

Q&A – Christchurch housing announcement

What is being announced today?

The Government is investing \$46.3 million to build 145 social houses throughout Greater Christchurch. This is made up of:

- 82 houses under construction including 15 houses delivered through the Housing New Zealand-Department of Corrections partnership at Rolleston Prison, and
- 35 contracted or under negotiation
- 28 new homes that are in the planning pipeline.

The new homes will be a mixture of smaller homes and homes for larger families – exactly the kinds of social housing needed to meet current and future demand for social housing.

In the last financial year, and at a cost of \$52 million, Housing New Zealand completed:

- 157 new homes, including five that were refurbished at Rolleston Prison
- Six new Community Group Housing homes across three Christchurch suburbs and Kaiapoi, to the city's north. These properties are managed by specialist providers.

This brings the total new social housing being built between 2016/16 and 2017/18 to 308 homes.

What is this costing?

The total investment across the two years is \$98.3 million.

This level of new build activity across Greater Christchurch will cost an estimated \$47 million. This includes the \$4.5 million on houses delivered from Rolleston Prison.

How much will each project cost, and when will the homes be completed?

Project Name	Total no. of units	Budget	Construction Starts	Construction Ends
14 Butler St, Opawa	3	\$968,618	22-Mar-17	20-Aug-17
352 Barbadoes St, CBD	17	\$4,581,254	29-Aug-16	12-Aug-17
4 Kawau Cres, Bromley	1	\$406,997	31-Mar-17	15-Aug-17
8 Camden St, Northcote	3	\$746,420	13-Apr-17	28-Aug-17
67 Aorangi Rd, Bryndwr	2	\$932,171	26-Apr-17	6-Oct-17
2 Bard St, Somerfield	2	\$632,547	22-May-17	11-Dec-17
1 Puna St, Riccarton	4	\$1,265,094	22-May-17	12-Dec-17
178 Aorangi Rd, Bryndwr	2	\$837,551	19-Apr-17	29-Aug-17
81 Quinns Rd, Shirley	1	\$494,170	25-May-17	26-Sep-17

65 Cornwall St, Saint Albans	3	\$807,423	12-Jul-17	9-Nov-17
11-13 Dunarnan Street, Avonside	3	\$883,445	14-Aug-17	21-Mar-18
463 Worcester St, Linwood (ex CGH)	6	\$1,519,999	6-Jun-17	18-Dec-17
Locksley 157 (Resite at 36 Kuaka) (Built at Rolleston Prison)	1	\$292,667	22-May-17	28-Aug-17
22 Rowcliffe (Built at Rolleston Prison)	2	\$564,500	5-Jun-17	28-Oct-17
39 Arawa (Built at Rolleston Prison)	2	\$564,500	21-Feb-17	26-Aug-17
205 Breezes (Built at Rolleston Prison)	2	\$585,334	8-Jun-17	4-Sep-17
110 Aldershot (Built at Rolleston Prison)	2	\$564,500	8-Jun-17	4-Sep-17
14 Bronwyn (Built at Rolleston Prison)	2	\$564,500	8-Jun-17	4-Sep-17
272-276 Worcester St, Christchurch Central	30	\$8,603,500	10-Jul-17	30-Jun-18
High & White St, Rangiora	28	\$8,078,212	1-Sep-17	30-Jun-18
15 Sylvia St, Parklands (EPH) Stage One	9	***	15-Jan-18	30-Jun-18
11 Clydesdale (Built at Rolleston Prison)	2	***	15-Jan-18	30-Jun-18
51 Flesher (Built at Rolleston Prison)	2	***	15-Jan-18	30-Jun-18
23-37 Eveleyn Couzins Pl, Richmond	14	***	1-Sep-17	30-Jun-18
5&7 Kerrs Rd, Linwood	2	***	15-Jan-18	30-Jun-18
Total	145	\$46,344,409		
<i>*** These properties are still under contract, so are commercially sensitive at this stage.</i>				

More information on some of the developments

Worcester Street

Construction is poised to start on this development close to the central city.

This site will feature 30 one-bedroom apartment units in an ideal location that is close to public transport, on the edge of the ever-expanding central city. HNZA have purchased this site for the build.

Each unit will have its own private balcony and private space. Off-street parking will also be available.

High Street/White Street, Rangiora

This will be the most significant new social housing development in the North Canterbury township since the Canterbury earthquakes.

The 28 one-bedroom homes are purpose built for older tenants, communal spaces and are located very close to local shops, health services and public transport.

The site previously housed nine older homes and will be a significant boost to social housing stocks in the fast-growing community.

Barbadoes Street

A site which previously housed 7 older two-bedroom units is being developed into a modern 17-unit housing complex built to maximise the sun.

The three-level development will comprise 13 one-bedroom homes, 4 two-bedroom houses and a communal lounge.

Located very close to public transport and accessible to central city and local services, this development is in an ideal location. An outdoor barbecue area and garden areas are extra features.

Arawa Street

The site at 39 Arawa Street, Shirley, is being readied for the relocation of two houses (one two-bedroom and one three-bedroom) that have been refurbished at Rolleston Prison. These are scheduled for tenancing in early August 2017.

Warden Street

The site at 98 Warden Street, Richmond was previously occupied by one house. Four new two-bedroom units are now nearing completion.

Will these new houses be warm and dry?

These new homes demonstrate our commitment to ensure all social housing tenants are provided with high quality housing. All the new homes will be fully insulated, energy efficient, positioned to maximise exposure to sunlight, have modern kitchens and bathrooms, and provide both private and communal spaces for tenants to enjoy.

Is this work part of the Canterbury earthquake work?

No, the \$350 million Canterbury Earthquake Recovery Programme was successfully completed in 2016, however Housing New Zealand has committed to continuing to modernise its social housing stock across greater Christchurch.

Its successful Canterbury Earthquake Recovery Programme saw more than 5000 earthquake-damaged houses repaired with contractors taking the opportunity to install new ventilation, carpet, curtains and other improvements to houses as they were repaired.

The programme also saw more than 700 new warm dry homes built to bring Housing New Zealand's housing numbers back to pre-quake levels. This activity occurred across more than 30 suburbs.

What is Housing New Zealand's portfolio in Christchurch looking like?

More than 6100 properties are managed by Housing New Zealand across greater Christchurch, which represents about 10 per cent of Housing New Zealand's state housing portfolio nationwide.

In greater Christchurch, Housing New Zealand still has a relative over-supply of the traditional three-bedroom homes and a relative under-supply of one and two-bedroom houses. The new homes to be built are designed to meet these changing needs.