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Our Place: All New Zealanders well-housed



Newsletter 3 March, 2016

Welcome to the first days of autumn. We hope you enjoy this edition of the CHA newsletter. Please feel free to [contact us here](#) if you would like to write an opinion piece, an article, or to just provide us with some feedback.

Auckland Unitary Plan takes a step backwards

Disgruntled ratepayers jeered and booed at a special Auckland Council meeting on Unitary Plan residential zoning last week. The plan proposes to intensify housing in areas of the city that were previously off the radar but there is opposition from some residents in those suburbs.

CHA Senior Project Manager, Hope Simonsen, was at the meeting supporting Peter Jeffries from CORT. Hope says, *“Peter demonstrated very clearly the significant cost savings made by building three storeys and in these residential hub areas. He also made it very clear that the need for one and two bedroom units is very high for social housing purposes – and will continue to be going forward.*

“The Council’s decision not to go ahead with the rezoning is a step backwards for the supply of affordable housing for Auckland. Supply of housing through intensification is a critical component for generating affordable housing for Auckland city – who’s housing is now 5th least affordable in the world. A year ago it was the 9th.

“Affordability is not just about home ownership – it’s also about renting. There is a significant and growing population that will be renting for a very long time and increasing the volume of units around service centre hubs helps improve affordability. It reduces transport

costs and increases proximity to employment opportunities and schools,” commented Hope.

Hope believes that the proposed Auckland Unitary Plan does not go far enough and, without significant changes, means Auckland’s supply based on projected demand will be short-changed by around 200,000 units. *“The plan should be about the future, not designed to submit to the status quo of single, stand-alone large homes on large sites. Increasing density doesn’t have to mean creating ghettos – good design and controls are appropriate mechanisms for ensuring Auckland gets quality housing.”*

Also speaking at the meeting were the Auckland Youth Advisory Council and Generation Zero. Sudhvir Singh, from youth lobby group, Generation Zero, supported the new zoning proposed by Auckland Council. He said young people would rather live in small, well-designed apartments in central suburbs rather than in houses on the outskirts. He was heckled as he told councillors they need to consider the views of younger people. The Youth Advisory Council also endorsed the plan changes. Alex Johnston of the Youth Advisory Council said the voices of the young had been drowned out by an older generation already on the property ladder.

[Go here](#) to see the news report on the meeting and the Auckland Council response.

An in-depth look at the Christchurch housing situation



This is our third article on local authority housing. Here we look at Christchurch affordable and social housing – five years on from the earthquakes. It looks at the effect of the earthquakes on housing availability and some of the key providers of social and affordable housing, in particular the Christchurch City Council (CCC). We see the pragmatic and innovative responses to the housing rebuild to

redress housing imbalances. And we see that things are better in Christchurch, but not for everyone. Opportunities have been taken and opportunities have been missed. [Read more here.](#)

You can read article two here looking at some of the trends and how seven local authorities have responded to: aging stock; changing demographics; and increasing operating costs. [Read more here](#) and [here is a link to the CRESA paper](#) on local **government housing produced for CHA in 2014.**

Financial Markets Conduct (FMC) Act resource for charities

Under the old rules, anyone wanting to raise money from investors by offering debt securities was required to have a trustee, registered prospectus and investment statement. Registered charities were exempt from these requirements. But from 30 November 2016 the exemption will end and the new rules will apply to everybody. This means that all community and voluntary organisations, including registered charities, wanting to raise money from Investors will need to become familiar with the new rules.

[Here is a guide to help you understand your options for raising funds under the FMC Act.](#)

In the news

- **Christchurch City Council** has completed the first key step in setting up a charitable trust that is proposed to take over management of its social housing service in the second half of this year.
- **Social Housing Reform (Transactions Mandate) Bill** passed into law. We await the announcement on 16 March when the shortlist is announced for the preferred providers to enter into the next step of the process –request for proposals.
- **Details of Auckland emergency housing funding were** announced. Paula Bennett announced that CHA member Emerge Aotearoa will provide 30 emergency housing places for individuals or families. Further announcements on a more long-term funding model for the emergency housing sector nationwide will be made in the next few months.

- **700 bed housing complex announced for Cromwell** to address some of the affordable housing needs in the Queenstown Lakes area.

Job board

1. New AHI job board

Are you looking for a job in the community housing sector? You can go to the new **Australasian Housing Institute's site here** to find current advertised positions through-out Australia and New Zealand.



To advertise any vacancies on the AHI Job Board, please, send job advertisement in PDF format **directly here**.

2. Ōtautahi Community Housing Trust seek a CEO

The Ōtautahi Community Housing Trust is the newly created not-for-profit established to address social housing needs in Christchurch. The Trust will be taking over the management of the existing housing portfolio of the Christchurch City Council and are looking for a chief executive to complete the establishment of the new community housing organisation and recruit their senior leadership team. **Go here to read more about this position.**

Help for Fiji



Last week's cyclone Winston destroyed or damaged homes and schools in Fiji and Habitat for Humanity mobilised to provide emergency shelter. Habitat for Humanity has been working in Fiji for 25 years and are now responding to this crisis as part of a

formal group of aid agencies. Habitat are coordinating with the Fiji government, Red Cross and the UN and you can help support this work by donating **through their website here**.

TechSoup Webinars

TechSoup New Zealand is a programme run by Connecting Up Inc. Tech Soup enables companies such as Microsoft, Symantec, SAP and many more to provide programmes and webinars for not-for-profit organisations in New Zealand. Some of the webinars on offer over March include: Cloud for dummies; Office 365 implementation considerations; managing the new charity reporting requirements through MYOB and Calxa; and more. [Find out more here.](#)

Events

25 February to 11 May— Consultative seminars on proposed changes to the Incorporated Societies Act

Hui E is organising a series of consultative seminars to get feedback on proposed changes to the legislation covering incorporated societies. There are 25 seminars planned in eight cities. [Go here to read more.](#)

11 March – AHI webinar on becoming a certified housing professional

This webinar guides AHI members through the process to become accredited through the Australasian Housing Institutes professional recognition program. It includes understanding CHP accreditation, levels of professional recognition and maintaining accreditation. [Register online here.](#)

6-8 April: PrefabNZ CoLab

This is an event that highlights innovative construction methods, focusing on offsite/prefab projects brought to life by

international experts, local heroes, site visits, fun interactives and social events. CoLab is jam-packed with interactive site visits, provocative presentations and keynote conversations on inspiring projects from local heroes and international experts. It's all about fun provocation, interactive hands-on experience and future-forward innovative thinking. [See more here.](#)



29 April – 2016/17 World Habitat Awards applications due

The World Habitat Awards recognise innovative, sustainable and scalable solutions to key housing challenges facing communities

around the world. They want to hear about projects that:

- focuses on affordable and adequate housing
- are in progress or have been completed in the last ten years
- have been designed and/or delivered in close collaboration with the residents/local community

[Go here for more information.](#)

10 May - Asset management professional practice seminar

This seminar will provide senior housing professionals the opportunity to exchange ideas and innovative practice methods to manage housing portfolios for sustainable stakeholder outcomes. The program for the event will be available soon, so please book the date in your diary. There are sponsorship packages and early-bird deals available. [Go here for more details.](#)

May 26: Government budget released

June 15-16: Sustainable housing summit 2016

New Zealand Green Building Council event in Christchurch and Auckland. [See more here.](#)

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