



The Productivity Commission

Dear Steve,

Feb 09 2012

AFFORDABLE HOUSING

Summary of my submission

The costs of housing are a function of

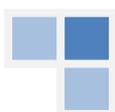
- 1 Land costs
- 2 Council development costs
 - a Development charges ostensibly for local amenities,
 - b Sewage disposal,
 - c Potable water
 - d Local body roading
 - e Zoning/rezoning
 - f Resource consents
 - g Building consents
- 3 Cost of the actual structure of the house
- 4 Body corporate costs if the house is part of a terrace or a high rise.
- 5 Communications infrastructure, all the way from the Cloud to the Cat 5 wall socket.
- 6 Gas reticulation
- 7 Electricity reticulation.

Flawed assumptions underlying the Auckland Draft Spatial plan

That the increase of population of the Upper North Island over the next 30 to 50 years will/must be accommodated 75% within the present MUL.

That the increase in population thus predicated will be cheerful, happy and productive campers , adapting seamlessly to urban liveability as demonstrated by the accommodation along the beachfront at the Queensland Gold Coast, but without the beach, or far worse, the tower blocks in the suburbs of Marseilles or Naples.

My proposals to take account of the above. (see below)



My proposals to take account of the above.

Plan for 3 new cities North of Auckland to accommodate eventually 100k each.

Dairy Flat to Silverdale

Expand Wellsford

Expand Whangarei

Lay the land out broadly in accordance with a liveability index appropriate to New Zealand culture and mores.

Within the new cities, zone the land in generous blocks tagged for specific purposes. and release in generous blocks

Understand that the creation of the new Cities depends on the symbiotic relationship between Developers, Investors, Tenants/Owners and the Suppliers of the fundamental infrastructure. (Drains and water etc, schools, sports facilities, playing fields, libraries/drop-in centers, medical facilities, Energy services,)

Practise some form of lobotomy on the town planners to overcome their genetic programming that sees a Developer as the re-incarnation of Lucifer.

Expect to make extensive use of terraced housing to save money via the through-life costs associated with such mode of building. At the same time, incorporate a mix in styles and types of houses of varying affordability. Do not even dream of setting up **blocks** or **estates** of "Social Housing".

Expect to have the amenities and immediate surrounds of such accommodation provisioned to serve the number of people living there,. You cannot expect to the get away with a design for ten families and one small garden.

Understand that the employment of the inhabitants is about Employers, and not abstract jobs as Mayer Brown and his town planners write about.

Re-think the functions of educational institutions, and the considerable investments in them. Many community functions could be combined into such a complex. This would be an antidote to the more compressed living that even two story terraces imply. It also allows children and young students safely to work away from the corrosive atmosphere of some households. It should also be an antidote to youth gangs.

There are many approaches to more economical construction of desirable residences that will not degenerate into the slums of ten years hence. We should be investing much more into such developments of design and construction.

Be convinced that the Housing must play its part in the building of One Nation. The antithesis is housing/areas that degenerate into ghettos. This is where the continuum of sports, social centers, schools, tertiary facilities plays its part.

Education and tertiary training a the path upwards: We have to mount a crusade to develop the children, distance them from the negative influences and salvage the lives of those for whom Education has not delivered. All this we can initiate in the three new Cities I have proposed.

Your commission has already focused on the costs , and delays associated with the current town planning regimes. I propose that each new town/major expansion has appointed a no nonsense Development Authority with the necessary delegated powers.

Plan the public and private transport needs now and reserve the corridors.

Tackle the structures of the costs identified at the start of submission.

Mick Stracey Clitherow

Engineer