

8. EXPLORING NEW HOUSING CHOICES FOR CHANGING LIFESTYLES

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PURPOSE OF REPORT

1. To brief the Committee on a Council study entitled *Exploring New Housing Choices for Changing Lifestyles* which describes a range of housing types that would meet the density targets in the Greater Christchurch Urban Development Strategy (UDS). The study is aimed at better informing developers, architects and the general public of the wide range of potential housing types that could be used in areas where higher density housing is anticipated under the UDS.
2. The Council is a partner in the Greater Christchurch Urban Development Strategy (UDS) which seeks to establish a more compact form for Greater Christchurch. The UDS identifies a range of housing densities across the region including higher density housing in the City Centre and key suburban centres. The UDS and subsequently Plan Change 1 to the Canterbury Regional Policy Statement require new developments to achieve minimum densities of 50 households per hectare in the central city and 30 households per hectare in suburban centres.
3. This study (**Attachment 1** separately circulated) is aimed at helping the public and professionals to better visualise what these density targets might look like in new developments, and to describe a range of possible housing types which would provide attractive and liveable living environments.
4. The study covers a range of medium density housing types and includes:
 - Description of each house type and how it can fit onto typical Christchurch sections, and an analysis of the benefits for residents and neighbourhoods.
 - Three dimensional sketches and photos illustrating typical site layouts, internal plans, outdoor spaces, street frontage and vehicle access for each house type.
 - Analysis of key success factors and potential garden spaces, sustainability features, access, and privacy and outlook.
5. The study also responds to the poor quality of many existing medium density developments. It provides alternative solutions to medium density housing types using typical Christchurch plot sizes and architectural features.
6. This study will assist Council staff to work with developers and landowners around the city to promote high quality residential development. It is intended this study can help stakeholders become aware of the diverse range of choices available for medium density development.
7. It is anticipated that the study will be available on the Council and the UDS websites. It will also be distributed to professional institutes and bodies including the Property Council and the Developers Liaison Forum, and staff will offer to make presentations to these groups. If the Living 3 Living 4 Plan Change (Plan Change 53) is adopted this study would be released at the same time as the decision as a guide to the kinds of solutions that may be appropriate.

FINANCIAL IMPLICATIONS

8. There are no financial implications arising from the study.

LEGAL CONSIDERATIONS

9. There are no legal considerations arising from the study.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. Aligns with 2009-2019 LTCCP page 190 and 191, City and Community Long Term Policy and Planning measures and targets and the City Development Activity Management Plan.

ALIGNMENT WITH STRATEGIES

11. By increasing awareness of the range of medium density housing options that would meet the density targets in the Greater Christchurch Urban Development Strategy (UDS) the study aligns with the UDS by promoting better outcomes for development in the City in places where higher density living is anticipated.
12. The study also aligns with strategies and projects developed to implement the UDS including the Central City Revitalisation Strategy, the Central City South Masterplan and A City for People Action Plan. The designs in the study generally meet the proposed requirements in the Living 3 Living 4 Plan Change (Plan Change 53).

CONSULTATION FULFILMENT

13. Consultation is not required.

STAFF RECOMMENDATION

It is recommended that the Committee receives the study entitled *Exploring New Housing Choices for Changing Lifestyles* for information.