

APPENDIX 2 HOUSING SUFFICIENCY | GREATER CHRISTCHURCH

Extract from Housing Development Capacity Assessment Greater Christchurch Partnership, July 2021

Table 3: Adjusted Urban Housing Sufficiency within Greater Christchurch in the Medium Term 2021 – 2031 including Selwyn and Waimakariri Future Urban Development Areas at 15hh/ha.					
Area	Feasible Capacity + FUDA 12/12.5hh/ha	Feasible Capacity + FUDA 15hh/ha	Medium term demand + 20% medium term margin	Medium term Surplus / Shortfall @ 15hh/ha	Medium term Surplus / Shortfall @ 12/12.5hh/ha
Waimakariri	7,673	9,123	5,410	3,713	2,263
Christchurch	101,994	101,994	18,215	83,779	83,779
Selwyn	12,208	13,502	8,541	4,961	3,667
Total	121,875	124,619	32,166	92,453	89,709

Over the long term (next 30 years) across the Greater Christchurch area as a whole, there is sufficient capacity and a significant surplus of some 48,000 feasible households. At a District level however, there is a small shortfall of 867 households in Waimakariri should the FUDA's be at a density of 12hh/ha, but a surplus of 580 households if a density of 15hh/ha is achieved. Within Selwyn over the long term there is a shortfall of between 11,800 and 13,000 depending on FUDA density yield of either 12.5hh/ha or 15hh/ha.

Table 4: Housing Urban Sufficiency within Greater Christchurch in the Long Term 2021-2051 including Selwyn and Waimakariri Future Urban Development Areas at 15hh/ha.					
Area	Feasible Capacity + FUDA 12/12.5hh/ha	Feasible Capacity + FUDA 15hh/ha	Long term Demand + 15% long term margin	Long term Surplus / Shortfall @ 15hh/ha	Long term Surplus / Shortfall @ 12/12.5hh/ha
Waimakariri	12,192	13,642	13,059	583	-867
Christchurch	101,994	101,994	41,231	60,763	60,763
Selwyn	12,208	13,502	25,338	-11,836	-13,130
Total	126,394	129,138	79,628	48,344	46,766