

TE Awa Support

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Community housing provider 25 years' experience in providing affordable homes to low income families through a variety of programmes including Progressive home ownership (500+ homes) and Affordable and Public Rental properties (200 Places under management). Our vision is a World where everybody has a decent place to live and as such support Te Awa lakes as a residential development.

I am also a member of the Waikato Plan regional Housing initiative that has spent the best part of the last 18 months gathering data to support what we already know. Hamilton does not have enough housing to support its growing population. In fact the data suggests we are currently 4000 houses short and that will grow to 26000 by 2043 unless we start to accelerate development now. It is essential that opportunities like Te Awa lakes are enabled and allowed to proceed.

This supply shortfall has an impact on all members of our community by driving up house prices, The average house price in Hamilton is 6.2x the median income (severely unaffordable), it is especially challenging for those at the lower end of the socio economic ladder who as a household earn well below the median incomes and are massively disconnected from the housing market both in ownership and in affordable rental. The RHI has also identified a majority of the shortfall is in the social and affordable space.

The answer to this shortage is not to build large areas of social housing, the negative impact of which has been proven time and again. Habitat believe instead that mixed tenure/mixed income communities provide a safe and suitable environment, with the right management, to allow all people to access affordable housing and live well. Habitat looks to support people across the housing continuum from Homelessness to Owership as we support their aspirations for housing independence. This is possible using a variety of financial models including Shared Equity and

deferred settlement. Habitat are delighted to be able to work with the developers of Te Awa Lakes to support a component of the build that is affordable.

We strongly believe that residential subdivision is about far more than just house building it must include an understanding of how the community will operate and interact. The measure of housing adequacy, of a decent place to live, is that place is provides warm dry homes that are affordable, accessible, appropriately located with secure tenure. We know that the developers of Te Awa Lakes believe this also and that this understanding is at the centre of their vision for the development. Perry have an amazing track record as a family and an entity who care for their community.

Habitat believe the Location is well suited to the residential development. Its proximity to the river and cycle trails lead to a social environment that will provide space for families young and old to play together as will the planned adventure park. This should not be the domain only of the wealthy but should be available to a wide cohort through the inclusion of affordability such that has been committed to.

The location It is also on the critical Auckland to Hamilton corridor with easy access to town via some main feeder roads, tracks and cycle trails. As the city continues to grow north this area will be further connected to city services.

In conclusion HFH believe this development could serve as an example of what can be achieved when agencies across the Waikato work together not just to build more houses but to create a homes across the housing continuum for members of the Waikato community.