



Christchurch Central
Development Unit

DEVELOPMENT, DESIGN AND PLANNING GROUP

Beacon Pathway's housing study tour –
Vancouver, Seattle and Portland

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Mark Teesdale

Principal Urban Designer - Development

10 key observations from the tour

1. Housing affordability - number one issue
2. Home ownership has declined and permanent rentals are the norm – 60/40
3. Visionary/bold decision making – 1960's
4. Local community/neighbourhood involvement – 1974 act
5. The early decisions in neighbourhood regeneration projects are key
6. No one solution fits all
7. More cost effective construction methods –20% less than NZ
8. Sustainability - Portland leads the way
9. Publicly funded development agencies
10. Significant economic growth – Tech boom



Opportunities for central Christchurch

Applicability to the context in central Christchurch?

1. Address the rise of permanent rentals
2. Enable a wider range of housing outcomes
3. Continue to raise the bar for sustainability
4. Continue to grow the economy



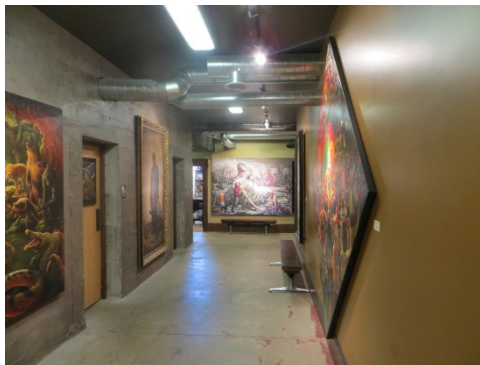
1. Address the rise of permanent rentals

- Significantly less developed than US cities but;
Based on evidence in pRDP (2012-2028)
- 84% of growth will be in households aged 65 or older
- 53% of growth will be for renters



2.Enable a wider range of outcomes

- Different dwelling and tenure types



3.Sustainability – differentiator

- Increasing levels of consumer demand, particularly to reduce energy use
- Net zero

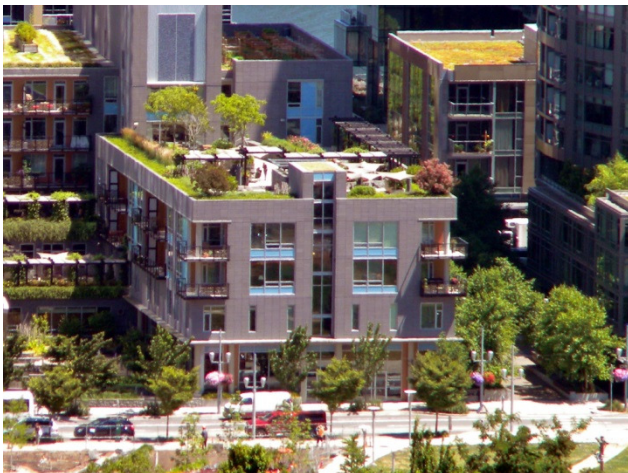


3.Sustainability - Bainbridge Island 'Grow'



3.Sustainability - South Waterfront (Portland)

- Built \$1.98B
- Developer Gerding Edlen
- 63+ LEED projects
- Led the charge of sustainability Portland is known for



4. Continue to grow the economy

The central city needs to be an attractive proposition:

- Attraction – migration/immigration
- Differentiation
- Global world - connectivity
- Aging workforce



Summary

1. Address the rise of permanent rentals
2. Enable a wider range of housing outcomes
3. Continue to raise the bar for sustainability
4. Continue to grow the economy

