

Housing and Neighbourhoods 2023

Life in Christchurch

Prepared by Monitoring & Research

May 2023

Who did we hear from?

Age	Count	%
Under 24 years	55	1.4%
25–34 years	420	11.0%
35–49 years	900	23.7%
50–64 years	1236	32.5%
65 years and over	1193	31.4%
Total	3804	
Not specified	799	

We heard from **4603** residents in total

Gender	Count	%
Male	1866	49.1%
Female	1901	50.0%
Non-binary/Another gender	37	1.0%
Total	3804	
Not specified	799	

Community board	Count	%
Waihoru Spreydon-Cashmere-Heathcote	1152	26.1%
Waipapa Papanui-Innes-Central	927	21.0%
Waimāero Fendalton-Waimari-Harewood	764	17.3%
Waitai Coastal-Burwood-Linwood	723	16.4%
Waipuna Halswell-Hornby-Riccarton	713	16.1%
Te Pātaka o Rākaihautū Banks Peninsula	129	2.9%
Total	4408	
Not specified	195	

Ethnicity	Count	%
European	3583	94.2%
Māori	203	5.3%
Pacific Peoples	67	1.7%
Asian	133	3.4%
MELAA	45	1.2%
Other (Please specify)	318	8.4%
Total	4349	
Not specified	254	

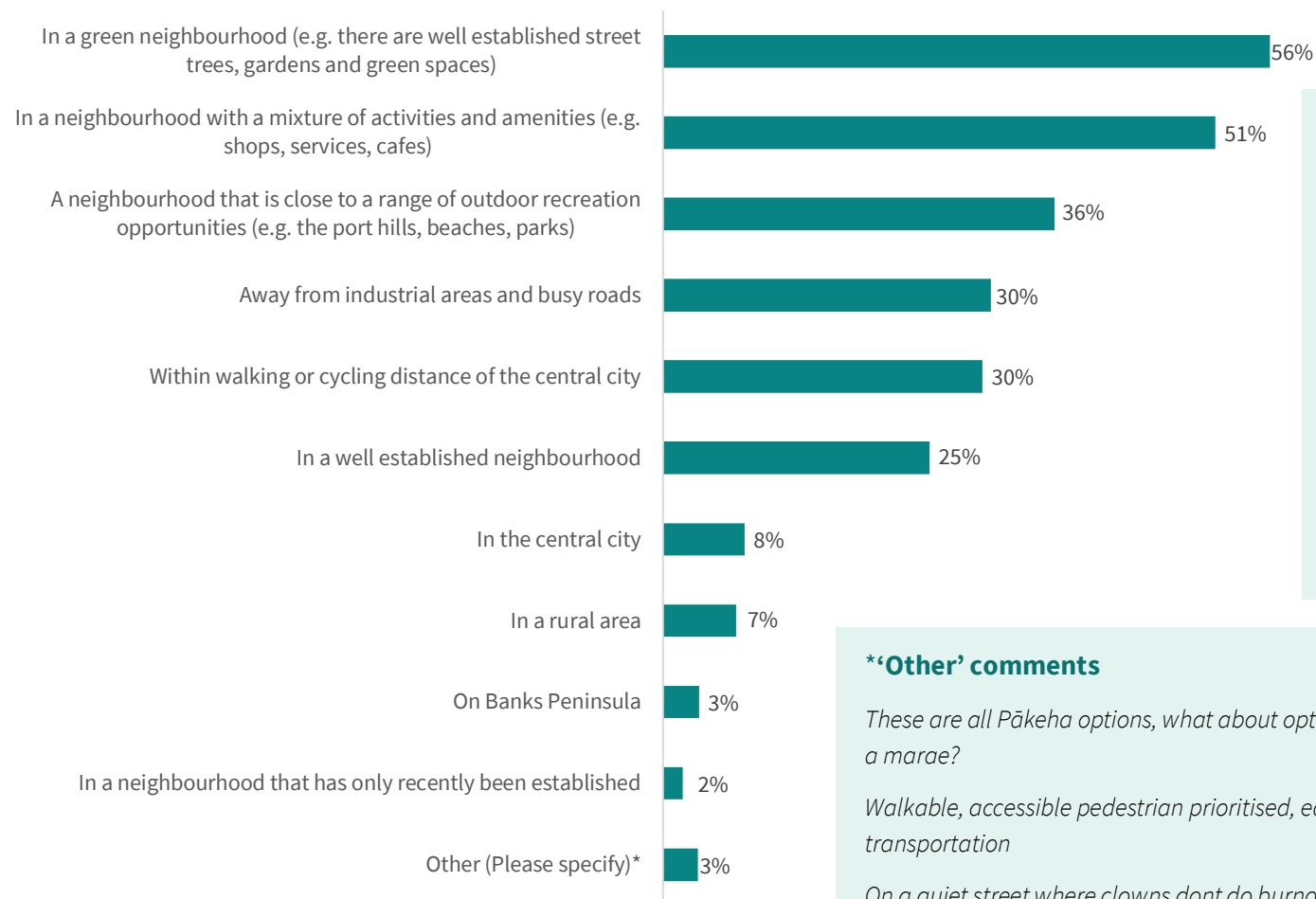
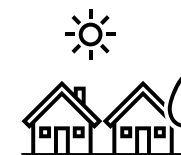
Household type	Count	%
Living alone	607	16.0%
Couple – no children	881	23.3%
Couple with children who no longer live at home	816	21.6%
Family with mainly pre-school-age children	195	5.2%
Family with mainly school-age children	566	15.0%
Family with mainly independent children	395	10.4%
Living at home with my parents	58	1.5%
Living with friends/flatmates	123	3.3%
Other (Please specify)*	141	3.7%
Total	3782	
Not specified	821	

*'Other' household types

- Solo parent
- Extended family
- Intergenerational family
- Parent(s) living with adult child
- Parent(s) caring for adult child
- Parent(s) caring for disabled child
- Grandparents who frequently care for grandchildren
- Living with siblings

Neighbourhoods

What **types of neighbourhoods** would our residents **ideally like to live in***?



Comparisons over time

In 2021, having a mixture of activities and amenities was the most important factor for respondents, and being away from busy roads the second most important factor.

Two years on from the last *Life in Christchurch Housing* survey, a well-established neighbourhood is now less of a priority for respondents, with 34% selecting this neighbourhood type in 2021 and 25% in 2023. However, street trees and gardens are more important for respondents in 2023 (56%) than they were in 2021 (51%).

*'Other' comments

These are all Pākeha options, what about options to live on a Pā or on a marae?

Walkable, accessible pedestrian prioritised, easy access to public transportation

On a quiet street where clowns dont do burnouts

In an area where you give a damn about drains and smooth roads.

Others mentioned schools, lack of high density housing, proximity to the sea, away from speeding cars and noisy vehicles, a sense of community, walking accessibility, low flood risk, and good infrastructure. Several respondents were 'happy where I am'.

*Respondents could select up to three options.

Does **age** have an impact on what constitutes an **ideal neighbourhood**?



Characteristic of ideal neighbourhood	Under 24 years	25-34 years	35-49 years	50-64 years	Over 65 years
In a green neighbourhood		^			
In a neighbourhood with a mixture of activities and amenities					
A neighbourhood that is close to a range of outdoor recreation opportunities		^	^^		vv
Away from industrial areas and busy roads					
Within walking or cycling distance of the central city		^^	^^		vv
In a well-established neighbourhood	v	vv	vv		^^
In the central city	^	^^			
In a rural area				^	vv
On Banks Peninsula					
In a neighbourhood that has only recently been established				v	

Key results

Respondents' ideal neighbourhoods differed across age groups.

For instance, a neighbourhood close to a range of outdoor recreation opportunities and within walking or cycling distance of the central city was significantly less appealing to respondents 65 years and over than to younger respondents. Those aged 25 to 49 found these characteristics particularly appealing.

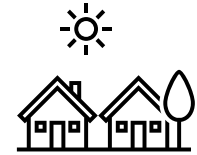
While a well-established neighbourhood was not important for those aged 25 to 49, those 65 years and over were significantly more likely to say that their ideal neighbourhood is a well-established one.

The appeal of the central city was also age-related, with those under 35 years finding it significantly more appealing than older respondents.

Key

- The value is statistically higher than if there was no relationship between the variables.
- The value is statistically lower than if there was no relationship between the variables.

Does **gender** have an impact on what constitutes an **ideal neighbourhood**?



Characteristic of ideal neighbourhood		Woman	Man	Non-binary/another gender
In a green neighbourhood		↑↑↑	↓↓↓	
In a neighbourhood with a mixture of activities and amenities		↑↑	↓↓	
A neighbourhood that is close to a range of outdoor recreation opportunities				
Away from industrial areas and busy roads		↑	↓	
Within walking or cycling distance of the central city		↓		
In a well-established neighbourhood		↓↓	↑↑	
In the central city		↓↓	↑↑	
In a rural area				
On Banks Peninsula				
In a neighbourhood that has only recently been established				

Key

↑ ↑↑ ↑↑↑ The value is statistically higher than if there was no relationship between the variables.

↓ ↓↓ ↓↓↓ The value is statistically lower than if there was no relationship between the variables.








Key results

A respondent's gender had an impact on the characteristics that describe their ideal neighbourhood.

Respondents who identified as a woman were significantly more likely than other genders to indicate that their ideal neighbourhood would be green, have a mixture of activities and amenities, and be away from industrial areas and busy roads.




On the other hand, being well-established and in the central city were significantly more important factors for those respondents who identified as a man than for people of other genders.




What are the characteristics of respondents' **current neighbourhoods***?

Characteristic of current neighbourhood		Te Pātaka o Rākaihautū Banks Peninsula	Waipuna Halswell-Hornby-Riccarton	Waitai Coastal-Burwood-Linwood	Waimāero Fendalton-Waimari-Harewood	Waihoru Spreydon-Cashmere-Heathcote	Waipapa Papanui-Innes-Central
In a green neighbourhood 			∨ ∨ ∨	∨ ∨ ∨	∧ ∧ ∧	∧ ∧ ∧	
In a neighbourhood with a mixture of activities and amenities 				∨ ∨ ∨	∧ ∧ ∧		∧
A neighbourhood that is close to a range of outdoor recreation opportunities 		∧	∨ ∨ ∨	∧ ∧ ∧	∨ ∨ ∨	∧ ∧ ∧	∨ ∨ ∨
Away from industrial areas and busy roads 		∧	∨ ∨ ∨			∧ ∧ ∧	
Within walking or cycling distance of the central city 		∨ ∨ ∨	∨ ∨ ∨	∨ ∨ ∨		∧ ∧ ∧	∧ ∧
In a well-established neighbourhood 				∨	∧ ∧		∨
In a neighbourhood that has only recently been established 						∨ ∨ ∨	
None of these describe the neighbourhood that I live in		∨	∧	∧		∨	

*Respondents could select all that apply.

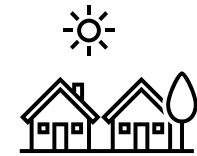
Key

   The value is statistically higher than if there was no relationship between the variables.

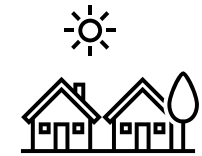
   The value is statistically lower than if there was no relationship between the variables.

Key results

- Respondents living in Waimāero Fendalton-Waimari-Harewood and Waihoru Spreydon-Cashmere-Heathcote community boards were significantly more likely than other respondents to say that they lived in a green neighbourhood.
- Those living in Waipuna Halswell-Hornby-Riccarton and Waitai Coastal-Burwood-Linwood community boards were significantly less likely than others to describe their neighbourhood as green.
- Respondents living in Waitai Coastal-Burwood-Linwood and Waihoru Spreydon-Cashmere-Heathcote community boards were the most likely to say that their neighbourhood is close to a range of outdoor recreation opportunities.
- Overall, according to respondents, neighbourhoods in Waipuna Halswell-Hornby-Riccarton community board lacked more of the characteristics listed than those of any other community board. Respondents living in this community board, along with those living in Waitai Coastal-Burwood-Linwood, were the most likely to indicate that their neighbourhood had none of the characteristics listed.



We asked respondents whether there was anything they would like to tell us about **their current neighbourhood** or the **characteristics that they consider important** when thinking about where they would like to live.



The following themes were mentioned by **at least 8%** of respondents:

Transport was mentioned by 280 respondents (28%)



65% of comments were negative
2% of comments were mixed
11% of comments were positive
22% of comments were neutral

Safety was mentioned by 136 respondents (13%)



65% negative
5% mixed
17% positive
13% neutral

Horizontal infrastructure (e.g., roads, footpaths) was mentioned by 130 respondents (13%)



68% negative
1% mixed
7% positive
24% neutral

Amenities (e.g., library, school) were mentioned by 122 respondents (12%)



55% negative
3% mixed
14% positive
28% neutral

Parking was mentioned by 111 respondents (11%)



57% negative
1% mixed
9% positive
33% neutral

Noise was mentioned by 86 respondents (9%)



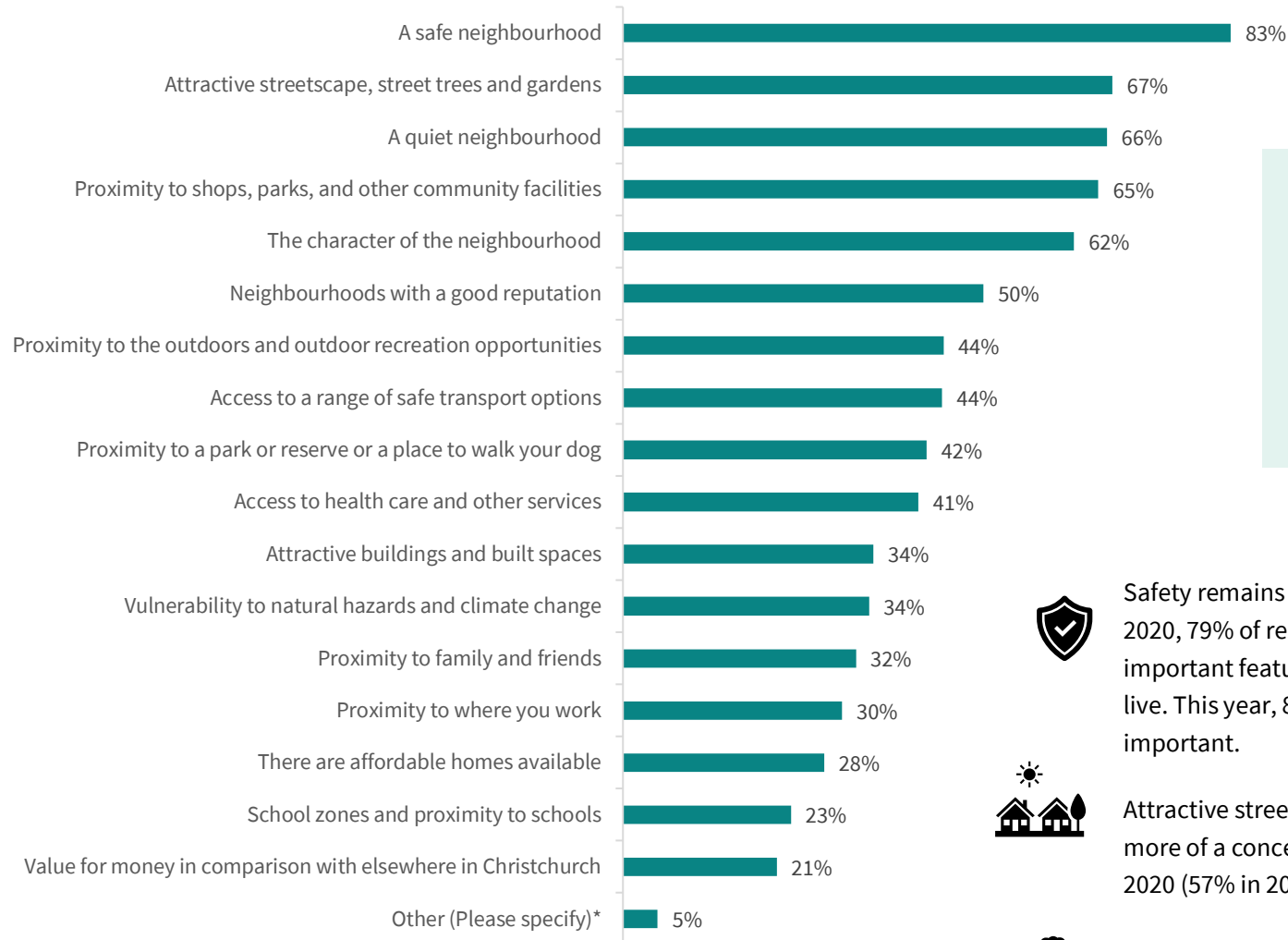
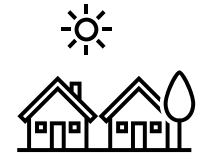
50% negative
2% mixed
29% positive
19% neutral

Housing intensification and its effects were mentioned by 83 respondents (8%)



66% negative
4% mixed
9% positive
21% neutral

Which features are important when residents are thinking about the type of neighbourhood they want to live in*?



*'Other' comments

Other features that respondents said were important include safe cycleways, cultural spaces, churches, a sense of community, walking accessibility, variety of housing, and biodiversity.



Safety remains top priority for respondents. In 2020, 79% of respondents selected safety as an important feature when thinking about where to live. This year, 83% of respondents said safety is important.



Attractive streetscapes, street trees and gardens is more of a concern for respondents today than in 2020 (57% in 2020, compared to 67% today).



Reputation is also more important today than it was in 2020. Half of all respondents of the current survey rated this feature as important compared to 40% in 2020.

*Respondents could select all that apply.

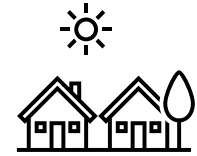
Does **age** have an impact on the **type of neighbourhood** residents want to live in?

The importance of living in a quiet neighbourhood increases with age, while safety is equally important for all ages.

Respondents aged 65 years and over are the most likely age group to want access to a range of transport options and health care services. This age group is also significantly more likely to value a neighbourhood's reputation.

Attractive streetscapes are an important consideration for those 50 years and over, while vulnerability to natural hazards is a more important consideration for those aged 25 to 49 years.

The importance of a neighbourhood's schools zones decreases with age, as does the importance of having affordable homes available.



Does **gender** have an impact on the **type of neighbourhood** residents want to live in?

Respondents who identify as a woman are significantly more likely than other genders to want to live in a neighbourhood that is safe and has access to a range of safe transport options and health care services.

Being in proximity to a park, shops and other facilities, and close to family and friends are also more important for respondents who identify as a woman.

Both the vulnerability of the neighbourhood to natural hazards/climate change and the availability of affordable homes are also more of a concern for respondents who identify as a woman.










Non-binary respondents/those of another gender are less likely to be concerned about a neighbourhood's character and reputation.

Ethnicity does not appear to significantly impact the **type of neighbourhood** residents want to live in.

15-minute neighbourhoods



We asked residents whether they could reach **certain amenities and services in 15 minutes or less** by either **walking, biking, scooting** or taking **public transport**.

		Yes, I could access a park or other open space 	Yes, I could access a supermarket 	Yes, I could access where I or my children attend education 	Yes, I could access where I go to the doctor 	Yes, I could access where I work 
A 15-minute walk 		95%	63%	48%	32%	17%
A 15-minute bike ride 		96%	87%	67%	59%	42%
A 15-minute scoot 		64%	55%	34%	20%	18%
A 15-minute trip on public transport* 		62%	50%	35%	29%	21%

*This includes getting to a bus stop and any waiting time

Key results

Almost all respondents indicated that they would be able to access a park or other open space in 15 minutes by walking or biking, while at least three in five respondents are able to scoot or use public transport.

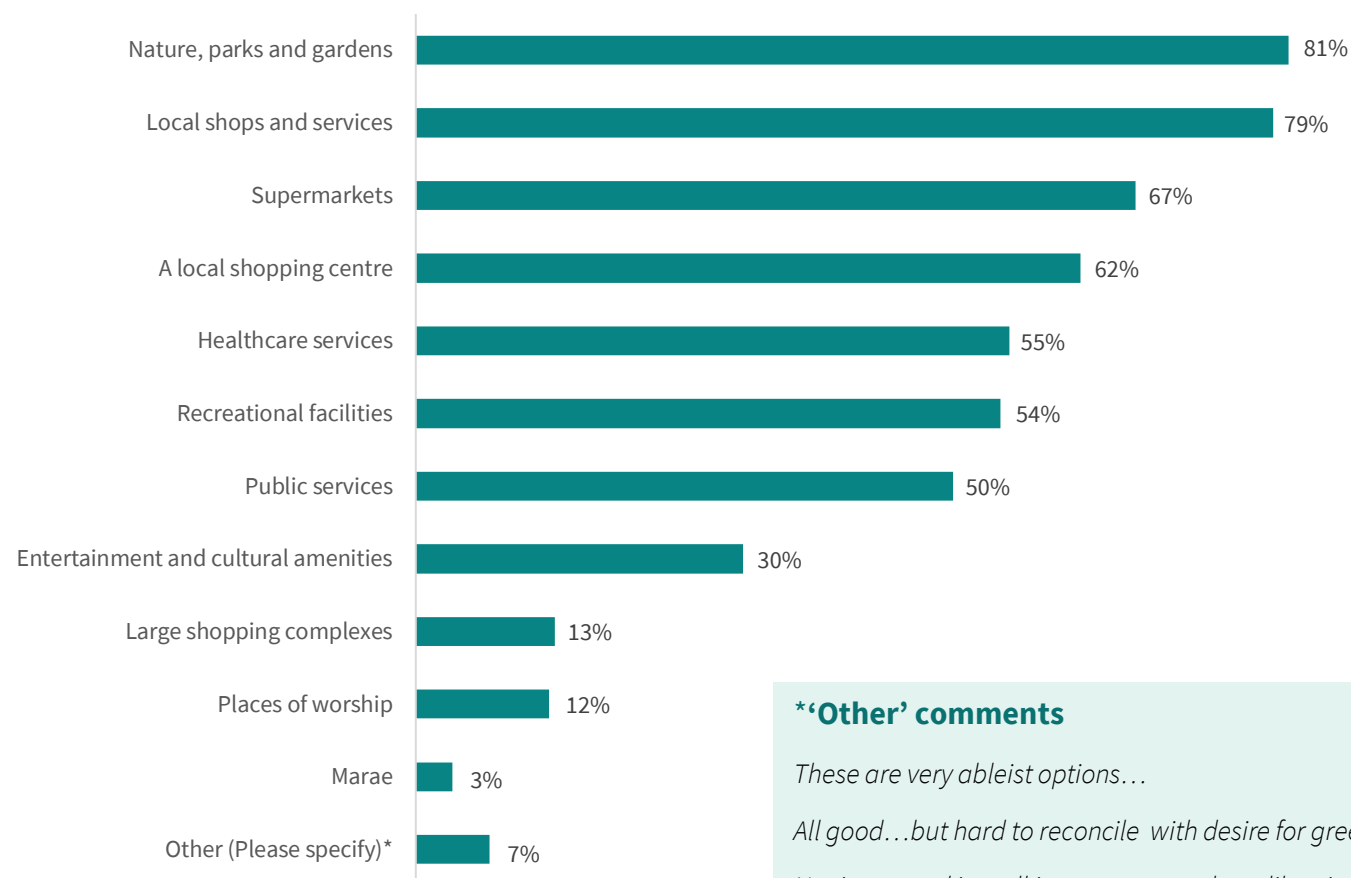
At least three in five respondents indicated that a supermarket is within a 15-minute walk or bike from them. However, accessing a supermarket by scooter or public transport within this timeframe is not possible for half of all respondents.

While over two thirds of respondents would be able to access their children's or their own place of education within a 15-minute bike ride, using other modes of transport would generally take longer than 15 minutes for the majority of respondents.

Respondents' doctors and places of work were the least easy to access within the 15-minute timeframe, regardless of the mode of transport.

Out of all these modes of transport, respondents were most likely to get to amenities and services within 15 minutes by using a bike than other transport modes.

What amenities and services would our residents like to be able to access within a 15-minute walk, bike or scooter from their home*?



*'Other' comments

These are very ableist options...

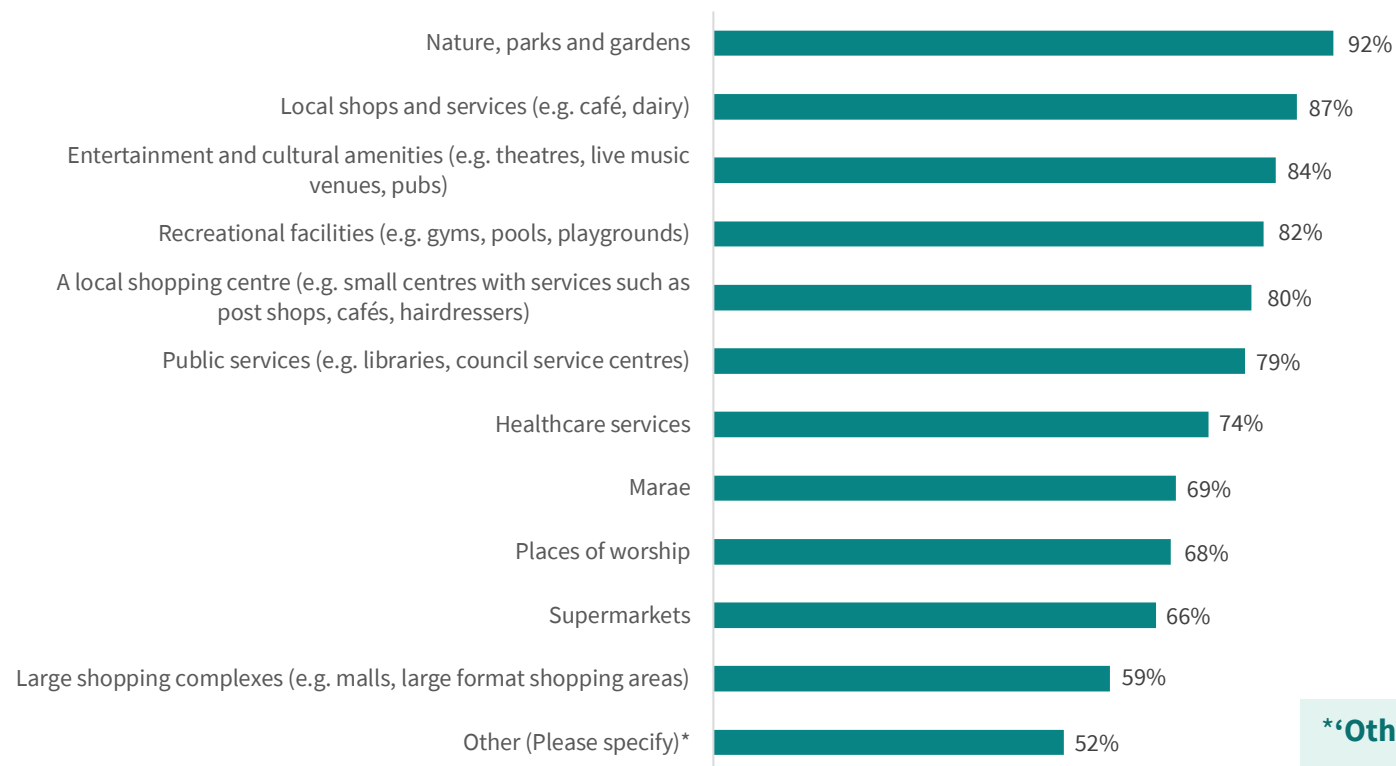
All good...but hard to reconcile with desire for green neighbourhood

Not interested in walking to supermarkets, libraries or shops; inability to carry things

They are outside of your 15 min frame, but i have most of those things within a 30 min drive in my small economical Honda Jazz. I see you dont prioritise the value of small efficient cars in your survey and wonder why.

*Respondents could select all that apply.

If these amenities/services were within a 15-minute or less walk of respondents' homes, how likely is it that they would walk to these amenities/services?



*'Other' amenities/services

Schools, dog parks, community centres, banking facilities, green grocers and vets

Common themes around 15-minute neighbourhoods



Many respondents told us about their preference for driving to these amenities and services.

Why bike or scoot (?) when you can drive

...I'm taking my car – this is rather insulting, and I feel that I'm being bullied

Why haven't you included 'drive'. That's what most citizens of Christchurch do and want to do.

Accessibility was a concern for those who told us they have a disability or medical problem, or are elderly, and so cannot use active transport.

The modes of transport are restricted by age, health etc, not many 90 year olds scoot to the doctor!!

Several respondents questioned the feasibility of taking active transport to and from these amenities and services (i.e., having to carry shopping).

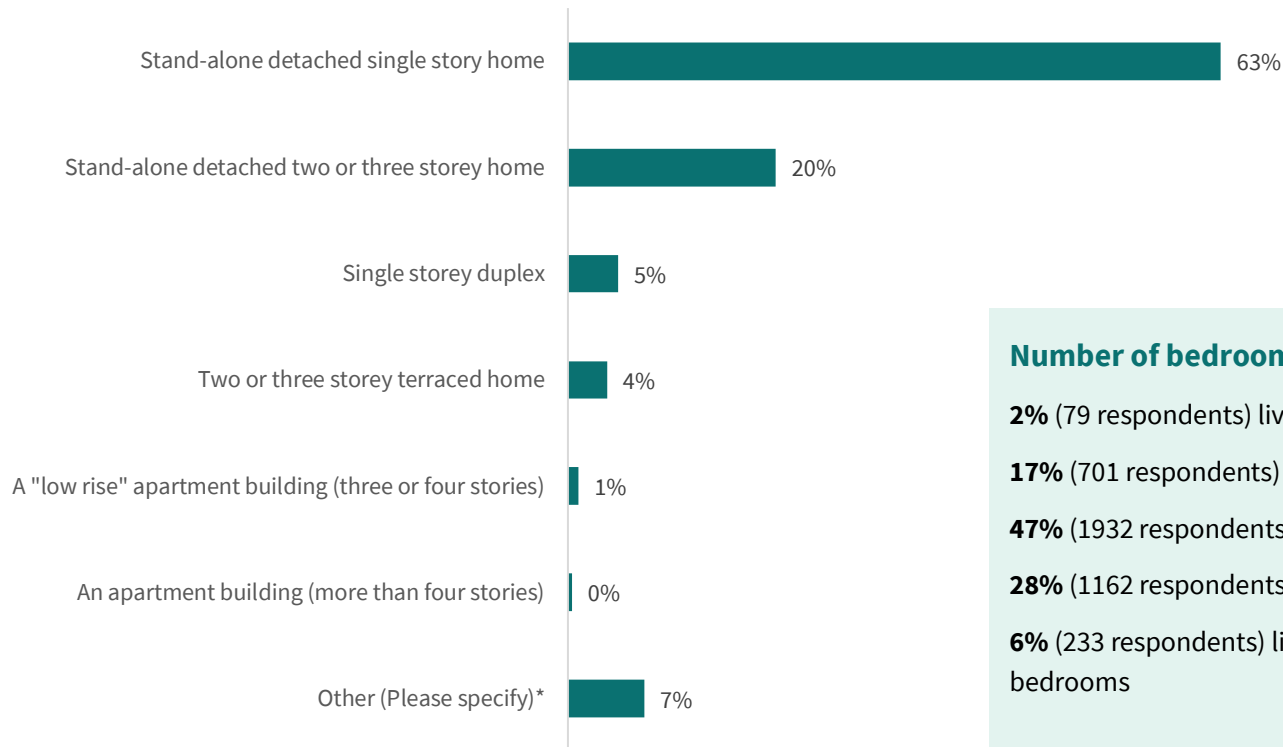
The idea of scootering or biking to a supermarket is just not realistic. How do I get my groceries home? Is my bike going to get stolen?

Being able to access locally-owned food retail stores (i.e., butcher, greengrocer) or farmers markets via active transport was important for some respondents. Others expressed their desire for a 'good pub' or 'cool bars' to be within a 15-minute walk, bike or scoot of their home.

Several respondents mentioned the need for an off-leash dog park in their area. Other amenities/services that respondents would like to have within 15-minutes of them included a disc golf course, movie theatre, hardware store, community hub and schools.

Housing types

What **types of houses** do our residents currently live in?



The majority of respondents live in stand-alone, detached, single-storey homes

*'Other' types of houses our residents live in

Caravan	Moveable tiny house
Retirement/lifestyle village	Farmlet
Commercial mixed-use building	Flat
Attached unit	Converted industrial building
Semi-detached unit	Two-storey duplex
Self-contained sleep out	Minor dwelling
Barn conversion	

Number of bedrooms

- 2%** (79 respondents) live in a **1 bedroom** home
- 17%** (701 respondents) live in a **2-bedroom** home
- 47%** (1932 respondents) live in a **3-bedroom** home
- 28%** (1162 respondents) live in a **4-bedroom** home
- 6%** (233 respondents) live in home with **5 or more** bedrooms

Number of bedrooms depends on age.

The homes of respondents aged 25–34 years are significantly more likely to have 1, 2 or 3 bedrooms.

50–64 year olds are significantly more likely to live in 4- or 5-bedroom homes.

Those aged 65 years and over are significantly more likely than other age groups to have 2 bedrooms and significantly less likely to have 4 or 5 bedrooms.

Is household type related to the type of housing our residents live in?

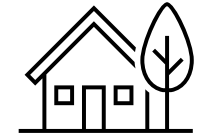
	Stand-alone detached single storey home	Stand-alone detached two or three storey home	Single storey duplex	Two or three storey terraced home	A “low rise” apartment building (three or four stories)	An apartment building (more than four stories)	Other
Living alone	∨∨∨	∨∨∨	∧∧∧	∧∧∧	∧∧∧		∧∧∧
Couple – no children		∨		∧			
Couple with children who no longer live at home		∧∧∧	∨∨∨	∨			
Family with mainly pre-school age children	∧∧∧	∨					
Family with mainly school-age children	∧∧∧		∨∨∨	∨∨∨			∨∨∨
Family with mainly independent children		∧∧∧		∨			∨
Living at home with my parents	∧						
Living with friends/flatmates		∨		∧∧∧			
Other							∧∧∧

Key results

Couples with children who no longer live at home and families with mainly independent children are significantly more likely than any other household type to live in a stand-alone detached two or three storey home.

Families are less likely than other household types to live in a two or three storey terraced home, and more likely than other household types to live in a detached home.

Is household type related to the number of bedrooms our residents' homes have?



	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
Living alone	↑↑	↑↑		↓↓↓	↓↓↓
Couple – no children	↑	↑↑	↑↑	↓↓↓	↓↓↓
Couple with children who no longer live at home	↓↓↓	↓↓↓		↑↑	↑
Family with mainly pre-school age children	↓		↑↑		
Family with mainly school-age children	↓↓↓	↓↓↓		↑↑	↑↑
Family with mainly independent children	↓↓	↓↓↓	↓↓↓	↑↑	↑↑
Living at home with my parents		↓			
Living with friends/flatmates				↓	
Other					

Key results

Those living alone or without children are significantly more likely to live in a one or two-bedroom house, while families with school-age and independent children are significantly more likely to live in houses with 4 or 5 plus bedrooms. Couples with children who no longer live at home are also significantly more likely to live in 4 or 5 plus bedroom houses.

Does **age** play a part in the **type of house** our residents live in?

Perhaps not surprisingly, the age of respondents impacts the type of house they live in.

Living in stand-alone dwellings is significantly more common amongst 35–64 year olds, with homes of 35–49 year olds more likely to be single-storey and those of 50–64 year olds more likely to have be two or three-storey. This type of house is least common amongst respondents aged over 65 years.

Respondents aged 25–34 years are significantly more likely to live in a two or three-storey terraced home than other age groups.

A significant proportion of respondents aged 65 years and over selected the house type ‘Other’, likely due to these respondents living in retirement/lifestyle villages.

Although type of home differs by age, neither **ethnicity** nor **gender** appear to significantly impact the type of home respondents live in.



Future housing

We asked respondents whether they would **consider living in the following types of housing in the future** – we asked respondents to think about this in the **context of our growing population** and the need to ensure everyone has a place to live.



57% would consider living in a **stand-alone detached two or three storey home**

55% would consider living in a **single-storey duplex**

30% would consider living in a **two or three storey terraced home**

25% would consider living in a **“low-rise” apartment building** (three or four stories)

19% would consider living in an **apartment building** (more than four stories)

Other types of housing respondents would consider in the future

Cohousing development	Granny flat
Community housing	Pet-friendly home
Tiny home	Over 60s village
Caravan	Single-level stand alone
Retirement village	Cross-lease property

Age significantly impacts the type of housing respondents would consider in the future.

	Under 24 years	25–34 years	35–49 years	50–64 years	Over 65 years
Stand-alone detached two or three-storey home	↑↑	↑↑↑	↑↑↑		↓↓↓
Single-storey duplex			↓↓↓	↑↑↑	
Two or three-storey terraced home	↑↑↑	↑↑↑	↑↑↑	↓	↓↓↓
A “low-rise” apartment building (three or four stories)	↑↑↑	↑↑↑	↑		↓↓↓
An apartment building (more than four stories)	↑↑↑	↑↑↑	↑↑		↓↓↓

Key results

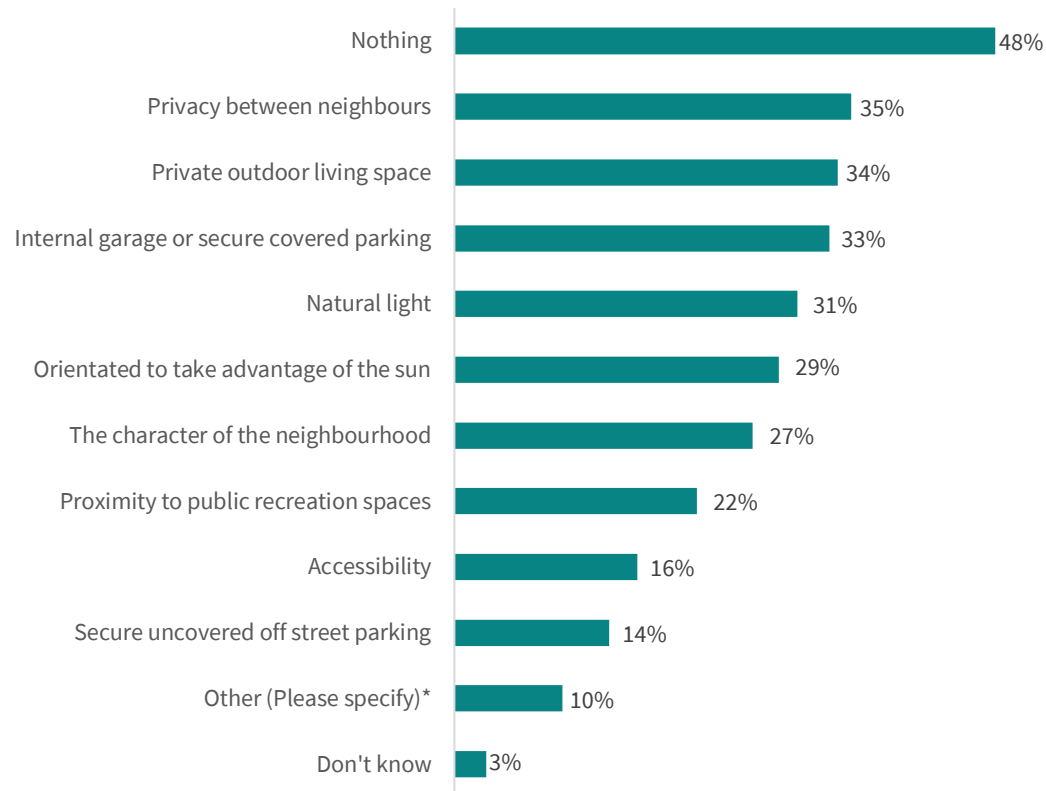
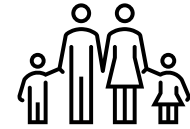
Respondents under the age of 50 years are significantly more likely than older respondents to consider living in any of these types of homes (apart from single-storey duplexes).

Many respondents 65 years and over commented that they would instead consider a retirement village or more accessible option in the future.

We asked respondents whether there was **anything that would make them consider living in...**

...a two or three-storey terraced home in the future.

Nearly half said 'Nothing', but a large proportion might consider a two or three-storey terraced home if there was privacy, a private outdoor space, a garage/parking and sunlight.

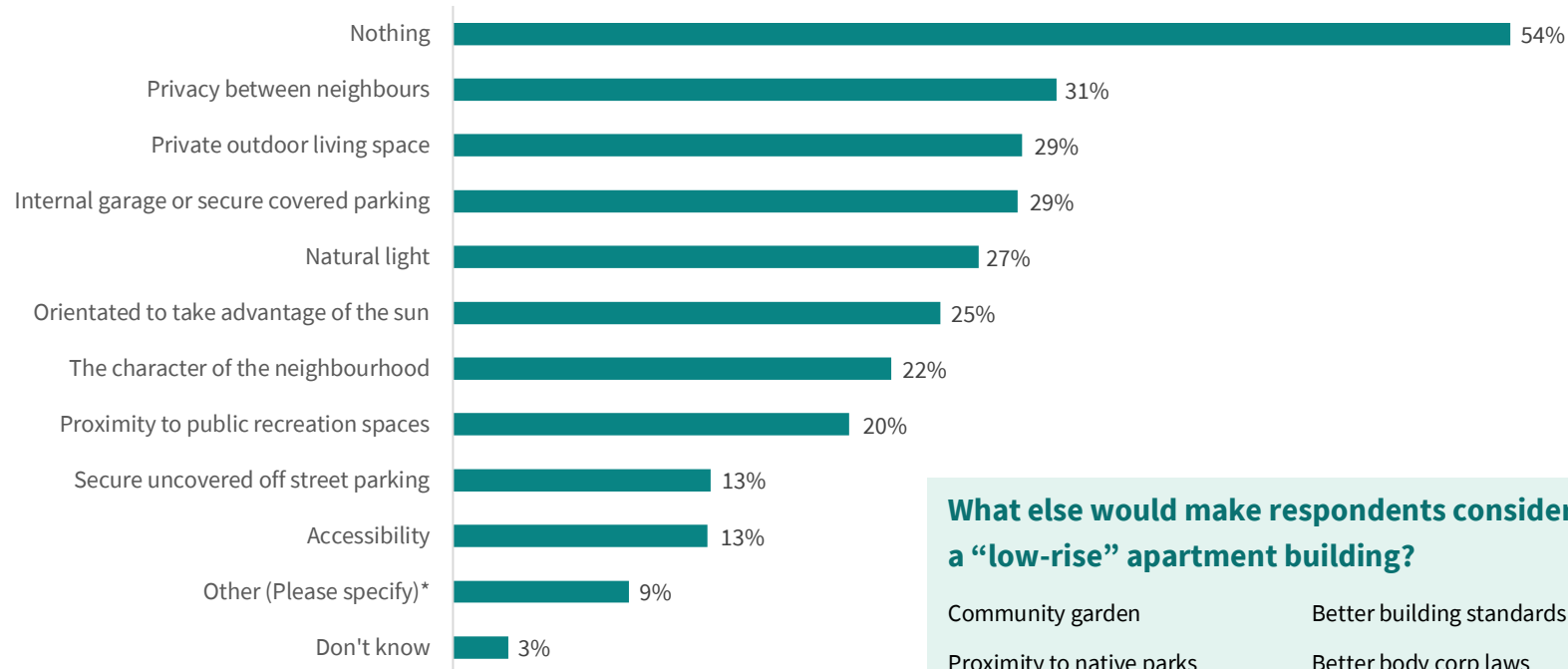
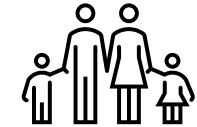


What else would make respondents consider a two or three storey terraced home?

- | | |
|--------------------------------|----------------------|
| Children leaving home | Proximity to city |
| Sound proofing | Noise rules |
| Changes to insurance practices | Trees |
| Space to grow veges | Pet friendly |
| Suitability for dog ownership | Lifts |
| Owner occupants | EV charger |
| Earthquake safe | Private pool and gym |
| Quality of build | |

...a “low-rise” apartment building (three or four stories).

More than half said ‘Nothing’, but respondents might consider living in a low-rise apartment building if it had privacy, a private outdoor space, garage/parking and sunlight.



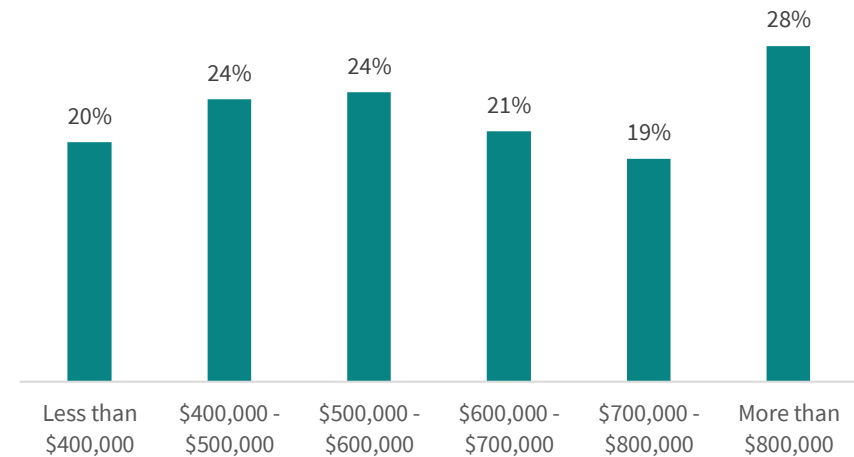
What else would make respondents consider a “low-rise” apartment building?

- Community garden
- Proximity to native parks
- Proximity to central city
- Pets allowed
- Good school zones
- Solar panels
- Sustainable building materials
- Better building standards
- Better body corp laws
- Outdoor washing line
- Access to vege garden
- Storage space
- Incentive to downsize

Housing affordability

What **price** do residents **consider affordable** for a home for their household?

- As shown in the graph, 28% of all respondents consider more than \$800,000 to be an affordable price for a home for their household; however, one in five respondents (20%) consider less than \$400,000 to be affordable.
- Respondents living in Waitai Coastal-Burwood-Linwood community board are significantly less likely than those living elsewhere to rate houses priced over \$700,000 as affordable for their household.
- Those living in Waimāero Fendalton-Waimairi-Harewood are significantly more likely to rate houses in the \$800,000 plus bracket as affordable.



How likely is it that residents would be able to **afford their house** if they had to buy it in the **current market**?

- Less than half of all respondents (49%) are likely to be able to afford their house if they had to buy it in the current market, while 43% said indicated that it is unlikely that they would be able to afford their house in the current market.
- Those living in Waitai Coastal-Burwood-Linwood are significantly more likely than other community boards to say it is 'very unlikely' they would be able to afford their house in the current market.

Do residents believe that there are **affordable housing options** available in a **range of locations** across the city?

- While a quarter of all respondents (25%) agree that there are affordable housing options available in a range of locations across the city, over half (51%) do not agree.
- Respondents living in Waimāero Fendalton-Waimairi-Harewood community board are significantly more likely than those living in other community boards to strongly agree that there are affordable housing options across the city.
- Those living in Te Pātaka o Rākaihautū Banks Peninsula and Waitai Coastal-Burwood-Linwood are significantly more likely to strongly disagree that there are affordable housing options in a range of locations across the city.

There were concerns amongst respondents that new builds had done little to make the city's housing more affordable; many respondents expressed frustration that medium and high-density housing is bought for the purposes of being an AirBnB or rental property, which serves to 'perpetuate' the lack of affordable housing options in the city.

Common themes around 'affordability'

'Affordability' is highly differentiated across the city

The cheaper properties are generally in less desirable less safe areas. Not everyone would want to live there even if that is all they can afford.

We need a range [of affordable housing] across all suburbs for a properly integrated society.



Some respondents feel that differences in affordability across the city are in part due to affluent residents 'protecting their patch' from intensification:

[Affordable housing options] need to be integrated across all suburbs including Clifton Hill and Fendalton/Merivale. Stop this 'not in my backyard'

'Affordable' housing is seen to come at a cost

This cost could be any number of the following features/characteristics:

- Safety and reputation
- vulnerability to climate change/natural hazards
- proximity to industrial areas
- school zones/quality of education
- noise levels
- green space

Respondents detailed concerns around the city's capacity to provide residents housing options that are both affordable and safe:

I think one problem is all the land that is safe from hazards and away from industrial areas has been developed for large single family suburban homes. Affordable options are all either tiny, subject to flooding, old and subject to dodgy foundation repairs post-earthquake or in polluted parts of town. It doesn't matter how far from the central city or work you are willing to live. It's impossible to find housing that is affordable and safe.

'Affordable' has negative connotations

'Affordable' housing, for a large number of respondents, describes low quality, unattractive homes that have been built in the city's more deprived areas.

The problem is affordable is often poor quality in terms of build and in poorly kept neighbourhoods.

'affordable' is now synonymous with architecturally ugly homes (think the stark black and white of Williams Corp housing), high density and little to no outdoor space

One respondent captures the above themes when describing affordable housing options as "all in low socio economic suburbs, out of sight out of mind"

Perspectives on new and existing homes

We asked respondents whether they agreed that **new and existing homes in Christchurch** are **energy efficient and healthy**.



Only 37% of respondents agreed.

Many respondents alluded to Christchurch having an aging housing stock, and told us that existing homes need features such as solar panels, rainwater tanks and double glazing installed to make them energy efficient and healthy. However, respondents also noted that while new homes may be warmer and more energy efficient than existing homes, developers build to minimum standards in order to maximise 'profitability rather than liveability' – and these standards are too low.

...New builds are cheap and still woefully inadequate compared to comparable global energy efficiency standards... Existing single family housing still seems to largely meet the city's needs and values.

Old houses are cold with single glazed windows and minimum insulation, new houses are built by developers to minimum standards, which are not healthy or sustainable either... Absolutely no variety or typology of living – market dominated by single storey oversized houses or Williams Corporation terraces.

We asked respondents whether they agreed that the **current range and types of housing** in Christchurch meet the **diverse needs of current and future residents**.

Just 36% of respondents agreed.

Many respondents told us that currently available housing options tend to be multi-storey and are therefore too large for those looking to downsize and inaccessible for those with disabilities. Others commented that current housing options do not cater for non-Pākeha ways of living.

I am interested in purchasing a home without stairs as I am 78. However almost all the new homes in my price bracket have stairs, a bit frustrating as they are not suitable for my future needs...

Far too many 2 storey small houses and not enough single storey - we have an ageing demographic and we will have an oversupply of smaller cheaper dwellings unsuited to older people or those with disabilities. There is a huge lack of accessible and affordable housing.

Homes for people with a large Pacific or Maori family are not catered for in housing, sections are too small, in new builds to enable families to grow their own kai

We asked respondents whether they agreed that Christchurch has **well-designed homes and neighbourhoods which provide a high quality of life for residents.**



Just 27% of respondents agreed.

While new homes might be healthier and more energy efficient, many respondents expressed concerns around their ability to provide a high quality of life for residents in other respects. Respondents cited a lack of green space for children to play, no off-street parking, 'cookie-cutter' designs and typologies (i.e., multi-storey), poor quality materials, and concerns that they are being built on unsuitable land.

The new builds don't look very sustainable, interesting or future proof, where is the solar, rain water collection? They don't have car parking spaces and yet we have a crime problem in the east and public transport is unreliable and ineffective. Where are the green spaces, gardens, parks for all these extra people to access?

Comments about new neighbourhoods were also largely negative, with respondents noting that they are 'car-centric', lack amenities and community spaces, and do little to contribute to the vibrancy of Christchurch.

We were told our subdivision which was new at the time would have playgrounds. There are none.

No services in many new subdivisions e.g. not even a 'corner dairy' and nothing in walking distance so residents have to use cars to get anywhere. The better subdivisions do have a kind of a heart e.g. Wigram, although everything commercial i.e. nothing for free such as a community library. It's good they have some health services in Wigram. And a cinema. And the design of the streets lead to the centre which is a plus, except that the centre is all commercial...

A common theme running throughout responses is that respondents are, in principle, supportive of housing intensification and appreciate the city's need for it; however, the design and quality of high and medium-density homes being built are of concern to them.

The new townhouses going up that are 1-2 bdrm look like they will not stand the test of time. They look like they have potential to be shabby. Storage looks an issue. I approve of intensification done well but not sure what is happening is good longterm.

We need to accept density, and we need to build with a view to homes lasting longer than ten years. This is my complaint against Williams Corp and their friends: not the density, but the appalling build quality that will see hundreds of townhouses falling apart a decade from now.

We asked respondents what the **main thing that they used their garage for** was

While the majority of respondents (65%) said that they used their garage mainly to store motor vehicles, there were significant differences across age groups.

Those aged 25–49 years were significantly less likely than older respondents to use their garage to store motor vehicles, and significantly more likely to use it as additional storage space – either for recreation items or as general household storage. Those aged 35–49 years were also more likely than other age groups to use their garage as an office, laundry, play room, or other type of additional room.

Several respondents were of the opinion that residents of new houses use their garage for household storage purposes rather than to store vehicles, suggesting that these new houses may not have adequate storage space.

I do not believe that current needs are being met. All properties have garaging yet there are 2 or 3 cars parked in the driveway at the house indicating that the space is needed for domestic reasons...

Houses seem to be built to minimum standards... Small garages used for storage instead of cars. Built in subdivisions with narrow streets, cars parked on road as garages too small or full of storage and/or not enough off street parking.

...people should be encouraged to use their garages for cars not as other rooms/storage

