14. We appreciate the need to create more housing stock, and hope that it will become more affordable, which does not seem to be the case to date.

The lack of sufficient housing has been a long time in the making. The solution is also likely to take a long time.

A sudden, unchecked intensification will cause a number of unexpected consequences which will need addressing at a later time :

Natural Environment – removing established trees and gardens will result in no more “ garden city”

This is also counterproductive for reducing greenhouse emissions.

Heritage : Character homes lose their value and the land value increases with the number of potential units which can be built on a site. Once gone, they can never be replaced , except by imitations.

Suitability : The suitability of the types of units has not been questioned. For example, older and disabled people cannot cope with two and three storey homes, because of the stairs needed to access the upper levels.

Health : The shading created by higher buildings affects the sunlight levels of housing situated behind it. The affects of this on the health and well-being of residents is being ignored.

Capacity : Christchurch has been through damaging earthquakes in 2010 and 2011.

The intensification rules were changed after the earthquakes to allow a much greater rate of building than some other main centres . The current rules give Christchurch sufficient capacity to

cope with an increasing population, but must be tempered by the knowledge that some areas cannot be intensified.

I would like to share with you the housing intensification in Addington over the last five years. You have been forwarded two lists supplied by the CCC:

Completed Addington Builds – 005 and, Addington Building Consents – 008, both containing data from August 2020 until July of this year.

An additional list, Recent Dwellings in Addington, gives two columns: the combined lists from the CCC and an additional list of houses built within the last five years, noted when checking on the number of units contained in list 005. This is not a conclusive list.

The final total of recent additional housing that I am aware of is 565 units in Addington over the past five years.

DWELLINGS:

2018 Census, Addington East	1326		
Addington West	852		
Total		2178 + 565 = 2743	increase is 25.94 %

Compare : NZ average increase in housing stock since 2018 is 1%

These developments cover at least 92 sites, some with multiple adjoining sections, and also some previously commercial sections. My guess is that at least half of the remaining residential sections in Addington have only one dwelling on them.

1000 sections x 4 units is potentially another 4,000 dwellings in Addington alone under the current rules. Other inner city neighbourhoods are also showing signs of recent intensification, and have similar larger sections containing only one older dwelling.

POPULATION:

2018 Census, Addington East	2937		
Addington North	12		
Addington West	2409		
Total		5358 + 1130 = 6488	increase is 21.09 %

Compare : NZ increase in population since 2018 is 8 %.

I have used a conservative rate of two persons per unit, but believe the real rate is much higher – the average occupancy from the 2018 Census was four residents per property.

The high cost of mortgage servicing, and high rate of rentals in this area in relation to homes owned (only 30% owned or partly owned by the residents), would suggest more people sharing a dwelling to reduce individual costs. The 2023 Census information will not be available until May 2024.

I would like it noted that, although the population of Addington has increased by at least 21% , community funding over the past five years has shown a decrease.

If we use this Addington rate of intensification ,and apply it to the whole of Christchurch:

Christchurch population according to the 2018 Census was 369,006. This plus 8 % (29,521 over 5 years) would be a population of 398,527. The CCC website gives a population estimate for June 2023 of 396,200 people, which is slightly fewer.

Christchurch had 153,531 dwellings in 2018.

This plus 26 % (39,918) would be a total of 193,449 dwellings, potentially housing at least 79,836 more people.

This level of development shows that Christchurch's existing planning rules already allow for sufficient increased housing.

But this will not be the case in every suburb. As mentioned earlier, some areas of Christchurch are unsuitable for higher density and what developers are going to pay top dollar for a relatively recent house , to knock it down so a few extra units can be built, unless it is financially worth their effort. ?

The Central City is a case on its own.

It is my understanding, that building of at least 28m (8 storeys) are allowed in the Central City. How many have been built in the past ten years.?

People who experienced the earthquakes are wary of being in high buildings, and apartment buildings usually have a body corporate, which means the costs can be much higher than lower density housing.

Up until recently, developers have avoided building too many units in the Central City, to avoid flooding the market. The upswing in the average market values of dwellings, because of the national housing shortage, has made the effort of building worth their while.

According to the CCC website, the Central City had 7,760 residents as at 2022, but the CCC is aiming to have 20,000 by 2028.

There were about 4,100 homes at the start of 2023.

238 homes have been completed in the Central City in the past 12 months, and a total of 300+ for 2023 are expected to be completed by the end of the year.

This works out to be an increase of 7.32% in a year , which would house a minimum of 600 extra residents. At that same rate, 1500 new homes could be built in the next 5 years, housing at least 3,000 extra residents.

This would be housing for about 10,000 residents in total, assuming an average occupation rate of two per unit (4,100 units shared by 7,770 people is less than two per unit). What about the other 10,000 people ?

The point I am making, is that developers cannot be relied on to build the required number of homes , unless there is a substantial profit in it for them. That means the chances of cheaper housing are less likely.

About five years ago, I obtained a copy of an investment prospectus for the Williams Corporation, a developer specialising in apartments. At the time they were offering 10% interest to investors wishing to fund their developments. They stated that 30% of the value of their developments was profit after expenses. Ie. For every ten units they build, three are free of charge, after development costs. That margin was used to pay their investors and accumulate a stock of rental units. That seems to me to be a fairly high profit margin.

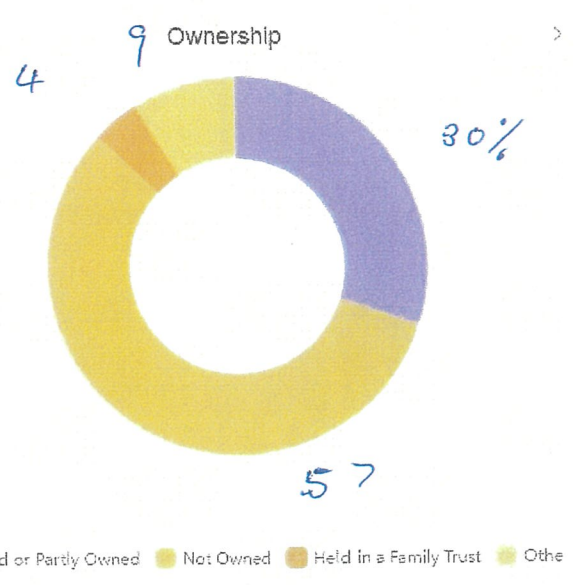
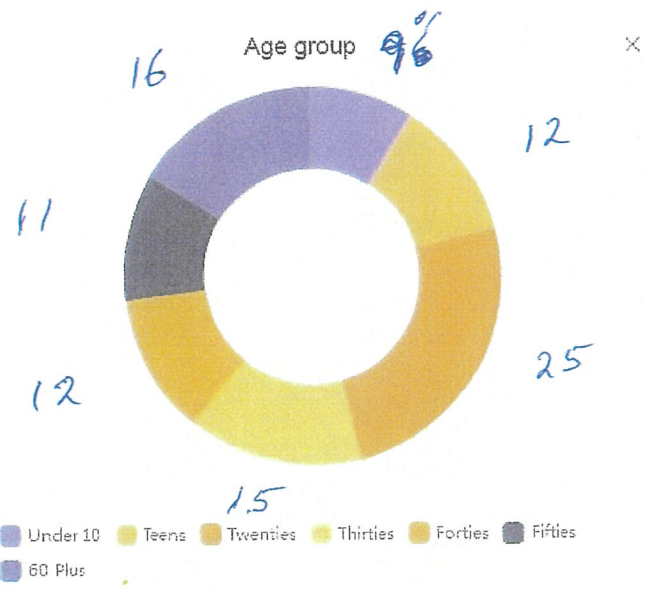
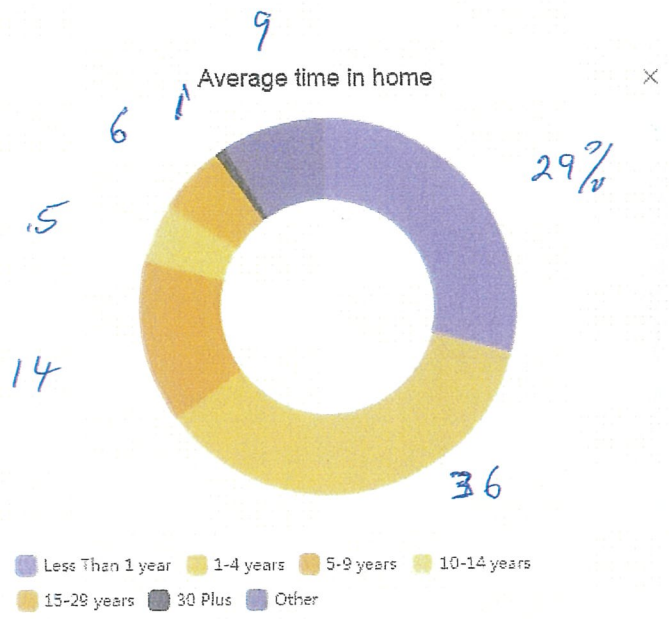
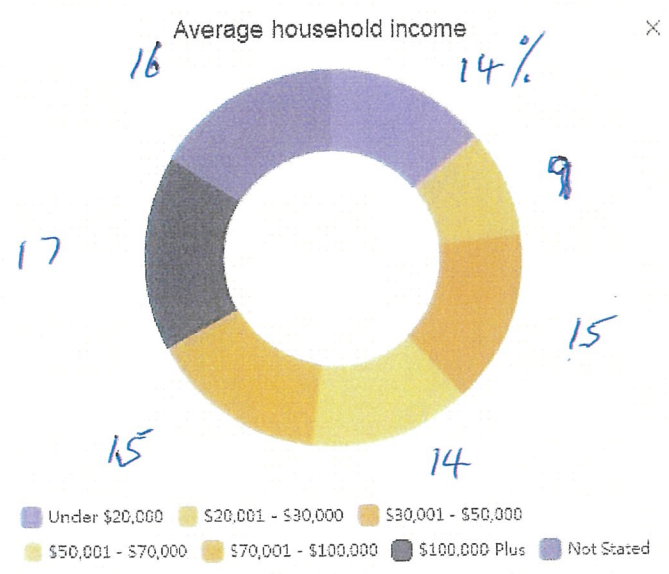
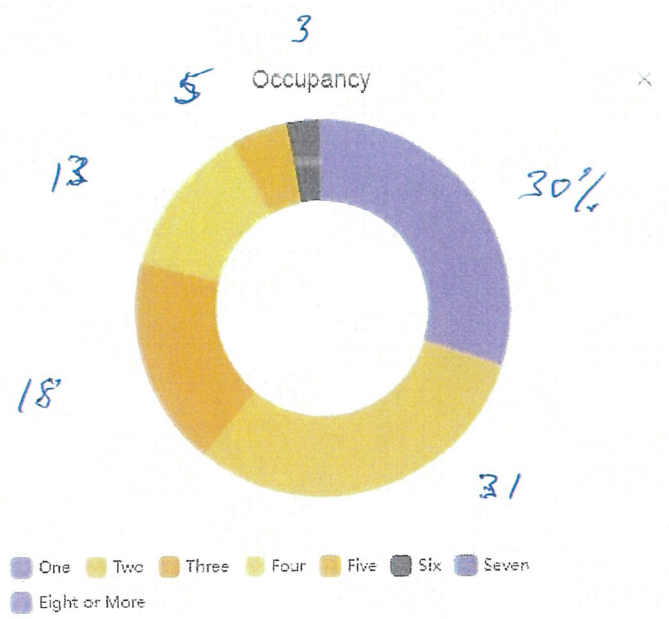
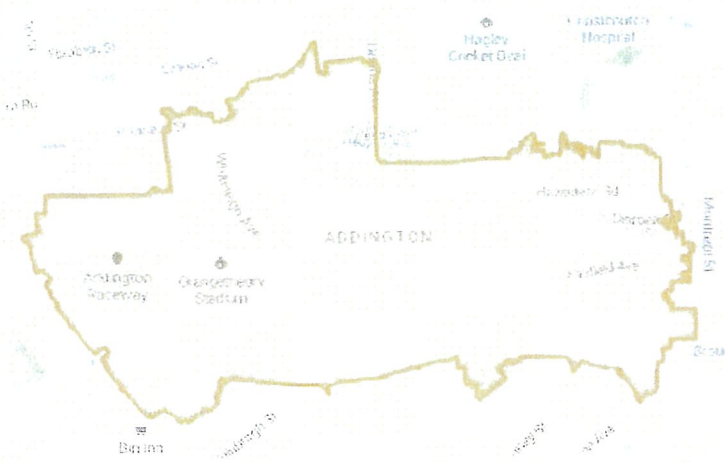
If their claims are true, there is potential for housing to be built more cheaply than at present.

We are asking that you reject the current proposal for intensification and allow the Christchurch City Council to have a bespoke housing plan.

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The Qualifying Matters they have put forward so far are needed to ensure the rights given to developers are not made at the cost of the Council or home-owners further down the track. The use of asbestos in building construction and the leaky homes fiasco are two examples which come to mind.

Intensification cannot be made in isolation and there are a number of other aspects which need to be considered , not just the potential for more dwellings through higher density.



Shanelle Temaru-Ilalio <shanelle.temaru-ilalio@ccc.govt.nz>

31/10/2023 10:20

RE: Community Funding

To geedeer@xtra.co.nz <geedeer@xtra.co.nz> Copy Arohanui Grace <arohanui.grace@ccc.govt.nz>

Kia ora Graham,

Request for information as below.

Could you please supply me with the \$ level of funding from the Waihoru Spreydon-Cashmere-Heathcote Community Board for community funding:

- a. in the whole ward , and
- b. in particular , Addington for the past five years. ?

A.

2018/2019 - \$361,143

2019/2020 - \$361,143

2020/2021 - \$361,143

2021/2022 - \$322,123

2022/2023 - \$329,471

2023/2024 - \$549,701 **Please note this funding reflects the change of Community Board Area to include Heathcote.

B.

Addington Funding:

2018/2019

\$60,825

\$57,676 – This funding was granted for multiple projects, which included Addington

\$15,000

\$1,500

\$13,000

\$5,000

2019/2020

\$60,825

\$57,676 – This funding was granted for multiple projects, which included Addington

\$15,000

\$13,000

\$1,755

\$500

\$2100

2020/2021

\$1,830

\$15,000

\$62,000 - This funding was granted for multiple projects, which included Addington

\$8,000

\$61,000

2021/2022

\$61,000

\$62,000 - This funding was granted for multiple projects, which included Addington

\$15,000
\$3,000

2022/2023

\$61,000

\$62,000 - This funding was granted for multiple projects, which included Addington

\$15,000

\$1000

2023/2024

\$60,000 - This funding was granted for multiple projects, which included Addington

\$70,000 - This funding was granted for multiple projects, which included Addington

\$15,000

\$3000

\$2500


Ngā mihi nui,

Shanelle

Shanelle Temaru-Ilalio

Kaitohutohu Hāpori - Community Development Advisor

Comm. Governance Team (Waihoru Spr-Cash-Hth)

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From: Grace, Arohanui <Arohanui.Grace@ccc.govt.nz>

Sent: Wednesday, October 25, 2023 4:12 PM

To: geedeer@xtra.co.nz

Cc: Temaru-Ilalio, Shanelle <Shanelle.Temaru-Ilalio@ccc.govt.nz>; Carr, Bec <Rebecca.Carr@ccc.govt.nz>

Subject: FW: Community Funding

Kia ora Graham,

Thanks for your enquiry. We're really happy to provide you with this information, its all public anyway and can be found in dribs and drabs through Community Board agendas, through a number of different funding pools, so it doesn't sit in