

APPENDIX 3: OVERVIEW OF HOUSEHOLD DEMAND, TARGETS AND CAPACITY

Household Demand – Household Projections as sourced from the Land Use Recovery Plan and Canterbury Regional Policy Statement

The following table sets out the household projections for the greater Christchurch area until 2028 (i.e. the recovery period). Only of relevance to the District Plan are the household growth demand figures for Christchurch City. It is projected that there will be a demand for 23,700 new household units between the years of 2012 and 2028.

Table 1: Projections for household growth in metropolitan greater Christchurch 2012–2028, including additional earthquake relocation and temporary housing demand

Greater Christchurch area	2012 post-earthquake households	Additional gross housing demand			
		2012–2016	2016–2021	2021–2028	Overall (2012–2028)
Household growth					
Christchurch city	143,150	1,500	9,200	13,000	23,700
Waimakariri district	15,250	7,750	2,200	2,200	6,150
Selwyn district	10,050	2,550	2,250	2,500	6,300
Total	168,450	11,800	13,650	16,700	36,150
Earthquake relocation and temporary housing demand					
Christchurch city		6,000	–1,000	–1,000	4,000
Waimakariri district		1,000	–300	0	700
Selwyn district		300	–300	0	0

Source: Based on Statistics NZ medium growth projections and other sources

Also of note are the targets for intensification provided under the Land Use Recovery Plan. Again these are calculated for the greater Christchurch area and only until 2028. The time period is of importance as the District Plan can address household growth demand and supply beyond the recovery period (i.e. beyond 2028). It is noted that the UDS and Proposed Change 1 to the RPS (which was withdrawn and replaced by Chapter 6 of the CRPS through LURP) estimate growth demand up to 2041.

Table 2: Targets for intensification – households to be provided within existing urban areas as a percentage of total household growth across metropolitan greater Christchurch, averaged over each period

Time period	Projected housing demand for each time period	% target of new households provided in existing urban areas for each time period	Total households provided in existing urban areas for each time period
2013–2016	19,100	35%	6,685 households
2016–2021	12,050	45%	5,422 households
2021–2028	15,700	55%	8,635 households
Total new households in existing urban areas by 2028 = 20,742 households			

Source: Statistics NZ projections for gross housing demand in metropolitan greater Christchurch and other data

The policy direction regarding how this household demand is to be provided for is set out under the Canterbury Regional Policy Statement. The specific direction is contained with the following objectives and policies:

“Objective 6.2.2 – Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

(1) aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:

(a) 35% averaged over the period between 2013 and 2016

(b) 45% averaged over the period between 2016 to 2021

(c) 55% averaged over the period between 2022 and 2028;

(2) providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and ingreenfield priority areas and brownfield sites;

(3) reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;

(4) providing for the development of greenfield priority areas on the periphery of Christchurch’s urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure...”

“Policy 6.3.1 – Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

(1) give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;

(2) give effect to the urban form identified in Map A by identifying the location and extent of the indicated Key Activity Centres;

(3) enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;

(4) ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on MapA, unless they are otherwise expressly provided for in the CRPS;”

“Policy 6.3.7 – Residential location, yield and intensification

In relation to residential development opportunities in Greater Christchurch:

(1) Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.

(2) Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres andneighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, andon suitable brownfield land.

(3) Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):

(a) 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;

(b) 15 household units per hectare in greenfield areas in Christchurch City;

(4) Intensification development within Christchurch City to achieve an average of:

(a) 50 household units per hectare for intensification development within the Central City;

(b) 30 household units per hectare for intensification development elsewhere.

(5) Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.

(6) Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lotsizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.”

Household Supply – Household capacity as assessed under the 2009 LTCCP Growth Model

In establishing this policy direction consideration was given as to the available capacity within existing residential zoned areas and the potential capacity within new Greenfield development and future intensification of the existing urban area. A household capacity study was first undertaken to inform the development of the Greater Christchurch Urban Development Strategy. Revisions (updating) of the LTCCP Growth Model have been undertaken on numerous occasions, but the base information provided under the 2009 LTCCP Growth Model continues to be relevant. The household capacity (for new additional household units) has been assessed as follows (refer also to the assumptions made):

Area and Zones	Theoretical Household Capacity/Yield	Assumptions and qualifications made
Central City	19,000	Area comprises the Central City area and all Living 3 Zones located within the Four Avenues.
Rest of City Intensification including the Living 2 and Living 3 Zones	20,000	Calculation is based on 30hh/ha, noting that whilst the target of 30hh/ha is not required for Living 2 Zone under its proposed Residential Suburban Zone, the minimum allotment size standard of 330m ² for Living 2 Zone (carried through for the Residential Suburban Zone Overlay area) will theoretically result in a household yield over time of close to 30hh/ha. A number of existing Living 2 areas have already been redeveloped to yield close to 30hh/ha (e.g. Merivale). It is noted that the actual household yield within existing Living 3 Zones has exceeded 30hh/ha for individual developments.
Ongoing infill within the Living 1 and Living Hills zones (excluding greenfields)	4,400 (flat) and 900 (hills)	
Lyttelton Harbour	2000	
Total theoretical household capacity excluding Greenfield areas	43,400 (flat) 46,300 (hills and Lyttelton)	
Total household capacity within ChCh Greenfield areas	20,800	Greenfield areas include provision for medium density development within the 15hh/ha requirement.

Summary of household capacity provided for within existing zoned areas that provide for intensification (i.e. 30hh/ha or greater)

If it is assumed that all of the required intensification to 2028 (i.e. 20,742 households) is to be provided for within the redevelopment of existing areas in Christchurch (i.e. not the whole of greater Christchurch as surmised under Table 2 above) then there is ample (almost double) theoretical capacity already provided through the operative City Plan. Some 20,000 new households are in theory able to be created under the Living 2 and 3 Zones, a further 19,000 new households within the Central City residential areas, and an additional 5,300 new households under the Living 1 and Hills Zones. However, the District Plan provides for household growth beyond 2028. Furthermore, it is recognised that constraints (land development, property and financial) can prevent land from being developed to its theoretical capacity. Consideration has therefore been given to whether other new areas may be appropriate to provide for new household growth to 30hh/ha yields.

New Infill Mechanisms - Two new mechanisms for infill and intensification have been introduced. These are the provision to allow two homes to be built on sites where the original home was removed due to earthquake damage, and provision to allow minor dwelling unit to an existing residential site. Together these will contribute to the overall capacity for infill within the existing urban area. The contribution of these mechanisms will however be relatively limited. The mechanism for a minor dwelling unit is focused on one particular type of housing (i.e. small units). The mechanism to allow two units on a single site is subject to a number of variables that will affect the uptake of the mechanism (for example, private insurance outcomes in favour of like for like replacement of a demolished building).

Additional Capacity - The main contribution to increasing the capacity for intensification will come from the existing Living 1 zoned areas that transition to Residential Medium Density. These areas offer the most significant increase in potential density from what is permitted under the rules of the current zone. Living 1 zoned land can theoretically achieve a density of approximately 22 households per hectare when developed as single, stand alone dwellings on individual sections. The existing density in Living 1 zoned areas (across the city) is typically below this density, generally achieving between 12 and 20 households per hectare. Of the proposed extent of the Residential Medium Density zone, approximately 83 hectares will transition from Living 1 to RMD. This has a potential medium density household capacity of 2,339 units. This is a net yield of 1029 units less the existing number of households, and a net yield of 517 over what the existing Living 1 zone could potentially deliver. The proposed areas that transition from Living 1 to Residential Medium Density are follows:

Centre	Hectares	Existing Households	Existing Density (hh/hect)	Theoretical RMD Yield (@30 hh/hect)
Bishopdale	23.82	365	15	715
Hornby	8.65	137	16	259
Linwood	5.35	84	16	160
Merivale	5.67	82	14	170
Papanui	8.17	145	18	245
Riccarton	1.89	38	20	56
Shirley	29.28	459	16	734
Total		1310		2339
				1029 (net)