

## **Q&A: Awatea/Carrs Roads housing project**

### **What are the next steps for the development?**

The Launch today announces the partnership between the government and Fletcher Residential to develop approximately 237 new homes on Crown land at Awatea/Carrs Road. The next steps include finalising the Development Agreement between the Crown and Fletcher Residential, which will allow for the Master Plan and Consent Applications to be submitted to Christchurch City Council. Fletcher Residential are, subject to consents being issued, planning to begin civil works in early 2015, and the first homes will be released on the market later in 2015.

### **When will the development be completed?**

It is expected that 10 houses will be completed each month, commencing in 2015, with the development completed in 2017.

### **Will there be any restriction on who can rent or purchase houses?**

The majority of homes will be sold on the open market. Of the 89 homes that are available at lower cost price points (e.g. below \$400,000 in today's terms), 50 are likely to be made available on a shared equity basis through the New Zealand Housing Foundation.

### **Who currently owns the land?**

The Crown currently owns the land.

### **Who will own the land during the development stage and when housing goes to market?**

The land will be retained by the Crown until homes are delivered.

### **What will housing mix look like?**

In order to support good community outcomes, Awatea will be a mixed tenure development, providing affordable, intermediate and open market products. In terms of how the houses look from the outside, there will be no difference between affordable and open market houses. Forty percent of homes will be offered at lower price points (i.e. below \$400,000).

### **What greenspace, parks are planned in the development?**

Landscaping and indigenous plantings that emphasise the cultural history of Awatea are planned, including re-establishment of a section of a traditional Waka Trail. Two parks will be included in the development, including a children's playground, with generous access for the wider community.

**What cycle and walkway connections will be included?**

Two of the lots flank a wetland precinct, and a walking path on the southern edge of the wetland and the southern motorway cycleway will link the two neighbourhoods.

**What public transport plans are being made to accommodate the increase in residents?**

Fletcher has been working with the Christchurch City Council to ensure that there is sufficient pedestrian access to connect residents to bus stops.

**What noise buffers would be included to reduce motorway noise?**

Fletcher has developed an innovative solution, protecting inhabitants and local residents from the noise.

**What is the average cost of buying a house in Christchurch?**

The median house price for Christchurch was up to \$461,000 in September – a 5.1% increase on the previous year. Rents reached \$429 per week in September, compared with the national average of \$377.

**You've said 89 houses will be affordable – are there any restraints on the prices of the other houses?**

Fletcher and the Government are currently working through the pricing of houses outside of the 89 affordable houses, and this will be confirmed on signing of the Development Agreement.

**Earlier this year you said the development would cater for 275 homes – why has that number dropped?**

We have chosen to go with a lower number of houses in order to provide an optimal balance between pace of delivery, affordability, value for money, quality and an attractive urban form.

**Some community members are worried this development might devalue their homes or change the neighbourhood– what do you say?**

Government, Christchurch City Council and Fletcher Residential have worked together to make sure the Awatea development provides a high quality, mixed tenure development that will add amenity to the area, while helping to reduce the pressure on the housing market in Christchurch.

## **What's happening with the Welles and Colombo Street development?**

Following a competitive process, a preferred development partner has been selected subject to Cabinet approval. MBIE and the Council are now working with the respondent to develop draft outline development plans for the two sites. The outcome of this process will be announced in due course as part of the Government's ongoing commitment to Canterbury Recovery.