

Submission via web - Kevin Honiss

(plus attached report)

Affordable Housing Commission

NZ must build more sustainable cities - those that provide housing for all groups ie. rich and poor, families and singles, young and old.

Residential growth continuing in the same vain will not change anything but add to the problems we face today. We must vary our housing stock so as to accommodate changing needs.

Continuing urban sprawl will:

- 1) Not cater to needs of young and old who need less dependancy on cars but require more walkable neighbourhoods.
- 2) Sprawl adds to high levels of sedentary behaviour and rising rates of obesity (NZ now has the 2nd highest rate in the world).
- 3) Car dependancy is very risky as oil supplies could get to \$8.00 per litre in future years, therefore the cost to live in sprawl will get too high for lower incomes.
- 4) Sprawl does not make public transport economical.
- 5) Sprawl is sending all of our growth cities into massive debt cycles, the same as the USA. Suburbs as we know them, are an expensive long term solution for affordable housing. We need to retrofit suburbia similar to the proposed masterplan of New Lynn.

No-one else in the western world see sprawl as a solution. I have attached a report "Transforming Australian Cities" which covers Melbournes Growth Strategy for your consideration. It gives all the reasons for compact and more walkable cities. the financial savings and health benefits offered providing affordable housing types. If we don't look for good long term solutions we will never close the gap on Australia. Short term, quick fix is no long term sustainable solution. We are in a downturn so now would be the chance to re-group and put good masterplans in place to give us time to plan more clean and green cities of the future.

NZ's carbon footprints of our cities are amongst the highest in the world and our housing stock is very large on average size so smaller stock can bring more affordability.

Compact and more mixed use development can actually bring land prices down. Large developers cannot pay large land prices to develop such built form and Finance Companies no longer exist to fuel land price hikes.

Summary:

The leaky house problem was bought about by cheapening house construction. Lets not have the same result on our cities forcing futre generations to mop up a sprawling mess. Lets not do the 'same old, same old' - we need mixed use suburbs with all types to cater for all types.