

# The Greater Christchurch Partnership Housing Action Plan

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## 1. Why we need a Housing Action Plan

Greater Christchurch is not immune to the national housing crisis. Historically, Christchurch has been relatively more affordable than other urban centres in New Zealand. In 2023 this is no longer the case: it is now relatively more expensive to rent in Christchurch than in Wellington, Auckland and Hamilton<sup>1</sup>. Household incomes have failed to keep up with housing costs, and half the households in Greater Christchurch are facing housing affordability<sup>2</sup> challenges.

The 'affordability gap' is not just Government's responsibility. Many households in Greater Christchurch struggling with housing costs are above the threshold for government support. The housing problem is compounded by the lack of choice in housing options in typology and location. The demographic composition of Greater Christchurch is changing, particularly as the proportion of those 65 years and over is increasing faster than other age-groups, resulting in strong growth in couple-only and one-person households<sup>3</sup>. The housing market is not providing sufficient variety in terms of typology as well as price, for people wishing to downsize, who prefer small houses, who have accessibility needs, or who live multigenerationally. There is unmet demand for housing in all three districts that is smaller and of good quality<sup>4</sup>.

The profit margins of private-sector developers are more easily achieved with larger, standalone greenfield developments at a higher price point. The supply-side predominance of 3-4 bedroom homes contributes to an under-utilisation of housing stock<sup>5</sup>, for people wishing to downsize cannot because alternatives are either not available, or not affordable for low- and modest-income households. In Christchurch city, smaller houses are being built, but at a price well above the affordability threshold for low- and modest-income households. A diversity of building typologies and price points is needed in appropriate places, that are future-proofed against climate change and well-connected with transport routes linking employment, education and amenities.

The housing crisis affects the entire community: housing is a right and the common denominator in determining wellbeing: "The centre of our social, emotional and sometimes economic lives, a home should be a sanctuary—a place to live in peace, security and dignity"<sup>6</sup>, and a critical determinant of the health and wellbeing of individuals and communities.

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<sup>1</sup> CoreLogic 2023: <https://www.corelogic.co.nz/news-research/reports/housing-affordability-report>

<sup>2</sup> Housing is defined as affordable when housing costs comprise less than 30% of the income of households in the lowest 40% income bracket. Affordability varies with the movement in household incomes, interest rates, market rents and house prices, and is typically measured as:

- Renter affordability – renters' ability to pay affordably the median market rent; and
- First home buyer affordability - renters' ability to purchase a dwelling at either the lower quartile or median dwelling sale price (Mitchell, 2021: 43).

Housing affordability comes under pressure when housing costs increase at a faster rate than household incomes. Variations in interest rates can mask the underlying trends in first home buyer affordability in the short to medium term.

<sup>3</sup> Mitchell, I. 2021. *Housing Demand and Need in Greater Christchurch*.

<sup>4</sup> Quality developments and quality housing are intrinsic to successful intensification and lie at the heart of thriving neighbourhoods. This includes the quality of each house, and also the quality of the overall design of neighbourhoods and involves a variety of aspects including housing choice (household size, typology, sustainability of design - warm, dry, accessible), avoiding adverse outcomes (susceptibility to flooding and other hazards, traffic) and promoting positive outcomes (connectivity to education, work and amenities). Quality developments support neighbourhoods to develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

<sup>5</sup> Foy, R. (2003), *Social Impacts of Housing Intensification: Research Review* (CCC, 2023: 29).

<sup>6</sup> UN Special Rapporteur on the right to adequate housing (<https://www.ohchr.org/en/special-procedures/sr-housing/human-right-adequate-housing>).

The adverse social and economic outcomes of insufficient, inappropriate, inadequate and unaffordable housing are apparent in Greater Christchurch, and can only be tackled collectively<sup>7</sup>. This is why the GCP is using its combined levers and resources to improve the provision of quality, affordable housing in suitable locations and improved housing choice. The draft housing action plan is being developed collaboratively among the Partners and complements other initiatives including the Mana Whenua Kāinga Nohoanga Strategy and the Canterbury Mayoral Forum’s housing strategy. Phase 1 is focused on short-term actions to instigate change. Phase 2 signals longer-term interventions to increase provision of quality, affordable housing in Greater Christchurch.

## 2. The dimensions of the problem

For the bottom half of household incomes in Greater Christchurch, the most significant affordability issue is felt by the 5% of households with incomes under \$30,000 and the 13% with incomes between \$30-50,000. The 35% of households with incomes between \$50,000 and \$100,000 are also likely to experience housing affordability issues, particularly given competition from households in higher income groups who may purchase the available stock<sup>8</sup>. Housing supply and affordability challenges disproportionately impact low to moderate income renting households<sup>9</sup>.

Table 1 shows that one in five households renting in Christchurch, a quarter of households renting in Waimakariri, and 14% of households renting in Selwyn spend 50% or more of household income on housing-related costs.

MSD, MHUD, StatsNZ, CoreLogic	Households whose rent is equal to or greater than 40% of income	Households whose rent is equal to or greater than 50% of income	Lower quartile weekly rent March 2023	Average weekly rent March 2023
Christchurch	28%	20%	442	522
Selwyn	20%	14%	504	578
Waimakariri	32%	23%	527	558

Table 1: Proportion of household income spent on rent in Greater Christchurch<sup>10</sup>

In 2020, 36,800 people renting in Greater Christchurch were experiencing housing need<sup>11</sup> (Table 2, Figure 1). This includes financially stressed private renters, households supported by social, third sector and emergency housing, and people who are homeless or live in crowded dwellings. Since then, the cost-of-living crisis and inflation post-Covid have significantly worsened affordability.

<sup>7</sup> <https://www.rnz.co.nz/news/national/502462/hastings-council-strategy-cuts-number-in-emergency-housing-by-77-percent>

<sup>8</sup> R. Yeoman and D. Foy (2022), *Greater Christchurch Spatial Plan Dwelling Affordability Assessment*. Formative.

<sup>9</sup> In 2018, 35% of households in NZ were renting. Māori and Pacific peoples are disproportionately likely to be renting, with only 21 and 31% respectively owning their own home, compared to 58% of European households (Office of the Minister of Housing, December 2022: 5, [https://www.hud.govt.nz/assets/Uploads/Documents/Supporting-Increased-Supply-of-Rental-Housing-Cab-Paper-Marked-Up\\_Redacted.pdf](https://www.hud.govt.nz/assets/Uploads/Documents/Supporting-Increased-Supply-of-Rental-Housing-Cab-Paper-Marked-Up_Redacted.pdf)).

<sup>10</sup> MHUD, 2023. <https://www.hud.govt.nz/stats-and-insights/local-housing-statistics/key-data/>

<sup>11</sup> Renter stress is significantly lower in social housing as current income related rent policy limits the cost to 25% of income in eligible households. These households typically have needs beyond affordability although it is also important to note that if they rented their accommodation in the private market they would very likely be stressed (Mitchell, 2021: 52).

Mitchell (2021)	Financially stressed private renter households	Social/third sector/emergency renters	Other needs (overcrowding, homelessness)	Total housing need	% of renters	% of all households
Waimakariri	2,500	150	290	2,940	57.8	11.5%
Selwyn	1,670	50	260	1,980	39.8%	8.2%
Christchurch	22,350	7,050	2,480	31,880	55.8%	20.6%

Table 1: Housing Need in Greater Christchurch (2020 figures, Mitchell, 2021)

### Housing stress as a proportion of rental households in Greater Christchurch

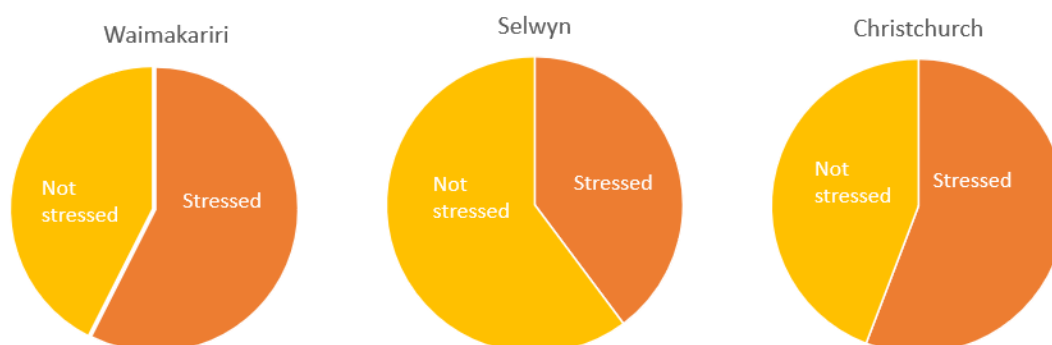


Figure 1: Housing stress as a proportion of rental households in Greater Christchurch (Mitchell, 2021)

The diagram below (Figure 2) illustrates the complexity of the ‘snakes and ladders’ interactions of the housing ecosystem, and highlights the fragility of housing tenure with more people now moving from right (from market sale) to left (towards homelessness) of the continuum. Demand and supply are in constant flux, but there are clear gaps, described below.

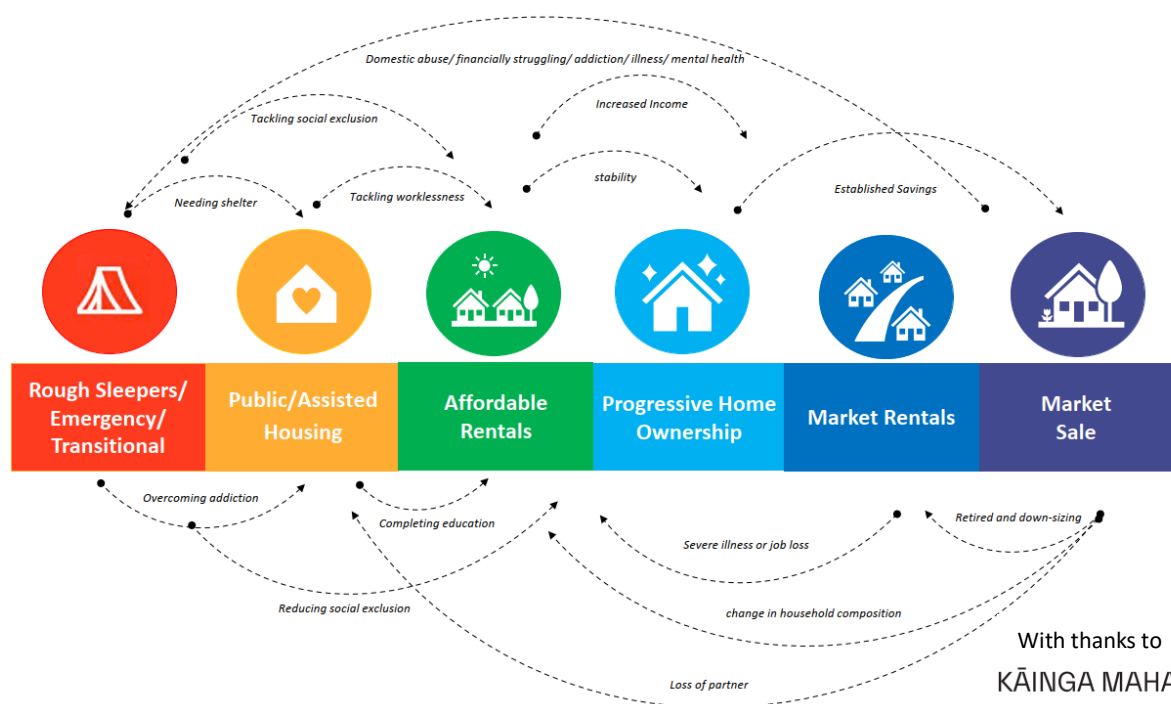


Figure 2: The dynamics of the housing continuum (with thanks to Annie Wilson, Kāinga Maha)

## Gaps in the provision of housing in Greater Christchurch

1. Hidden homelessness – excess demand, incomplete data:
  - a. Functional homelessness (e.g. overcrowding, living in cars, reluctance to disclose accessibility needs or rural locations on the Housing Register, inappropriate/insufficient accommodation for vulnerable people needing support being housed inappropriately (youth leaving Oranga Tamariki, women leaving violent relationships, people being released from prison, people with addiction and mental health needs, being housed in camping grounds or risky/inappropriate places) (TWPCHP, 2023, Waimakariri Housing Response Working Group, 2023)).
  - b. 800 adults and 700 children in emergency accommodation in early 2023 in Greater Christchurch (TWPCHP, 2023).
  - c. Lengthy stays in emergency or transitional housing because there are no appropriate alternatives (TWPCHP, 2023).
  - d. Temporary transitional homelessness when no appropriate housing is available, whether in terms of cost/location/type/tenure (e.g. somewhere to stay following separation, interim accommodation for people returning/coming from overseas).
2. Shortfall in social housing despite significant government intervention:
  - a. 8000 public houses in GC with a further 800-900 in the pipeline via CHPS and Kāinga Ora (how much replacement stock/net impact unclear)
  - b. 2700 on the MSD Housing Register (MSD, MHUD)
  - c. Gap of ~1700 households that require housing
  - d. Significant overrepresentation of Māori on the Housing Register (MSD, MHUD)
  - e. 85% of demand is for 1-2 bedroom houses (MHUD)
  - f. Outgoing government position that Greater Christchurch could expect no further investment given sizeable relative investment already received.
3. Affordable rentals/home ownership: the growing intermediate market (people in work who cannot afford to buy), meaning movement leftwards along the continuum:
  - a. What's built is big and expensive (except in Christchurch City where it is smaller but expensive).
  - b. What's needed is smaller, cheaper (but good quality), well-located houses, which the market is not providing. Full private sector developers have specific profit margins to achieve, more easily achieved in larger, standalone greenfield developments at a higher price point.
  - c. Over half of households renting in Waimakariri and Christchurch are under stress, and nearly 40% of households renting in Selwyn (diagram 2). Furthermore, 20% of households in Christchurch, 14% in Selwyn and 23% in Waimakariri pay more than 50% of their income in rent (MHUD). These are 2018-20 numbers and since then inflation and the cost of living has increased – rents went up 10% over the past year in GC.
  - d. The rental market is an important barometer of affordability, with declining home ownership and an ageing population – 40% of retirees will be renting in 25 years' time (Stats NZ).
  - e. Sufficient quality and affordability of rentals is vital, particularly as home ownership rates decline: the ageing stock and frequently poor condition of market rental housing contributes to adverse outcomes.
  - f. Shortage of housing for specific groups in terms of typology and location: multigenerational families, households on small incomes, people with accessibility needs (1 in 4 New Zealanders)(Te Whatu Ora, Ministry for Disabled People, Mitchell, 2021).
4. Restricted choice of housing type resulting in suboptimal use of existing housing stock:

- a. People in large houses who would like to downsize to free up capital or to reduce maintenance time cannot find high quality smaller houses even if they would like to, so stay in large homes that could otherwise be sold/rented to families.
- b. Employers struggle to attract workers because of lack of housing choice (e.g. rental stock in poor condition makes it difficult to entice talented people). The productivity implications of the housing shortage are an area of focus for the Canterbury Mayoral Forum.

### The Housing Action Plan meets the following criteria:

- a. Developed collaboratively
- b. Technically feasible
- c. Creates positive outcomes that can't be achieved by individual partners alone
- d. Contributes to increased housing choice and affordability in Greater Christchurch.

### 3. The Housing Action Plan

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

3.2 Outcomes

- Increased provision of quality affordable housing in suitable locations
- An aligned planning system across Greater Christchurch collectively delivering more affordable housing and wider housing choice
- Advocacy to attract interventions where the market is not delivering
- Tracking supply and demand of housing to enable appropriate intervention.

3.3 Costs and benefits

- The instigation of the housing action plan reflects the Partners’ recognition that lack of choice in housing and its rising unaffordability in Greater Christchurch is unacceptable. The plan will involve costs in staff time, expert advice, and implementation. These must be weighed against the benefits.
- The Local Government Act stipulates Councils’ responsibilities for wellbeing. A well-established body of research demonstrates wellbeing and other benefits from secure and affordable housing. The Social Infrastructure and Green Measures for Affordable Housing calculator<sup>12</sup> allows decision-makers to understand how costs can be avoided from areas such as health, policing, and community services through improved access to housing, and estimates benefits from higher consumption, income and educational attainment.
- Melbourne’s housing action plan quantified the wider economic benefits in terms of \$1 spent on affordable housing furnishes \$3 in community benefits (Figure 3<sup>13</sup>).

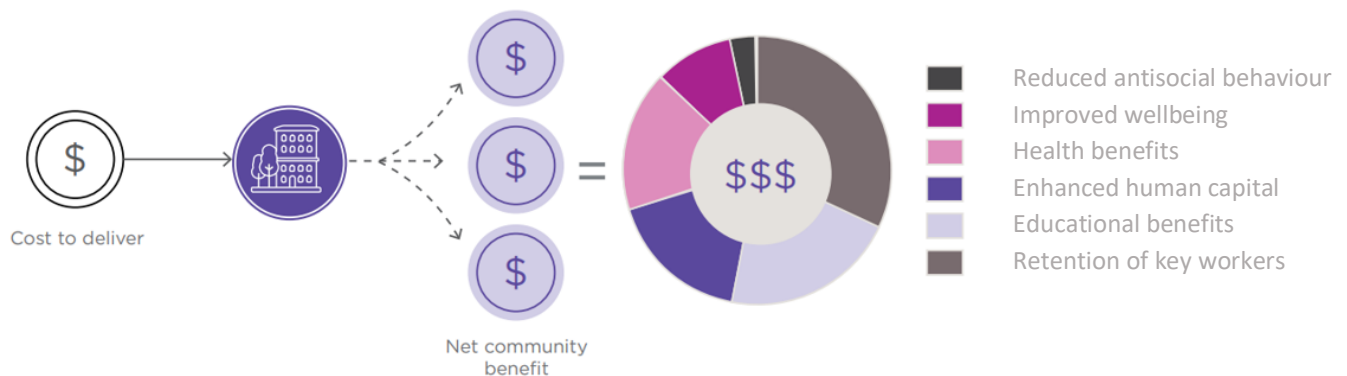


Figure 2: 1:3 Every \$1 spent on affordable housing provides \$3 of community benefit (Melbourne housing strategy, SGS Economics and Planning, 2019)

<sup>12</sup> Developed by researchers at Swinburne University of Technology and applied in Australia.

<sup>13</sup> [MRFINAL New tool measures compelling value of social housing \(communityhousing.com.au\)](https://www.communityhousing.com.au). Investment in social and affordable housing from the Commonwealth’s National Housing Accord and Housing Australia Future Fund over the next five years was calculated to create an additional \$4.4 billion worth of wider benefit over the next four decades.

# Housing Action Plan Phase 1

Please see the glossary in Appendix for further detail.

	ACTION	WHEN	WHO *TBC	RESOURCING
1	Identify publicly-owned sites (Crown and Council) appropriate for affordable housing development across all three council districts; and determine what is required to acquire/consolidate these for development.	2024	Councils Central Government partners and stakeholders ChristchurchNZ	Council staff time to track land and GIS map contiguous opportunities
2	Identify mechanisms to enable development of affordable housing on public land. One example is retaining it in perpetuity but developing it for affordable housing through a leasehold model. (Requires councils/Crown to prioritise development of affordable housing above other potential uses that may furnish a higher return, as well as sufficient capitalisation to buy back properties to enable them to remain affordable in perpetuity.)	2024	Councils OCHT CHPs ChristchurchNZ	Council staff time for research and engagement with experts, potential research costs, potential legal advice
3	Investigate the introduction of inclusionary zoning by all three Councils to collectively increase the supply of social and affordable rental housing.	2024	Councils	Staff time to collate evidence, legal advice
4	Investigate and test incentives to develop affordable housing (e.g. density bonuses, value capture, rates concessions for CHPs, planning concessions).	2024	Councils	Staff time for engagement with experts
5	Investigate expanding CCC's development contribution rebates for social housing to all councils. Investigate extending this to include social, affordable rental and progressive home ownership.	2024	Councils	Staff time to evaluate
6	Support wider advocacy to influence financial institutions to invest in affordable housing solutions e.g. pension fund investment in build-to-rent housing in Greater Christchurch.	2024	Councils/CCOs CHPs MHUD ChristchurchNZ	Staff time to identify existing relationships and conversations
7	Investigate expanding or mirroring the Ōtautahi Community Housing Trust model (providing charities and charitable community housing providers access to finance and land).	2024	Councils OCHT	Staff time
8	Develop a monitoring and evaluation framework to track progress	2024	GCP/Partners	Staff time

# Housing Action Plan Phase 2: 2024

As this is an iterative process, Phase 2 is dependent on Phase 1. Actions, timing and resourcing are indicative only: prioritisation and further clarity will be confirmed with the GCP Committee once Phase 1 is complete.

	OUTCOME	ACTION (red relates to follow-up of immediate actions)	COMMENCING	WHO	RESOURCE to deliver plan
1	Increased provision of quality affordable housing	1.1 Prepare and consolidate publicly-owned sites (Crown and Council) identified in Phase 1 appropriate for affordable housing development across all three council districts.	TBC	Councils ChristchurchNZ Government partners and stakeholders (Ministry, Dept and Crown Agency)	Staff time
		1.2 Implement mechanisms to enable development of affordable housing on public land.	TBC	Councils OCHT CHPs ChristchurchNZ	Staff time
		1.3 Connect with work being undertaken nationally on funding and financing of affordable, community and public housing options.	2024	Councils ChristchurchNZ Government	Staff time
		1.4 Proceed with broadening the Ōtautauhi Community Housing Trust model (providing charities and charitable community housing providers access to finance and land).	TBC	OCHT Councils	Staff time
		1.5 Support development of common design of intensive housing typologies that could be applied in other districts.	2024	OCHT, CHPs Kāinga Ora	Staff time
		1.6 Expand CCC case management approach to other councils to help remove obstacles to development.	TBC	Councils	Staff time
2		2.1 Align the three councils' policies on affordable housing and statutory plans to deliver shared housing priorities	TBC	Councils Government	Staff time



	An aligned planning system that supports the delivery of more affordable housing	across Greater Christchurch (e.g. Canterbury Regional Policy Statement, District Plan reviews and other policies and practices).			
		2.2 Initiate inclusionary zoning across Greater Christchurch subject to Phase 1.	TBC	Councils	Staff time, calculation of costs/benefits, legal advice
		2.3 Implement incentives across Greater Christchurch to encourage development of affordable housing.	TBC	Councils	Staff time, calculation of costs/benefits
		2.4 Implement expansion of development contribution rebates across all Greater Christchurch councils. Include social, affordable rental and progressive home ownership. Clearly differentiate between qualifying and non-qualifying developments to focus on charitable community housing providers.	TBC	Councils	Staff time, calculation of costs/benefits
		2.5 Explore potential for rates relief and resource consent discounting for providers of affordable housing (e.g. charitable community housing providers and charities) across all councils that will make a difference.	TBC	Councils	Staff time, calculation of costs/benefits
3	An advocacy plan to attract housing where the market is not delivering	3.1 Develop plan for advocacy in all spheres to provide solutions that deliver better housing outcomes (e.g. provide supply contracts for x number of units/year and y\$ to fund affordable rentals thereby reducing the housing demand by z).	2024	Councils Developers CHPs Funders	Working party, staff time
		3.2 Continue to support regional influence with financial institutions e.g. pension fund investment in build-to-rent housing in Greater Christchurch.	2024	Councils OCHT ChristchurchNZ CHPs CCOs	Staff time
		3.3 Contributing to national frameworks and policy development via synched-up plan that helps to solve our part of a nationwide need for affordable housing (e.g. repositioning affordable housing as essential	2024	Councils	Staff time

		infrastructure, introduction of mandatory inclusionary zoning, delivery of specialised affordable housing to meet the needs of specific cohorts, introducing higher affordable housing requirements in all urban renewal projects when land increases in value due to government intervention (e.g. improved transport infrastructure).			
		3.4 Advocate for simplification of the funding system and expand grant funding for CHPs and charities to provide social, affordable rentals and progressive home ownership.	2024	Councils CHPs	Staff time
		3.5 Explore opportunities for complementarity with MAIHI Ka Ora National Māori Housing Strategy.	TBC	Councils Government Mana Whenua	Staff time
4	Public, private and community partnerships that accelerate positive housing outcomes	4.1 Lead the engagement across government, community housing providers and the development sector to overcome specific barriers to deliver affordable housing e.g. access to finance, or underwriting pre-sale requirements by CHP agreeing to purchase 10%, thereby de-risking the development to meet bank requirements.	2024	MHUD Kāinga Ora CHPs Councils Developers Banks	Staff time, legal time, financial advice, external advice on options
		4.2 Explore partnerships to provide mixed blind tenure developments.	TBC	Councils ChristchurchNZ CHPs MHUD Private sector	Staff time
		4.3 Partner with the community housing sector to deliver more affordable housing (e.g. provide land, finance, carry development costs, take less return).	TBC	Kāinga Ora MHUD Councils ChristchurchNZ CHPs Charities	Staff time

		4.4 Work with government on de-risking development that returns a social dividend. Analyse potential in existing and emerging government programmes.	TBC	Councils MHUD Kāinga Ora	Staff time
5	Demonstrate that more intensive housing doesn't mean more intensive problems	5.1 Providing and promoting exemplars of good quality mixed tenure, mixed typology developments (e.g. the Residences at Karamū <sup>14</sup> ). Stocktake existing design guidelines and processes for mixed tenure housing to ensure buildings are of good quality and that adverse effects are considered and mitigated <sup>15</sup> . Build relatable narrative that demonstrates the benefits of denser living (green space, common space, living close to work, accessibility (e.g. expand 'housing we'd choose' research on typology preferences within financial constraints).	2024	ChristchurchNZ OCHT Kāinga Ora Local examples	Staff time
6	A database that provides live evidence of supply and demand for housing in Greater Christchurch	6.1 Collate and monitor data to identify areas of need immediately and quantify demand, supply, and mismatches in terms of typology, location and price.	2024	Councils MHUD Kāinga Ora CHPs	Staff time from partners, working group
		6.2 Track new housing supply and utilisation of existing stock to determine opportunities to meet need, monitor and evaluate.	2024	Councils Kāinga Ora	Staff time
		6.3 Analyse social dividend from public investment in affordable housing – investment case for City Deal.	2024	Councils Government	Staff time
<b>Parallel Initiatives</b>					
	Complement the housing initiatives currently being developed and implemented by Mana Whenua through its development entity and longer term, to align the delivery of		2024	Mana Whenua Paenga Kupenga	Liaison time

<sup>14</sup> The Residences at Karamū was a joint venture to produce an 84-house mixed-tenure development at Riccarton Racecourse as a partnership between MHUD, Christchurch Methodist Mission, Emerge Aotearoa, Ngāi Tahu Properties, Kāinga Maha), limiting investor purchasing in favour of first home buyers and Community Housing Providers.

<sup>15</sup> Recognising valid fears relating to the social effects of intensification recognising that poor examples have given it a bad reputation alongside privacy concerns, antisocial behaviour, noise, shading, parking, traffic, reduction in green space.

	housing within the context of multi-use and inter-generational urban kāinga nohoanga				
	Complement the work being undertaken by other entities	Canterbury Mayoral Forum Other entities e.g. North Canterbury housing working group	2024	GCP CMF	Staff time
	Implementation and monitoring framework to ensure ongoing analysis, management, review and response.	Concurrently develop a framework to monitor progress. Recognise existing monitoring and explore how these can be brought together in a shared/linked dashboard. e.g. - Number of houses being built - Housing register numbers - Reduction in proportion of people experiencing housing stress	2024	Councils Government	Staff time

# Appendix: Housing Action Plan Glossary

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## Further information to support Phase 1 of the housing action plan

### Phase 1 Actions

1. Identify publicly-owned sites (Crown and Council) appropriate for affordable housing development across all three council districts; and determine what is required to acquire/consolidate these for development.  
The Councils and Government have land that is not fully developed. This action involves identifying land in appropriate locations that is surplus to requirements and in locations suitable for housing.
2. Identify mechanisms to enable development of affordable housing on public land. One example is retaining it in perpetuity but developing it for affordable housing through a leasehold model. (Requires councils/Crown to prioritise development of affordable housing above other potential uses that may furnish a higher return, as well as sufficient capitalisation to buy back properties to enable them to remain affordable in perpetuity.)
  - The Queenstown Lakes Community Trust enables the development of underused Council land which is leased to affordable housing providers, generating rates revenue, and then bought back once the leaseholder moves on.
  - Other mechanisms: using the borrowing capacity of councils to underwrite development finance for CHPs and charities; deferred settlement in the disposal of council land; long term leases; sales at subsidised values.
3. Investigate the introduction of inclusionary zoning by all three Councils to collectively increase the supply of social and affordable rental housing.  
Inclusionary planning is a way of securing or leveraging affordable housing through the planning and urban development process<sup>16</sup>. Developers make a percentage-based contribution towards supplying affordable housing according to a prescribed percentage of the affordable housing development. A minimum percentage should be introduced across the region, higher percentages in greenfield or urban renewal projects. This can be phased and increased over time. It can be applied to residential, commercial and some industrial land and easily transferred to any affordable housing organisation. Dwellings designated inclusionary should be indistinguishable from market housing<sup>17</sup>. Queenstown and Waikato have identified this as the most effective mechanism to increase the supply of affordable housing.
4. Investigate and test incentives to develop affordable housing (e.g. rates remissions).  
Various financial and planning incentives can be used to encourage more affordable housing and a greater range of typologies:
  - 'Density bonuses' permit higher densities in return for an affordable housing contribution, though quality should not be sacrificed and density bonuses might be deployed in conjunction with mixed tenure.
  - Set affordable housing targets.
  - Protect existing low-cost housing stock
  - 'Value capture' a portion of increased value that occurs when land is rezoned to higher value uses or when infrastructure is provided, then direct this value towards affordable housing. Urban renewal projects and rezoning provide opportunities for value capture<sup>18</sup>.
  - Develop land use policies that encourage diverse housing forms.
  - Offer rates concessions to community housing organisations.

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<sup>16</sup><https://www.ahuri.edu.au/sites/default/files/migration/documents/PES-006-Planning-mechanisms-to-deliver-affordable-homes.pdf>

<sup>17</sup><https://www.melbourne.vic.gov.au/sitecollectiondocuments/affordable-housing-strategy.pdf>

<sup>18</sup><https://www.melbourne.vic.gov.au/sitecollectiondocuments/affordable-housing-strategy.pdf>

- By-laws for Air B n Bs in affordable areas<sup>19</sup>.
  - Planning concessions to enable affordable housing
  - Rating vacant land and potentially buildings at the level of what it could be developed to, as a disincentive to land-bank<sup>20</sup>.
5. Investigate expanding CCC's development contribution rebates for social housing to all councils. Investigate extending this to include social, affordable rental and progressive home ownership. Christchurch City Council's Development Contributions Rebate policy provides for the rebate of DCs for certain types of development including social housing and kāinga nohoanga. With respect to the former, it aims to support the development of new social housing by qualifying community trust organisations, and rebates 100% of DCs for qualifying developments. Developers are required to register a covenant on the title of the development to qualify for the rebate, which restricts the use of a home for social housing purposes only.
6. Support wider advocacy to influence financial institutions to invest in affordable housing solutions e.g. pension fund investment in build-to-rent housing in Greater Christchurch. Kiwisaver provider Simplicity has created a housing fund to invest in build-to-rent housing in Auckland. They are attempting to contribute build-to-rent high density housing at scale: Intention to build 10,000 quality homes for long-term rent across NZ: 159 constructed, 345 to be under construction by the end of 2023, and 800 in development<sup>21</sup>. Their model includes:
- Developer and Builder margins (they are the developer and builder and a nonprofit organisation)
  - Financing margin (they don't have to borrow money to build)
  - Selling costs (rent directly, with no real estate agency fees)
  - Property management margin (manage the properties directly, at cost).

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<https://www.sciencedirect.com/science/article/abs/pii/S0166046221000272#:~:text=Critics%20of%20the%20home%2Dsharing,et%20al.%2C%202017%3B%20Sheppard>

<sup>20</sup> Smartgrowth Housing Action Plan 2021.

<sup>21</sup> <https://www.ellerslie.co.nz/post/media-release-simplicity-living-buys-ellerslie-racecourse-land-for-330-build-to-rent-homes>