



## Christchurch Housing Forum Notes

23<sup>rd</sup> October 2019

Facilitator: Lisa Coulter

Note Taker: Sarah Wang

Presenter: Clare Pattison/ Leanne Bayler/ Bob Burnett/ Tania Ellis

Announcement/Update:

Housing NZ are now called [Kāinga Ora](#)

Manager from TPA:

Christchurch Housing initiatives : a 3-year pilot program for 50 families (first home).

If you have clients who might be eligible for it, please go to their website and register your interest and they will keep you up to date.

<https://www.christchurchhousinginitiative.org.nz/>

**[\\*Clare Pattison - Environmental Canterbury - Climate change and the effect on communities](#)**

**[\(Please check her Powerpoint for more details\)](#)**

### **Q &A for Claire from ECan:**

Q: If a landlord /tenant / investor is thinking where to build or live, how do you know what's good with the landlord and what's not?

A: From science we know that sea level rises while you can always build to protect the community so the key thing is really the consultation process and the cost to the community. At this point I haven't heard any conversation like "Don't ever buy or live here" and the information is open and transparent. Ecan provides science data and the district council can work on planning of the best place to go to in terms of where to build in the community.

Q: When I came to NZ in 1975, there was a flowing river permanently even in the summer; however, due to water extraction many areas are dry and the water capacity has gone down. What is going to be done about water control and extraction? Especially when water

has been put into millions of bottles in chains which it should be in the ground so people can use effectively.

A: Just like transport, water is one of the key issue in terms of climate change. ECan water management strategy is to set up 10 zones committee in catchment area to monitor what activity can happen to support the river to become a best river it can be. A lot of resources are put into this area.

Q: You didn't mention the concept of coastal retreat, is that still on the agenda?

A: Managed retreat? Yes, we are aware of managed retreat and the conversation is going on around it. So the previous approach is that we have determined the area which community based on is no longer suitable for living in and managing the community to retreat from that area. It was an ad hoc, case by case, depending on the nature of issue, cost involved, people engaged...With the environment change, there will be more managed retreat across the country but not sure which area would be. We actually need an agreeable approach rather than an ad hoc approach toward this issue. The focus is how to engage community in a more constructive way in the whole conversation.

**\*Leanne Bayler - CDHB – Summer Heat Health**

**(Please check her Powerpoint for more details)**

**\* Bob Burnett - Architect – Superhome Movement**

**(Please check his Powerpoint for more details)**

**Q: How many people here think that NZ building code is satisfactory?**

- NZ building code has not been changed since the 1930 (after the Napier earthquake) The meeting that I just went to last week is called 'fixing the code' which focus on how to grow a sustainable business such as zero-carbon city in an architectural context.
- WHO states that adequate inside temperature is between 18~21 degree.
- The meeting in Auckland tomorrow will be focus on building for our future and the convergence of climate change & energy.
- I own a small architecture company and one of our achievement is that I built NZ first 10-star home (no power bill, in a lovely constant temperature) and it was a launch of Superhome Movement (we proved that it can be done and not too expensive, which is the common myth).
- I think resilience is the new sustainability.
- In NZ, 50% of waste going to landfill comes from construction. Christchurch has much more than that in the past few years because the post quake situation. Over 50% of processed raw materials are used by the construction sector.
- it's a bad news but also means we can do much better. Eg. 10-star home comprises not only zero energy but also close to zero waste (less 10 kg per m2 goes to waste)

- 98% of buildings in NZ are built with code and I would say building code in NZ is the worst legal home you are allowed to build.
- The example of a sustainable city: Bahnstadt in Heidelberg, Germany. The largest group of passive houses in the world with zero energy - vision for Christchurch.

**Q: How to fix the code?**

- The most important elements in the conversation is about the life cycle analysis: safety/ health/ sustainability and I think architecture sector and designer has huge responsibility on this issue in addition to build award-winning buildings.
- Cold, mould, damp houses: 40% of 8-year-old in NZ has Asthma. That's why Superhome Movement is important because that's about raise the standard (eg. insulation)
- Statistics: more 1600 people die in Winter/ 154 million dollars spent on 28000 hospital night for kids because of their sickness. This situation is preventable!
- The insulation standard in L.A or California (where it is warmer place), their insulation is 3 times amount than NZ.
- Quote from Norman Kirk: New Zealanders don't ask for much, someone to love, somewhere to live, somewhere to work and something to hope for.
- Superhome Tours: 10-star home is open every first Saturday.

**\* Tania Ellis – Whittle Knight and Boatwood – A call for change**

**Regulation of property management industry**

- I started my career in property management in Sydney in 1980s and back to Christchurch 15 years ago.
- I grew up in NZ and left here when I was 19 years old. When I came back many years later, the housing condition has not been changed much (Eg. inspection in July 2005: no heating/condensation in the house).
- NZ has behind the time of lots of things (Eg. smoke detector)
- NO REGULATION at the moment for property management, which means anyone can do it (No checks/ balances/ license).
- Our company has operated in Christchurch for over 53 years and we are still audited every 3 months.
- A lot of company choose not to do the right thing because there is no regulation in the industry. For example, in the past when we took over the property from other companies, it is often found there are no smoke alarms, no insulation statement, no record shown that the rent has been paid or not.
- Since the earthquake, many properties have become assets on the market. Many landlords rent them out without a proper consent and procedure (personal agreement rather than RTA).
- Government needs to regulate the industry to protect both landlord and tenants to ensure the contract is fair for both parties.
- Our company believe that being a professional, you need to do a continuous training. Therefore, with amount of expertise and knowledge we have, we do continuous training every 3 months.

- The housing is substandard in NZ. Since there are a lot of changes in the UK at the moment, a lot of them might make their way down here very soon. I believe that everyone should live in a warm, dry home and we need to make sure they are treated in a professional way only by professionals. Once people understand their rights, they can then get rid of those doggy people.
- Raising the standard is important because it will improve the renting experiences and business relationships, as well as the transparency for money.

**REINZ-A Call for change:**

<https://www.acallforchange.co.nz/>