

Submission on Draft Report from Scott Espie – submitted via website

Feedback:

I believe that houses have become unaffordable in NZ and its a major problem.

Most people my age and below (37) have little or no chance of buying a house in auckland.

When my Dad bought his first house the average house price was about 3 times the average income. In Auckland it is now 8-10 times the average income.

We need to get the cost of getting into a house well below that and make it affordable for a family to buy a house again. Ringfencing Auckland hasn't worked. We are 4million people living in a country the size of Japan which has a population of 127million, we don't need to worry about sprawling out and the whole country being covered in houses.

Auckland councils goal of 75% development within the city limits in the next 30 years is just plain stupid. People don't want to live in shoe box apartments, most people at some stage want to have a house and a family, somewhere where the kids can walk on the lawn.

There are many areas around Auckland that could be developed immediately in conjunction with public transport.

North

The land between Auckland city and Orewa could be developed. The busway could be extended so that there are two forms of transport, motorway and busway.

South

Again the land along the southern motorway to bombay hills could be developed and the train or a busway extended to support it.

There are other similar areas around Auckland in the East and West also.

More affordable house could become one of our competitive advantages. Imagine people coming back from Europe, UK and Australia because they could afford to buy a family home here. They know they will earn less, but if you could buy a 3 bedroom house for \$200K they would come back in their droves, young highly skilled people who would be very productive.

It has been proven in many studies that home ownership improves family outcomes. It gives them hope, that they are working for something, not just wasting their money on rent. It gives them purpose as you can improve and make your own house better.

This is an issue of national importance. We are pricing ourselves out of living in this country. Its getting too expensive. This is one thing we could change. But we need to change it now!

As a worker who lives in the real world. Help! Please consider my submission carefully. The young can't afford to live in this country any more, thats why they are leaving. Please give us affordable housing!

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