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August 7 2016

**AFFORDABLE HOUSING PROVISIONS CRITICAL FOR AUCKLAND GROWTH AS GLOBAL
INTERNATIONAL CITY**

The New Zealand Housing Foundation considers the Independent Hearing Panel's recommendations to expand both up and out was the only option to enable the supply in Auckland of more than 400,000 homes over the next 30 years.

However the density tools recommended by the plan almost certainly do not ensure housing will become affordable for Auckland's low to moderate income "key worker" households.

Housing Foundation CEO, Brian Donnelly, says delivering affordable housing for tens of thousands of Aucklanders on a sustainable basis over the long term can only occur if some form of affordable housing provisions, which were deleted by the Independent Hearings Panel are adopted in the Operative Plan either now or sometime in the future. The inclusion of affordable housing provisions ensures all new larger developments include a proportion of affordable housing options.

"The Auckland Housing Accord introduced the concept of Retained and Relative Market Affordable Housing and allowed these mechanisms to be inserted in to resource consent conditions in order to provide new affordable housing for low to modest income 'key worker' households which would not otherwise be supplied. As one of the only providers of new affordable housing, the Housing Foundation can confirm these provisions are now starting to work effectively and are now better understood by both land owners and the property development market.

"The deletion of mechanisms to reinforce affordable housing concepts will not encourage more affordable houses to be supplied, particularly in locations where key worker housing is much needed close to where people live and work."

The Housing Foundation has extensive expertise and knowledge in affordable housing and place making, tangibly demonstrated through projects such as the Waimahia Inlet development in south Auckland.

"It is our view that adopting these affordable housing mechanisms is critical in addressing the significant, ongoing challenge of providing affordable housing in Auckland to create an unparalleled city which meets the diverse housing needs of all communities of interest."

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