How many residents have returned to the central city this year and how happy have you been with the number of people choosing to move back to the central city?

Census data is collected every five years and any population for intervening years must be estimated based on projections. The June 2018 estimate for population (6,170) is based on the 2013 census data. The census data required to produce the June 2019 figure will not be available until early next year.

The post-2011 population growth trend is positive, i.e. the population is growing and the number of people who would consider moving to the central city shows an upward trend based on responses to the annual Life in Christchurch survey.

The Council publishes a range of statistics on the central city, which can be accessed at:

https://ccc.govt.nz/culture-and-community/christchurch/statistics-and-facts/facts-stats-and-figures/central-city-indicators/people-living-in-the-central-city

In the 2019 Central City survey, 12% of respondents said they'd consider moving into the city in the next one-to-two years, would you consider this a disheartening result and what does the result mean for the future of Project 8011?

The result, particularly in the context of the other questions asked of the survey and the responses received, is positive for the Central City Residential Programme. Please refer to the Central City Summary Report, Executive Summary, for further commentary and reflection on the survey results:

https://www.ccc.govt.nz/assets/Documents/The-Council/Reporting-Monitoring/CentralCitySummaryReport2019.pdf

What are the absolute key barriers that are stopping residential development in the central city?

As identified in the JLL research report for the Property Council NZ (which you have referred to in Question 11) there are a number of factors that influence residential development being delivered in the central city. These factors are all related and do not exist in isolation. The relative impact of these will be different for different developers, and for the diverse range of development projects across the central city.

The JLL report for the Property Council NZ can be accessed in full at:

https://www.propertynz.co.nz/sites/default/files/uploaded-content/website-content/EventHeaderImages/christchurch_central_residential_research.pdf

In the August dashboard of the Central City Action Plan, Project 8011 is highlighted as yellow, which indicates its delivery "needs support" - what has happened since April (when it was on target) and why has the project been changed to needing support?

This reflects funding decisions and technical issues encountered over the past few months. The 'needs support' is a commonly used project management approach to indicate that an issue has been identified and that corrective action is being considered.

With regards to the central city business community who've invested money in central city developments, how concerning is it for them that Project 8011 is now deemed to be needing support?

The Council has not received any specific comment on this matter from the Central City Business Association.

As part of Project 8011, Project A1 (develop evidence base/Christchurch development wiki) was one of the first major projects that was supposed to be completed within the first 12 months of Project 8011 - why has this not been released and when are you expecting to release it?

The purpose of the project is to develop an ongoing resource base for the Programme, with the first year of work focusing on development of information sources and access arrangements. The Project A1 resource will continue to grow and develop over the life of the Central City Residential Programme. The first outputs of the work are currently being tested post-development and are expected to go live in October.

How concerning is it that Project A1 has missed its deadline and how large of an impact will that have on the remaining projects within Project 8011 and their time of delivery?

As per answer to question 6. There are no identified implications for timing of delivery of other projects within the Central City Residential Programme.

In the Central City Biannual Report for January to June 2019 (presented to the Innovation and Sustainable Development Committee on August 26th), it claims (in the people section) a stocktake of existing residential supply was undertaken for project C1 - what was the outcome of this survey and what did the results show?

The data collection phase for the stock-take has now been completed. Processing and analysis of the raw data is currently under way.

Also in the Central City Biannual Report, under the people section, it says a housing demand analysis was also undertaken - what were the results of this analysis and what did council staff learn from it?

The reference in the Central City Biannual Report is to a review of a number of documents and resources relating to housing demand and housing issues that will be used towards supporting alternative housing approaches and projects that meet identified need. This work continues. However, the review to date has largely confirmed that there are issues related to housing affordability, quality, tenure and housing choice in the Central City, which reflects many of the wider issues for housing in Christchurch.

How is the Project 8011 team using the results of the stocktake and housing demand analysis to inform the decision-making in project C1, which seeks to bring innovation and diversity to housing delivery?

All research of this type is useful to identify gaps between supply and demand for housing.

A 2018 JLL report for the Property Council NZ identified land value and construction costs as two barriers to residential development - how confident are you that Project 8011 (and specifically, project C1) can address these two specific barriers?

With reference to the answer provided to Question 3, as in any development market, land value is one of many factors considered in making an assessment of development project feasibility. The constraint will vary depending on the developer, the development project and its intended outcome. The number of dwellings consented for development in the central city has been trending upwards:

https://ccc.govt.nz/culture-and-community/christchurch/statistics-and-facts/facts-stats-and-figures/central-city-indicators/people-living-in-the-central-city#Post-earthquakeGrowth

The JLL report concluded that land availability is an issue for some developers, and it is one that Council is considering in formulating actions for the Central City Residential Programme. However, the majority of development will be delivered by private developers on sites for which the price will be set by the market and by land owners (as specifically identified in the JLL report). This is largely outside of Council control.

Regarding construction costs, the Council can have an influence on some process costs (such as those related to consenting or in the administration of the Building Act), but the majority of construction costs identified in the JLL report are influenced by factors outside of Council control.

How ambitious does the council consider Project 8011 to be, and how confident are you that Project 8011 can successfully bring 20,000 residents back to the central city by 2028?

The aspiration is for 20,000 people by 2028. To achieve this will require the population of the central city to increase (on average, over 10 years) at over twice the current rate of growth.

Staff were supposed to deliver a report about incentives and mechanisms to address barriers to residential development to the Council on July 25th, 2019, but were unable to because more specialist advice was needed. What advice was sought and what incentives have staff developed since the end of July?

Staff are in the process of seeking the further specialist advice. This is subject to procurement processes, which are in progress.

How much progress have staff made creating a Central City Residential Development service, as part of project B3, and when do they expect that to be implemented?

Due to funding limitations the service has not as yet been established as a stand-alone service. The Council's existing Partnership Approvals Service has been providing the service on a limited basis.

How important is this project for the successful implementation of the Central City Action Plan?

Employment growth in, and an increase in the number of visitors to, the central city have been critical to the early stages of recovery and growth of the central city's economy. For this growth to continue a larger resident population will be an increasingly important factor.

The Action Plan was prepared in response to concerns that the central city, over the short, medium and long term, did not have enough people to support a self-sustaining community in its own right. Over the short term the Central City Action Plan includes a range of actions to attract people in and encourage repeat visits. The Central City Residential Programme must be viewed in the longer term context of delivering - 5, 10, 15 years ahead - a resident local population that will have access to some of the city's very best amenity and who will contribute to a more vibrant city during the day and night. In its first three years — i.e. during the lifetime of the current Central City Action Plan — a lot of background work needs to be done to incentivise, guide and support the market to deliver housing products that offer a genuine choice to buyers. Its benefit to the city will become more apparent in the middle of the next decade.

How much pressure is there to deliver Project 8011 given many new developments (Riverside farmers market, the Terraces, the Town Hall) will need people to ultimately survive?

The developments noted as examples have a city-wide and region-wide appeal. In common with all central city businesses and facilities they will likely benefit from having more people living close by.

More people will support existing businesses and encourage new business growth. However, alongside growing a resident population is the successful delivery of the remaining major venues, including the multi-use arena, convention centre and performing arts precincts. These will attract people to sustain the hospitality sector – especially in the winter months.