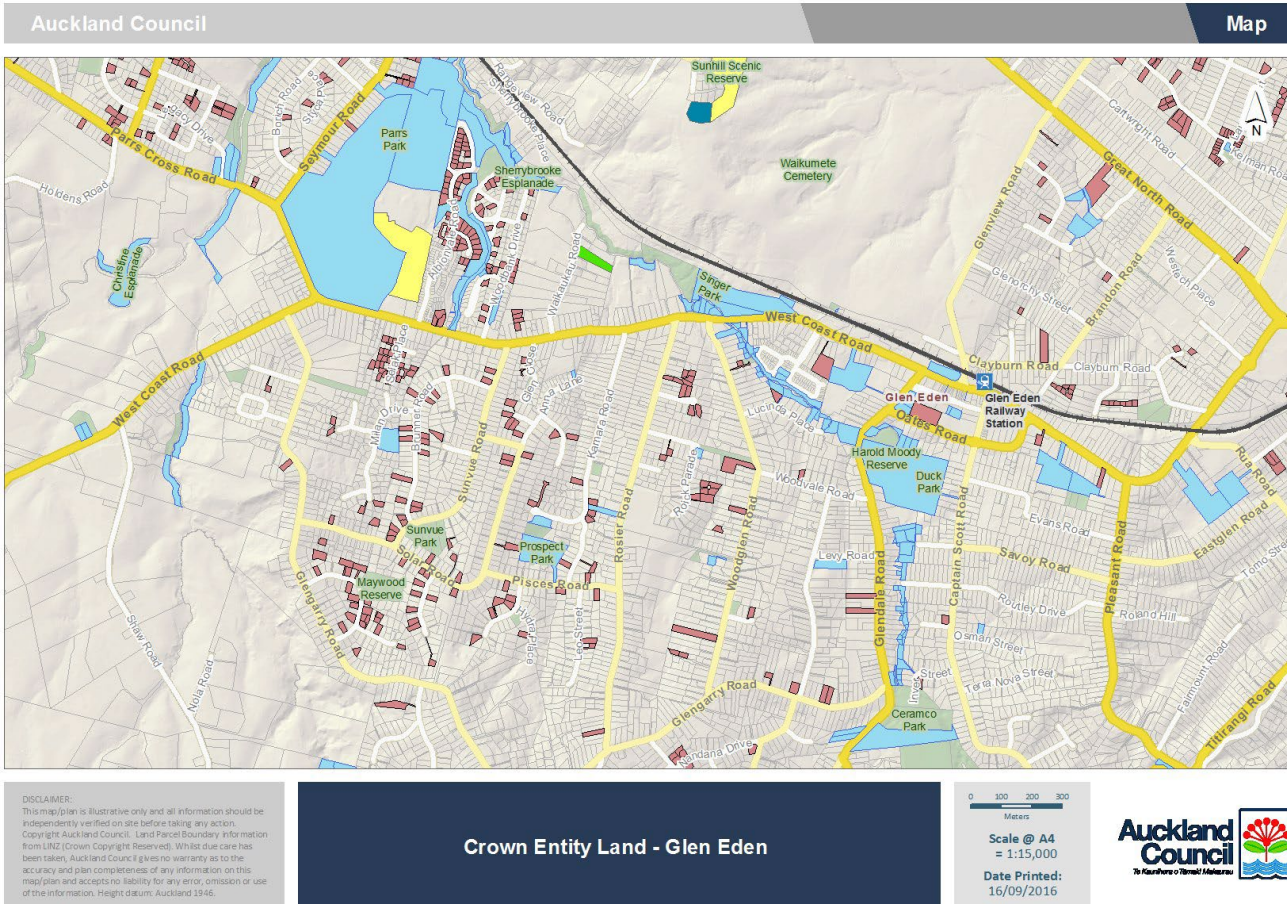


GENTRIFICATION – CHANGE AND GLEN EDEN



Housing New Zealand



What is Gentrification?

- Replacement or displacement of working people on low incomes from a geographic area with more affluent people moving into the area.
- Property prices and rents rise
- Poorer people cant afford to live there
- Ponsonby and Grey Lynn are examples

Gentrification can not be stopped but can be managed

Some strategies for replacement not
displacement

- Affordable housing production
- Affordable housing retention.
- Asset building.

Lessons learned on how to manage gentrification

- **The availability of land.** This might involve land banking early for future housing developments.
- **Local government involvement** to include policies to proactively support affordable housing, neighbourhood revitalisation and the provision of facilities and services.
- **Community involvement** in providing advice on local plans, housing needs and housing pressure points.
- **Economic development.** The promotion of the local economy, support for local businesses and buying local.

(Clark, 2005)

Immigration and aging

- Auckland will have 2 million people by 2033
- In 2015 60 000 new people arrived in NZ
- Ethnic diversity is increasing with an Auckland average of 39.1% born outside NZ
- Approximately 35 % of Glen Eden's residents were born outside NZ
- Auckland's population is aging
- All of these factors will impact on Glen Eden's future and need consideration

Intensification is coming

- And this will need to be managed



Live-ability and housing type

- Studies show a key element in the (contented) transition to more urbanised environments is related to the extent to which urban amenities have a role in resident perceptions of quality of urban life.
- In effect people are happy to live in higher density housing so long as amenities are abundant and of high quality.

Principles for sustainability and environments friendly to children and the aged.

What we found:

- “A basic premise and a recurring theme within the literature is that child friendly communities are sustainable communities and that one cannot be separated from the other.”
(Woolcock, D. and Steele, W. 2008, p. 5)

Information from children and the aged

- Communities where design encourages people to engage with each other
- have the sense of safety 'informal surveillance' informed design creates,
- able to access services and recreation space sans car,
- and - have easy and safe access to nature

Work well for everybody not just children and the aged

Supply side and demand side approaches

The astrological story:

What we used to do and what we do not do

now

(Pisces St Glen Eden – Courtesy of Barfoot and Thompson)



A supply side approach that works

- Australia's 'National Rental Affordability Scheme' (NRAS) A good example of a supply side approach and has some similarities to the NZ Government's current approach to seeking investment in social housing.
- The difference: NRAS **provides a substantial annual incentive**, to build and rent new dwellings at a rate that is at least 20 per cent below the market value rent.
- We (NZ) don't provide that sort of substantial incentive

Social Housing

- Can be broadly defined as the provision of housing for those in social and / or economic need by non-profit organizations, agencies or branches of local or central government.
- Social housing – or Community housing as it is sometimes called, is also sometimes seen as a way to address the inequalities in housing that occur when housing is left solely in the hands of the market

The ten largest Auckland Social Housing Providers :

- Accessible Properties Ltd
- **Airedale Property Trust / Lifewise**
- Auckland Community Housing Trust
- Bays Community Housing Trust
- CORT Community Housing
- Habitat for Humanity (Auckland)
- Keys Social Housing
- Monte Cecilia Housing Trust
- New Zealand Housing Foundation
- The Salvation Army
- **Vision West Community Trust**

Social Housing comes with social issues:

- Key Points:
- Social housing tenants have complex issues and need social support
- Community engagement is also needed to avoid social housing tenants being seen as threatening by their surrounding community
- Social housing requires political commitment and political courage

Conclusion – what can Local Boards do?

Some tentative suggestions:



Firstly

- It needs to be acknowledged that because of a limited remit it is a challenge for local boards to take direct action in regard to changing the direction of gentrification or preventing the sale of state housing.
- However there remains a wide range of possibilities to effect the direction of change

Use report directly at this point