



Bridie Henson

Jen Heath

Laura Shengnan Jiang

Christy McKessar

Gerald Thondhlana





Table of Contents

Contributors and Acknowledgements	2
Executive Summary	4
Introduction	5
Literature Review	6
Methodology	8
Mapping	10
Results and discussion.....	14
Recommendations	16
Conclusion	17
References.....	18

EXECUTIVE SUMMARY

Research Question

What is the current stock of social housing available in Christchurch, and to what extent does it meet the current need?

Context

Following the Canterbury 2010-2011 quake sequence, the supply of housing has fallen short of the demand. The problems surrounding social housing are complex. Our community partners, Anglican Life, are working in conjunction with the Department of Building and Housing (DBH) to assess the situation. As per guidance from Anglican Life, we contacted a

INTRODUCTION

Social Housing in Christchurch has become a much debated issue since the 2010-2012 quake sequence began. With the over 5000 homes marked for demolition, and repairs to

LITERATURE REVIEW

This literature review will give examples of international social housing experiences, programmes and policies, starting with a brief summary of the 1990 housing reforms in New Zealand. N ma A A d.

confidentiality of data, and using the data in order to make a positive change for those affected. "If you cannot publish anything that might offend or harm someone, what you learned will remain hidden, and it may be difficult for others to believe the report if critical details are omitted." (as cited in Neuman, 2000, p. 14). Some organisations were been unwilling to enter into a conversation about what we were doing, for fear of a breach of confidentiality for their clients. In other cases, they were happy to give their data to DBH, as it was to build a case for increased housing support, but were reluctant to provide us with the same data, as our findings do not contribute to a report specifically for their benefit. As we came across these limitations, it became clear we would not be able to quantify the need of

MAPPING

From international experience in the literature we learned that GIS is a useful tool for understanding spatial relationships in this research.

One tool that is used is Weighted Overlay. A number of variables are apportioned a preference scale and summed according to their respective values. The result is a weighted map that represents the all variables in one output. Figure 1 is a representation of this. For our research project we would have used population, income, area, and density of beds.

Density is calculated by summing the number of points in the cell area whereby a magnitude per unit area is calculated to provide a surface density (see Figure 2). This can be run on any point data, including population and housing.

Early in our research process, it became apparent that we wouldn't be able to get the data needed from NGOs, and with the last census completed over 6 years ago relevant, meaningful data is not available. The absence of any formal record-keeping by the NGOs in our study, mean it is impossible to run these tools.

We have worked with data that is available to create some maps for context and analysis. Housing New Zealand Corporation (HNZC) kindly provided a list of properties which are owned by the corporation but managed by community groups. It included a b(dl)-6(0ag)-4(rec)wi of teds.



available, such maps can contribute to identifying areas most at risk and most suitable for housing placement, as well as to recognise trends which may have otherwise been obscured. .

The GIS potential for our team's research was frustratingly limited by a lack of expertise, as well as issues around data cleansing and the time investment needed for this. However, better expertise would have somewhat lessened the time factor.

Internationally, GIS has successfully been used to quantify need. In Rosario, Argentina, a 2000 report by Martinez conducted a study to determine a number of objectives which included defining the most appropriate way of evaluating and quantifying housing needs with the use of indicators. The results included a number of maps. As well as mapping expressed and derived demand, an alternative indicator was inadequate shelter(See Figure 3). This is extremely



Figure 5: Distribution of Community Group Managed Properties in Christchurch. These properties are owned by HNCC.



RESULTS AND DISCUSSION

Our research question, " what is the stock of available social housing in Christchurch, and to

CONCLUSION

It has become clear throughout our semester, and with the numerous man hours we have contributed, that finding an overall summary and any data relating to the current state of social housing in Christchurch, was no easy feat. Social housing is of great importance, and although we were unable to find concise statistics, we were able to identify a variety of trends demonstrating a need to increase the number of social housing units, in particular within the private sector. We found this need has increased substantially as a result of the earthquakes. Improvements need to be made with regards to recording numbers of enquiries, beds and housing statistics in order to understand how much improvement is required. At present there is also no cohesion between NGOs, lending a fragmented approach to social housing, with NGOs unaware of what others are doing. In order to generate a tangible approach in the hopes of discovering the overall need for social housing in Christchurch, we need an approach that is not based solely on quantitative research. Overall, we believe our project to be a success as we were able to discover various reasons behind the social housing crisis in Christchurch and with this, demonstrate the urgent need for change to be implemented.

REFERENCES

Baker E & Beer A (2007). Developing a Working Model of Housing Need: Applying Geographical Concepts and Techniques to a Problem of Public Policy. *Applied Geography* 27(3-4) ,165-180.

Canterbury Anglican Diocese Social and Environmental Issues Unit (2012). *Inner-city east recovery: Low income / social housing*. New Zealand: Author.

Yuen, B. (2007). Squatters No (87.66.-20 (87.r(feren:)-11()-16st)-7 C)6(gt)-9(ers N)7(o)486f482.86 61. Cneren:gte

APPENDICES

- I. Interview with HNZN representative
- II. Income by area unit Map
- III. Example of questionnaire
- IV. Example of HNZN beds data
- V. Anecdotal Evidence of Overcrowding

APPENDIX A INTERVIEW WITH HNZN REP

Following our presentation of this report at the Lansdowne Community Centre, we met with Vivienne Allan, Senior Communications Advisor of HNZN. While discussing our findings, Vivienne provided great insight to additional factors that are pressuring the social housing sector. These include effects that the newly proposed „Frame“ in the CBD will have on the multitude of social housing in the area directly east of it. For example the proximity to the green space will cause house prices to rise, potentially gentrifying the area and pushing lower socio-economic demographics out. The proposal to shut schools across Christchurch is also a major threat to some of the communities in which social housing is provided. What also needs further study is the „squeeze“ that will be created by an aging population. A large number of CCC social housing properties are retirement villages and while it is positive that this age bracket is being provided for, it may be to the detriment of others that have housing needs. As far as we could discern, there is little communication between the CCC and HNZN regarding how best to distribute housing among the vast number of those requiring it. Other issues requiring investigation include the use of brown fields for development and monitoring how properties that are being upgraded for commercial use post quake has on the projected stock of social housing.

APPENDIX D EXAMPLE QUESTIONNAIRE

The below is an example of the questions with the DBH initially asked to pose to the NGOs. Their reluctance or lack of knowledge lead to the redirection of te project.

