



PALMERSTON NORTH CITY COUNCIL

MINUTES ATTACHMENTS
PLANNING & STRATEGY
COMMITTEE

9AM, WEDNESDAY 12 AUGUST 2020

ELWOOD ROOM, CONFERENCE & FUNCTION CENTRE
354 MAIN STREET, PALMERSTON NORTH

PLANNING & STRATEGY COMMITTEE MEETING

12 August 2020

5 Hearing of Submissions - Future Use of Huia Street Reserve

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7 Deputation - Homes for People

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Future use of the Huia St reserve Lynne and Alec Mackay

- As residents of Park Road & PN great to see some action by council
- The area has been left unattended/uncaired/inaccessible for far too long (2005)
- As residents we are well-aware of the foot and car traffic on that corner each day, parking.
- We support Option 3 and 4 and are opposed to Option 1,2 and 5
- The Huia St Reserve should be developed for recreational/ Cultural/ community purposes
 - PNGHS, tennis, Playcentre
- We support a process for making that happen

2. Our submission is:

We support Option 3: Development for Recreational Purposes

We support Option 4: Consider Proposals from the Community to use the site for a Recreational, Cultural or Community Purpose.

We do not support the following Options:

Option 1: The Proposal. That the Council initiates the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserves Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Option 2: Land-Bank the Site.

Option 5: Enable the sale or development of Huia Street Reserve for a Commercial Purpose.



1

Mrs Marilyn Bulloch
Railway Land Action Group Inc.

Future Use of Huia Street Reserve
Hearings - Planning and Strategy Committee
12 August 2020

1. Our submission relates to the whole of the proposal.

2. Our Submission is that:

We are opposed to Palmerston North City Council's preferred option (Option 1): The Proposal being that the council initiates the necessary amendments to the Palmerston North Reserves Act 1922 and / or the Palmerston North Reserves Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street Reserve for housing.

Also, we would not support Option 5: Enable the Sale or Development of Huia Street Reserve for a Commercial Purpose or Option 2: being to Land Bank the Site. Land Banking leads to too much future uncertainty.

We would support the following options:

Option 3: Develop for Recreational Purposes.

Option 4: Consider Proposals from the Community to use the site for a Recreational, Cultural or Community Purpose

Options 3 and 4 are more or less the status quo and so no changes to zoning or legislation are required at the present time. Any proposals for use would need to comply with the District Plan.

For the reasons for our opposition and support see page 2 below.

3. We seek the following decision from the Palmerston North City Council:

That the Palmerston North city Council withdraw their decision to initiate the necessary amendments to the Palmerston North Reserves Act 1922 and /or the Palmerston North Reserve Empowering Act 1966 and the District Plan to enable the sale or development of Huia Street for housing (or any other similar purposes).

We also request that Option 5: [to Enable the sale or development of Huia St Reserve for a Commercial Purpose] be rejected. Changes to Acts and District Plans would also be required as for Option 1 for housing.

Option 2: [Land Banking the Site], although no legislative changes are required, this option should also be rejected due to future uncertainty regarding the use of the land.

The Railway Land Action Group has been lobbying for the preservation of public green space in Palmerston North since 1992, 28 years ago, too long. Having to constantly lobby against the sale or otherwise disposal of public parks and reserves is something we would prefer not to have to do. Too often public green spaces are seen as being a convenient source of revenue. Once you have lost these spaces they are gone for good and never replaced. In the words of the song "You don't know what you have got till it's gone".

For a few of us this is "Ground Hog Day", that is history repeating itself. On 26 July 2007 a few of us, including myself and Bruce Bulloch, John Bent and Pat Kelly, travelled to Wellington to argue our case before the Parliamentary Local Government and Environment Select Committee. We were opposed to the passage of the Palmerston North Reserves Empowering Amendment Bill which would have allowed the lifting of the Reserve status on what was then known as the Old Bowling Club Land on the corner of Park Road and Fitzherbert Avenue. This would then have allowed the disposal of the land to build a petrol station perhaps. Fortunately, to cut a long story short, we were successful in our mission.

So, we once again find ourselves arguing for the preservation of this public green space. It is no surprise that this day has come, as we always suspected that it would be a case of the Council biding its time for another attempt at its disposal. This time the Council has learnt its lesson and is going out to consult on the use of the land in a document entitled The Future Use of the Huia Street Reserve before any move to ask the local Member of Parliament to table a Bill before the House.

Never mind that this part of the Esplanade complex once had a use, being the site of the Bowling Club rooms, well used Petanque courts, Bowling Greens, lawn, trees and shrubbery. But due to a deliberate ploy by this Council through its actions and inactions the land is now seen as derelict. This is a shameful situation.

Five options and analysis are presented for the public to comment on, but the consultation document is highly biased towards the council's preferred option of enabling the sale or development of the land for housing. Many people have commented on the unsuitability of the site for housing given the nature of this extremely congested corner site, congested by both a heavy traffic volume and by surrounding houses. Of course, there is pressure on available land for housing purposes due to many causes, but there is no reason to sacrifice valuable public parks.

Another argument for the disposal of the so-called Huia Street Reserve is the presence of the adjacent Ongley Park and Manawaroa Park. These tracts of land are very different in nature, being manicured open sports field. The former Bowling Club land is more of an intimate local park, serving nearby residents and any passers-by looking for a quiet spot in which to relax or exercise.

Palmerston North was originally a natural clearing surrounded by bush and swamp. This 800 acres, known as Papaioea Clearing was surveyed as a township by 1866, with streets laid down and boundaries of Public and Native Reserve also fixed. Thanks to the perseverance of a later mayor, Snelson, 371 acres adjoining the Manawatu River was vested in the Council as a park and botanical gardens (1890). Ever since this time these acres have been eaten away.

Excerpt from "Palmerston North - A Centennial History"
by GC Petersen, 1973 (254 pp) published by AH & AW Reed
for the City Corporation of Palmerston North, pp 213-214.

The matter of an endowment of lands for town reserves was from the first a sore point with the Council. It has been said that the city had been blessed with endowment and other reserves which have been provided by the forethought of city administrators from time to time.² While it is correct that successive Councils have shown wisdom in acquiring and preserving various areas, the endowments in the original subdivisions have not been as generous as might have been expected. The issue as between municipality and Government seems to have been clouded by the original town subdivisional survey being confined to the land lying to the north of the median line running from east to west through the Square. The land on the river side was left undisturbed and in its natural state, which was almost entirely of heavy bush, the domain of the wild pig.

The Council gained the impression that of this land some 800 acres lying between what was later named Ferguson Street and the Manawatu River would be set aside for the benefit of the town, and after the establish-

¹ *Dominion*; Centennial Issue. 5 Nov. 1970

² Billens & Verry: *From Swamp to City*. 1937

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PALMERSTON NORTH

ment of the Borough Mr Snelson was active in an endeavour to persuade the Government to vest the land in the Council. He contended that this was not an unreasonable or novel request as on the foundation of other towns, substantial areas not necessarily within the town limits had been set aside as endowments.¹

Snelson's efforts were however unsuccessful, and it was not until 1890, when he was again in office as mayor, that an area of 371 acres adjoining the river was vested in the Council as a park and botanical garden for the town.² Part of this area at the Esplanade now contains the only scrubby remnant of the bush that once surrounded the Papaioea Clearing. In addition the town also acquired 20 acres which were used for a pound and gravel pit.

The remnant left to the Council now includes the Esplanade Gardens, Ongley Park and the Lido. It is interesting to note that in December 1880 Mr Herman Wollerman had a plan to open "tea gardens to be conducted in Continental style" on 25 acres of the reserve in Fitzherbert Avenue near the river, and to form paths through it and erect summerhouses. This ambitious plan was abandoned and its place is now taken by the Esplanade gardens.

¹ *Manawatu Times*. 25 Sep. 1884

² Borough Council Letter Book. 14 & 24 Sept. 1878

Marilyn and Bruce Bulloch

Future Use of Huia Street Reserve
Hearings – Planning and Strategy Committee –
12 August 2020

As stated in our submission we support the following Options:

Option 3: Development for Recreational Purposes

Open 4: Consider Proposals from the Community etc.

We recently visited this former Bowling Club site on 31st of July and found the site as derelict looking as ever. We had previously visited in the past summer. The only change was the presence of a man living in the gloom of an old shed adjoining Park Road. He said “Hello” in a friendly manner. The time of day was 2.15 pm, mid-afternoon. What we did notice was the terrible racket from the continuous stream of traffic on the corner of the land adjoining Fitzherbert Avenue. Also an unseen health hazard at this site would be air pollution from vehicles, especially diesel particulates

This corner site is elevated about half a metre from the adjoining surrounding land. As we moved towards the back of the site towards Huia Street, we noticed that it was much quieter, probably due to distance and the surrounding vegetation. We did notice some interesting varieties of Camellias which were in flower but struggling to survive. At the rear you step down into what was the former Bowling Greens. These former greens are surrounded by a low concrete wall as the land, we think, was designed to be flooded. There are some concrete remnants of seating remaining. We believe that the land had its own water supply.

We then went on to visit the Rose Garden in the Esplanade, which was looking a bit bare, being winter time. What we did notice was the contrast with the Huia Street site. The Park Road / Fitzherbert Avenue land, being surrounded by housing and the Girls High School buildings, is a much more intimate and smaller site. The Esplanade is vaster in area and more open in nature with a backdrop of large mature trees. You could get lost there.

In our support for Option 4 we envisioned a possible landscaping scenario for the area and have outlined this in our submission.

We noticed a very large variety of Camellias plantings surrounding the Rose Garden as they were in flower at this time of year. The theme of displaying a multitude of Camellia varieties could be carried through on the Huia Street site. They grow well here and provide shelter.

The existing Totara trees could be retained along the Park road boundary to provide shelter and more could be planted. The corner site could be used to plant Heritage roses in plots as we previously suggested. They could also be viewed from the roadway.

The rear of the site could be planted in a more rustic manner, with an emphasis on features that appeal to young children in particular. It is important that young people get out into the open air from the confines of their homes to let off pent up energy. They also expose themselves to sunlight and improve their immunity to illness. In days gone by Ricketts was a problem due to a lack of sunshine and hence Vitamin D.

As you all know well the world has dramatically changed since this matter went out for public consultation in November 2019. A Corona virus pandemic changed our world and we were confined to our homes and immediate neighbourhood in late March, April and part May 2020. People and their dogs were out in their droves, walking the streets and exploring their neighbourhoods. They discovered nooks and crannies that they did not know previously existed. They met their neighbours and said "Hello" to passing strangers. Air pollution and traffic noise was down. A whole new world was discovered. The neighbourhood once again became important. So, we need our parks.

Any sale of this Reserve land in this long- established neighbourhood would deprive the local residents of an asset. This also includes local school pupils and attendees at the nearby pre-school. Fitzherbert Avenue was in the national news in 1993 when activists campaigned for the retention of the existing line of plane trees when the road was widened. The activists lost and the trees were cut down. In 2013, under the euphemistically called "Property Review" vacant land on the corner of Hardie Street was on a long list of public land to be sold. This plot was subsequently withdrawn from sale due to public opposition

We would like to raise some more points in regard to the Reserves Act 1922:

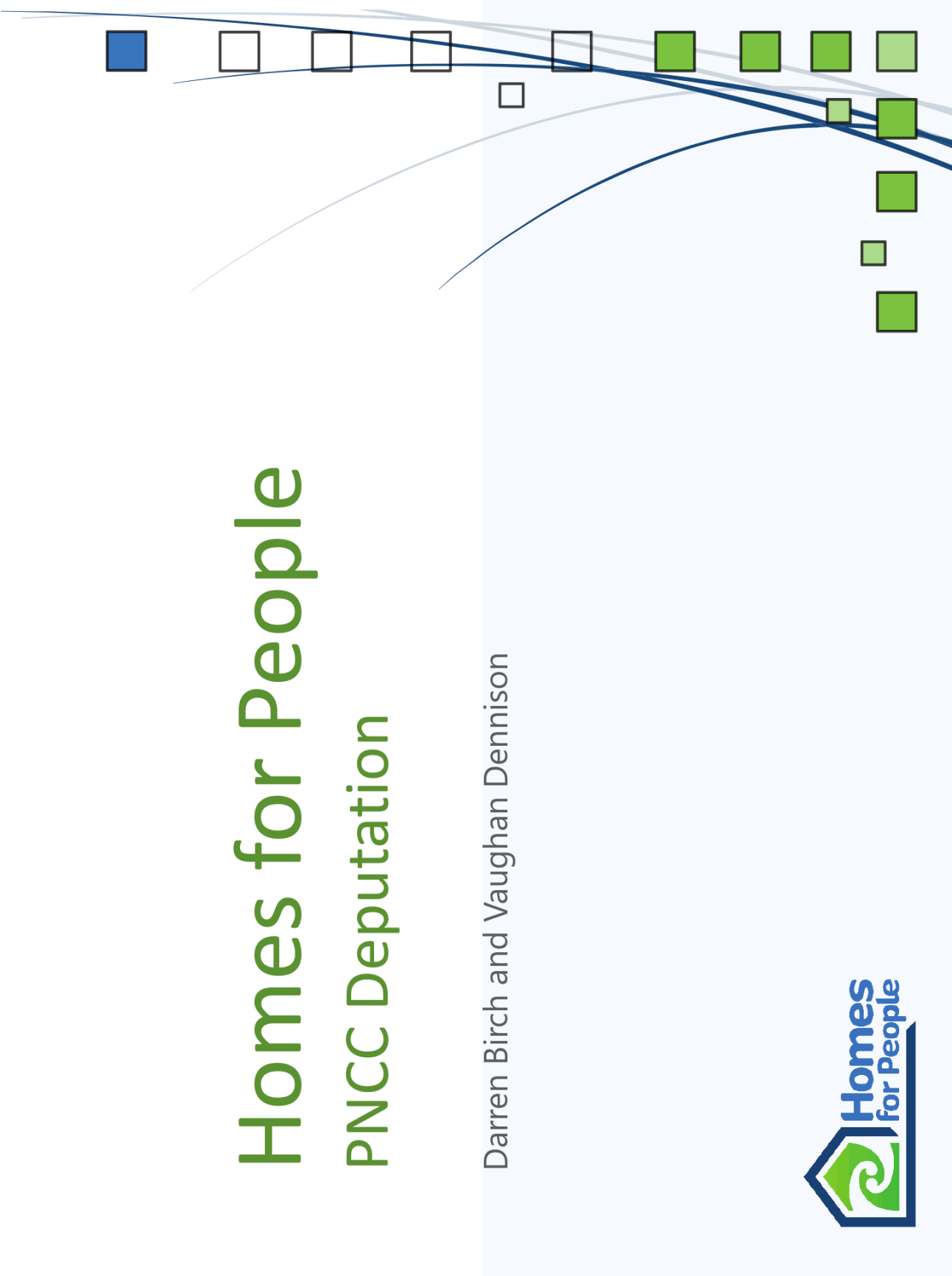
People need to be aware that any proceeds from a possible sale of the Huia Street lots are required by legislation to be spent on acquiring other reserves or for the development of other reserves. Some people think that you can just use this money to cut rates. Others eye up the proceeds for their own pet projects in another part of town.

In regard to Option 4: (Proposals from the community to use the site for a recreational, cultural or community purpose). Huia Street Reserve, along with the rest of the Esplanade land, is protected under the Palmerston North Reserves Act 1922. This Act lays out what the Council can do with the land including leasing it to groups for the playing of outdoor games. Workers cottages can be built on the land. Legally a Management Plan is not required. The more recent Reserves Act 1977 requires such a Plan, but one could be implemented here.

Homes for People

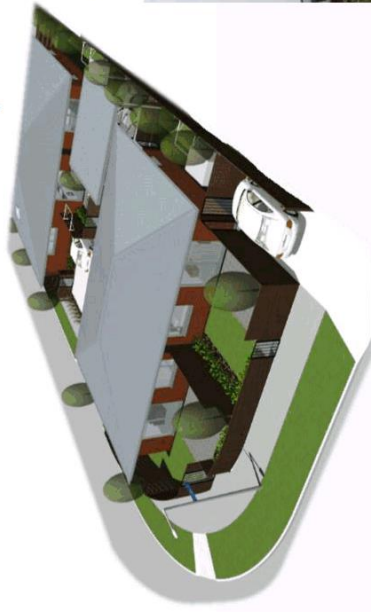
PNCC Deputation

Darren Birch and Vaughan Dennison

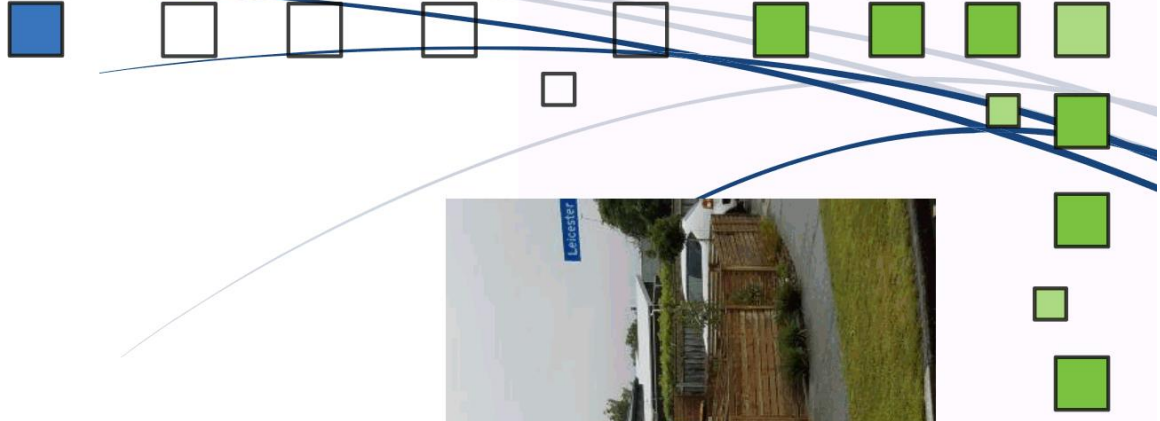


A Social Enterprise Delivering Social and Affordable Housing

2017 From Concept



To Delivery



Delivering Transitional Housing

with Housing NZ, Work and Income, and local Investors



Transitional Housing	
Feb '18	+11 Units
Nov '18	+13 Units
Dec '19	+13 Units
Apr '20	+14 Units
May '20	+20 Units

Over 290 Households
Over 60,000 Nights
Ten Babies Welcomed



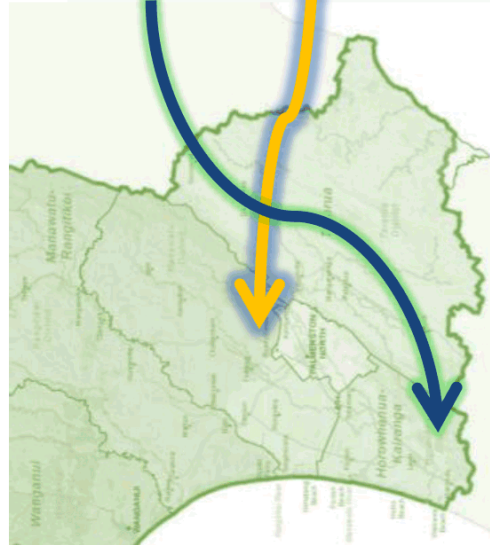
Delivering Market Affordable Homes

Our City

Completed

- 6 Homes – Terrace End
- 2 Homes – Highbury
- 5 Homes – Awapuni

Our Region



Under Construction

- 3 Homes – Central
- 2 Homes – Levin

Consent In-Process

- 14 Homes – Ashhurst
- 8 Homes – Takaro
- 4 Homes – Roslyn



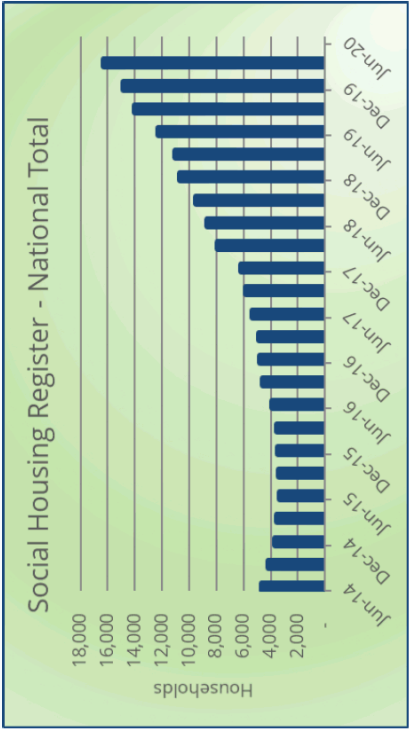
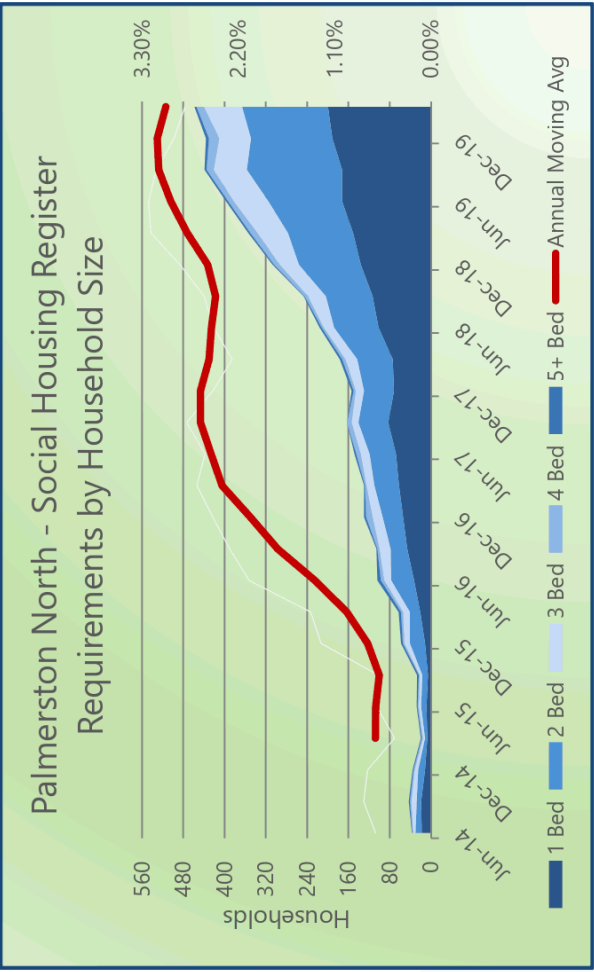
Land Acquired

- Awapuni (2)
- Levin (3)
- Takaro (3-4)

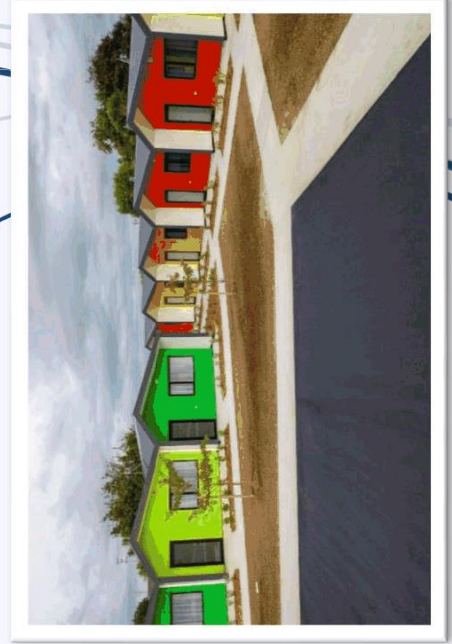
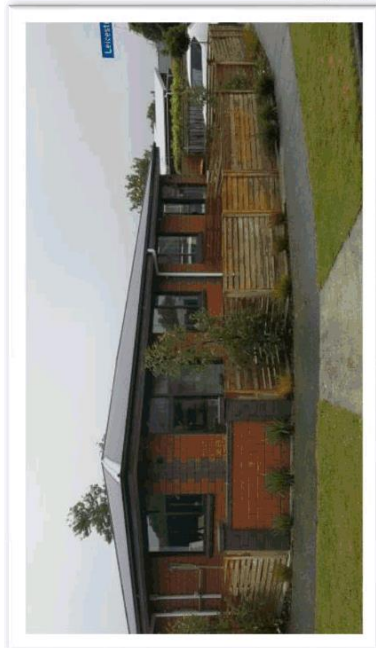
JV Discussions

- Awapuni (4+)
- Rongotea (4+)
- Takaro (4, 3+)
- Levin (10+)

A Housing Crisis

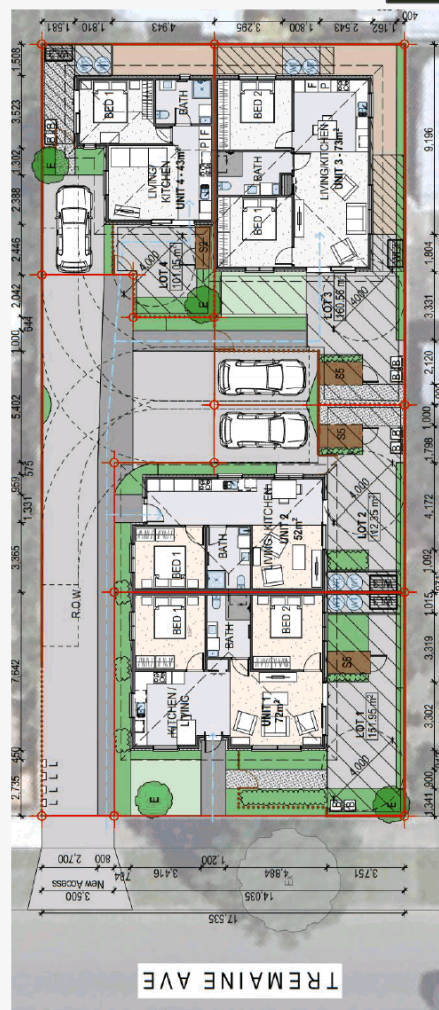


What might Collaboration
and Co-creation look like
in this space?



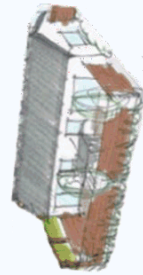
Home for Life

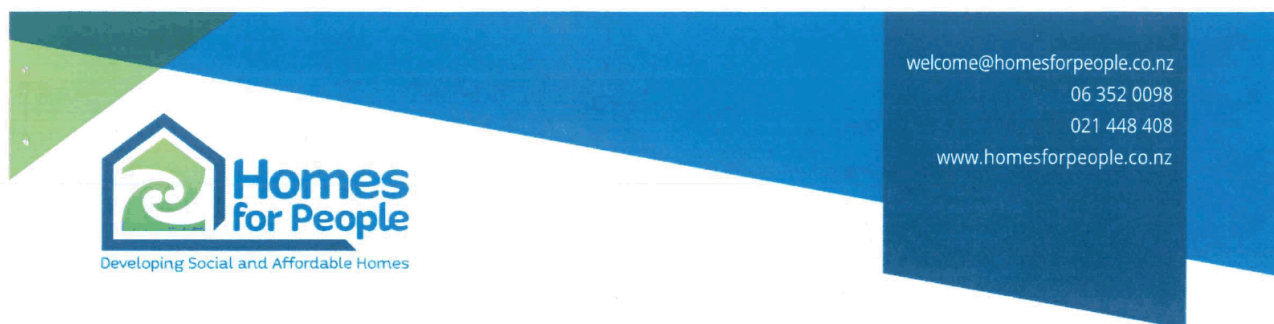
Delivering Assisted Homeownership for low-incomes households in our community



A Unique Investment Opportunity

Socially Responsible Property Investment [2017-2019]





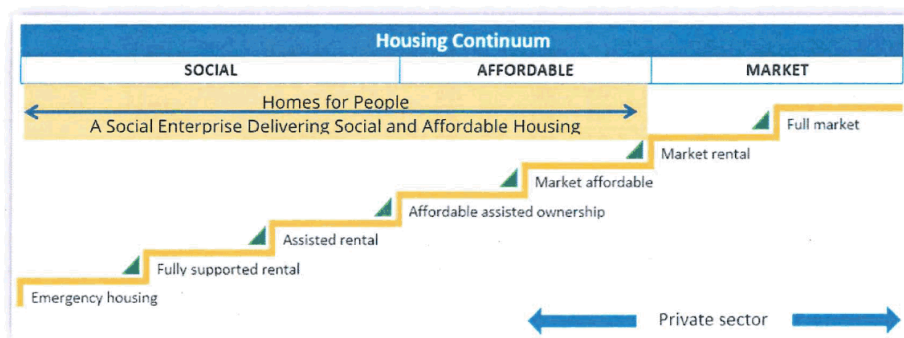
12 August 2020

PNCC Deputation

Homes for People – About Us

Please refer to the accompanying Investor Report

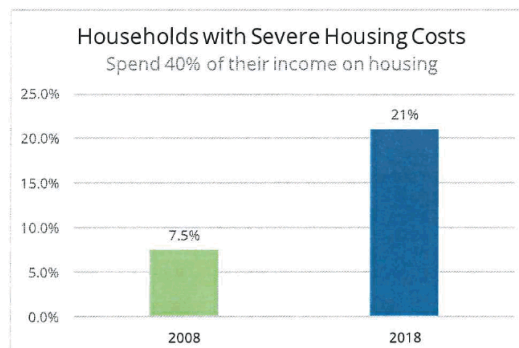
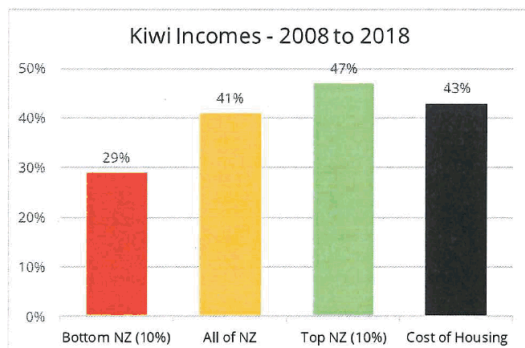
And PowerPoint Slides (refer Appendix 1)



Housing – A Growing Crisis

The Cost of Housing over the past decade has moderately exceeded the increase in incomes for 'All of NZ'. High income earners are largely immune to the increase, while low income earners feel the increase acutely. Sense Partners identified a 43% increase in the Cost of Housing; over the same period, low-income earners received 29% more.

The Result – A significant increase in Households with Severe Housing Costs, and the subsequent social breakdown which often accompanies the associated stresses.



"People are in state houses not only because they are poor, but also because they face discrimination in the private sector or need housing and support services that the market doesn't always provide. Giving these people more money doesn't necessarily solve their housing problems, but giving them less often makes them worse."

NZ Geographic, Issue 086, July-Aug 2007

The Decline of Homeownership

Homeownership is at a 60-year low.

Māori and Polynesian households have experienced the largest decline in homeownership rates.

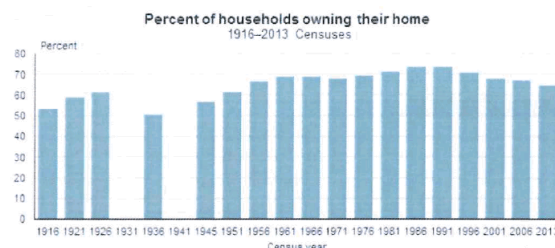


TABLE 2.1: PERCENT OF PEOPLE IN HOUSEHOLDS LIVING IN AN OWNED DWELLING FROM 1986 TO 2013, BY ETHNICITY

	1986	1991	1996	2001	2006	2013	% decline between 1986 and 2013
European	78.9	79.3	75.4	72.8	71.4	70.1	-11.2
Māori	53.9	57.4	52.3	47.0	45.2	43.1	-20.0
Pacific peoples	50.8	49.3	44.4	38.2	36.6	33.1	-34.8
Total population	75.2	75.2	70.9	67.4	66.4	63.7	-15.3

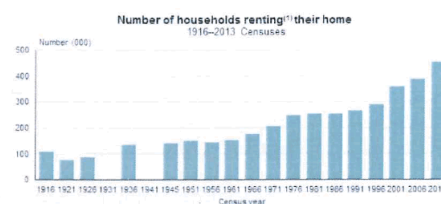
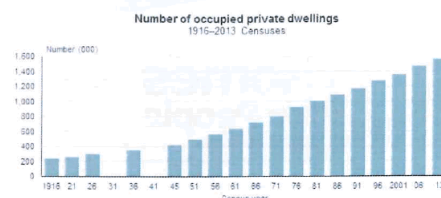


Table 1: Estimates of households and dwellings by tenure – SOURCE: Statistics New Zealand Estimates of Dwellings and Households

At September	Total households	Owner-occupier households	Households renting
2007	1,576,200	1,046,400	464,400
2017	1,729,300	1,087,200	577,400
Change 2007-17	153,100	40,800	113,000

There is an Opportunity to Learn from the Past

The experience of both the 1890s and the 1990s was that New Zealand's private sector was either unable or unwilling to deliver decent and affordable housing to the poor, necessitating state intervention. In the 21st century, this will mean the state forging stronger partnerships with housing trusts, community housing groups (see New Zealand Geographic, Issue 83, p. 8)

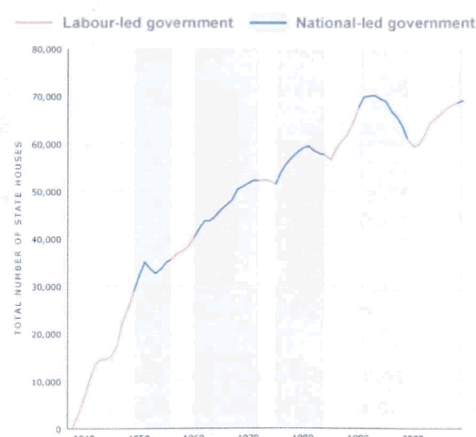
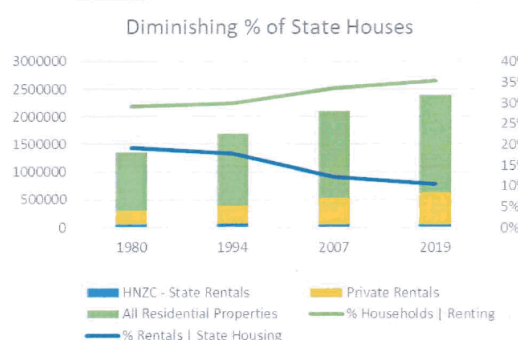
NZ Geographic, Issue 086, July-Aug 2007

TABLE 4.1: ESTIMATES OF STATE AND OTHER SOCIAL HOUSING STOCK - MID 2017⁴⁹

	Housing NZ	Local councils	NGOs & others	Total
Receiving IRR subsidies	58,500	0	4,800	63,300
Not receiving IRR subsidies	4,400 ⁵⁰	7,700	7,900	15,300
Total	62,900	7,700	12,700	83,300

The Rise and Fall of Public Housing Stock

The lack of cross-party cooperation in regard to providing an adequate stock of housing for low-income households has contributed to the current crisis.



Some reflections | THE NEW ZEALAND OFFICIAL YEAR-BOOK, 1980

HOUSING—More than half of New Zealand's estimated 1056000 dwellings have been built during the past 25 years. The average house is about 102 square metres in area, is single-storeyed, and normally built of timber; fittings are of a reasonably high standard, especially in the kitchen.

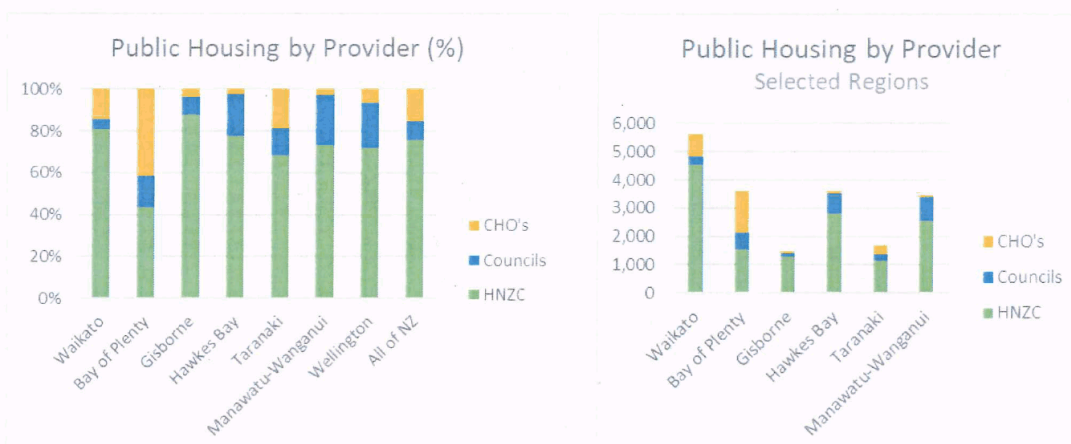
Approximately 90 percent of the dwellings completed annually are built for private home ownership, with most of the balance being erected by Government agencies for rental purposes. There is relatively little housing built for private rental, ... Rapidly rising property costs have made it difficult for persons on modest incomes to finance their way into home ownership.

Housing of the Elderly—Since 1951 Government policies have encouraged local authorities to meet the housing needs of elderly persons. A low-interest \$5,750 loan is available for up to 30 years on each pensioner unit built. All other costs can be met by Government subsidies. This combination of low-interest loans and generous subsidies is directed at keeping rents reasonable—at present, one-sixth of the income from National Superannuation.

Community Housing—The Housing Corporation has authority to grant loans for general housing purposes, i.e., for the benefit of the community in general. Proposals must involve a definite scheme for the erection of not less than three houses. The emphasis is on moderate-cost accommodation.

Palmerston North | Community Housing

Is this the season for local Government to assist in fostering the development of a more significant Community Housing Organisation delivery of Affordable Homes in our city and surrounds?



A Stocktake of New Zealand's Housing - Feb 2018

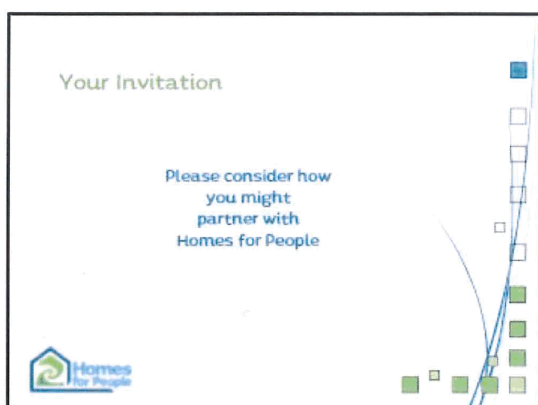
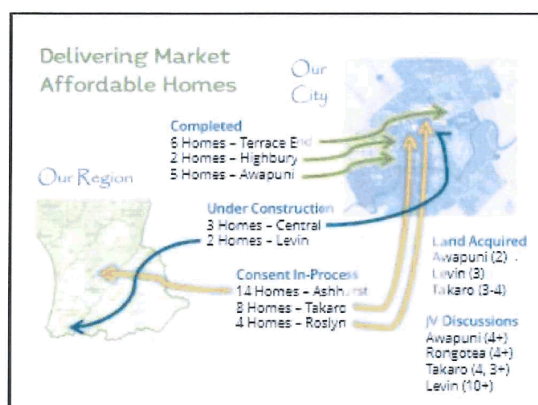
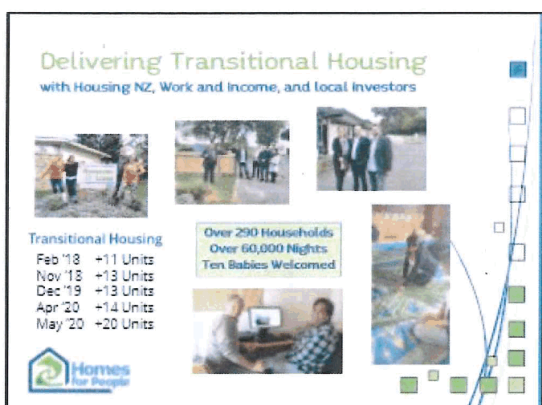
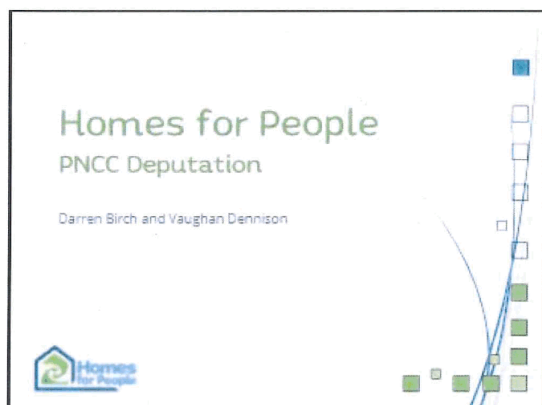
Sense Partners projects that Palmerston North population will increase by 10,000 people over the coming 10 years. This requires some 3,700 new dwellings, and a probable increase in adequate rental accommodation of 1,300 homes. Our city needs hundreds of new public housing options for its low-income households.

Homes for People continues to build on its relatively young foundations.

- By delivering Market Affordable homes for first-homeowners and downsizers;
- Through prudent management of our acquisitions and developments, we are able to deliver our Shared Equity and HomeSaver assisted homeowner programmes;
- As an accredited MSD provider, we have built a substantial team able to provide wraparound social services to some of our city's most vulnerable residents.

Homes for People would relish the opportunity to work together with PNCC to deliver housing outcomes as part of the Whakaronga development.

Appendix 1



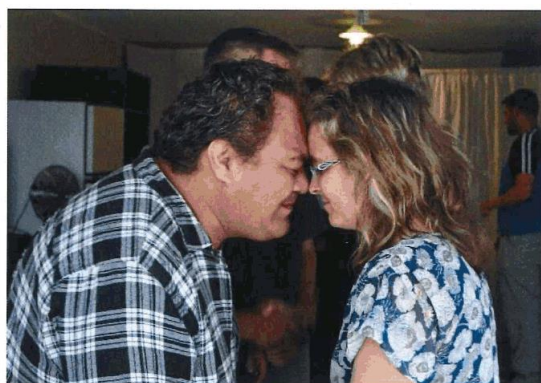


Left – Kawakawa Lodge pōwhiri
(Terry Waite CBE visit)

Right – Sir Stephen Tindall and
Tindall Foundation CEO
John McCarthy meet
Homes for People
residents



Investor Report



Homes for People develops social and affordable housing

Good homes help build good communities.
Homes for People provides people an opportunity
to be more grounded within our community.

Darren Birch
Co-Founder Homes for People

A Social Enterprise

Homes for People is a charitable trust bringing together social impact investors with commercial and community partners to deliver affordable housing for lower-income households in our community.

Homes for People's affordable homes are sold to lower-income households with the option of our HomeSaver and Shared Equity programmes providing Assisted Homeowner opportunities.

Homes for People also supports homeless households in government funded Transitional Housing as they look for long term sustainable housing.

Vision

To empower and transform community with innovative social and affordable homes for low income people and households in our region.

Goals

- 🏠 To develop and enhance social and affordable housing in our community, supporting aspiring low-income people and households who may not otherwise benefit from a stable home.
- 🏠 To improve the social, emotional and physical environments of people and households we work alongside by providing them with affordable, warm, secure and suitable homes.
- 🏠 To develop and enhance national and regional partnerships across social, commercial and community sectors to deliver smart, efficient and affordable homes.
- 🏠 To provide affordable home ownership and rental models that are financially sustainable.

Values

Welcoming

We welcome the diversity of culture, experience and faith perspectives that make up our communities and are willing to work with all people and households who aspire to obtain a stable home.

Generosity

We are committed to sharing our care, skills and resources to serve, nurture, restore and to encourage all those we work and partner with to do the same.

Partnership

We are committed to using the resources entrusted to us in good faith; building community through sustainable partnerships and acting responsibly for the benefit of the people we work alongside.

Restoration

We are committed to the beauty of restoration; seeing stability restored in people's lives, relationships restored and houses restored to being suitable homes.



Homes for People

Developing Social and Affordable Homes

Benefits of Homes for People Housing

Compact, Efficient, Good Quality Homes

Homes for People Residents benefit from a positive social, emotional and physical environment which improves financial security along with health and wellbeing.

The wider community benefits from a more active participant in society and from reduced health, social service and housing costs.

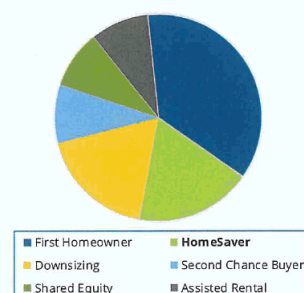
Homes for People builds using quality, reliable materials. Our compact designs consider the whole of life cost of maintenance.

Homes are primarily one and two bedrooms to mitigate the unmet demand in the market. Some family sized homes are also being developed for larger households to alleviate over-crowding.

We work on a mixed tenure model with first home buyers living alongside people who are downsizing and those who are supported by our HomeSaver programme.

"Owning my home has bought back my confidence in life."

HOMEOWNERSHIP TENURE



The Shortage and Unaffordability of Housing

The shortage of affordable housing in growing NZ cities is well known.

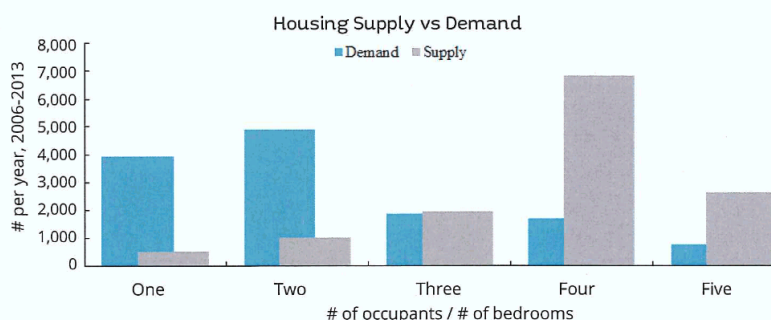
We have not built enough houses, and the houses built have not been of the right size and type. This has led to affordability issues and homelessness among the most vulnerable in our community.

The incomes of the working poor have not kept pace with increases in the cost of housing.

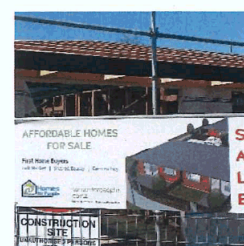
Many people who live week to week and experience financial hardship now look to the government to supply their housing. This is evidenced by the growth in the social housing register.

"There is a nice feeling of community at the complex I live in. I have a very strong feeling of security."

Building for the Rich



Sources: Statistics NZ, Sense Partners



Case Studies

People Helping People

Affordable Homeowner

Elaine

"For me with my health, I've got a bad back and hips, I really needed to find something that was low-maintenance. The other houses I'd been looking at were all steps, lots of garden, I just couldn't do that.

It just really fitted the bill for me."

Elaine

Elaine sustained a back injury that effectively ended her career and subsequently she struggled to maintain her family sized weatherboard home and section. Being no longer in the work force, she could not afford a more expensive property. Elaine's Homes for People one-bedroom home is suitable for her needs and she says that living closer to her neighbours provides her with a sense of safety and security.



Assisted Ownership – HomeSaver Programme

Daniel and Lorna

This programme has allowed Daniel and Lorna to move out of an insecure, cold damp rental into a Homes for People home which they will have the opportunity to buy in the future.

HomeSaver provides qualifying households the opportunity to work toward homeownership in a Homes for People home. They sign up to a five-year affordable tenancy with the opportunity to buy the home they are living in at the end of their tenancy. A portion of the capital gain acquired during that time is contributed towards their deposit.



"The place is great! We, after a long time renting in the private market, have a place that is secure, reliable and a good neighbour community. We can trust that we won't move until we are ready (and can buy before then too!)."

Lorna



Homes for People

Developing Social and Affordable Housing

Social Impact Investment

Housing is capital intensive. Traditional charitable models of donations and grants are limited. A diverse group of investors who share the philosophy of 'give where you live' are making a difference through becoming involved in Homes for People's Social Impact Investment model.

Similar to 'mum and dad bank' providing children a hand-up into their first home, Homes for People enables more people in the community to overcome their present barriers to home ownership.

Social impact investment is increasingly being used by philanthropists to achieve a social return on their investment. Financial partners receive a blended value return on investment in the form of a meaningful social return accompanied by an agreed financial return.

Homes for People has equity partners who are convinced of the community benefits and have collectively invested well over a million dollars towards our work.

Homes for People's successful Social Enterprise approach is multi-faceted. We have delivered housing to low-income households, while recycling investor capital and building equity. After completion of eleven homes, 100% of our investor funds has been regenerated ready to be reused in upcoming developments.



Darren with Keith
surveying a development site

Social Impact Investors

Keith and Raewyn Hunt

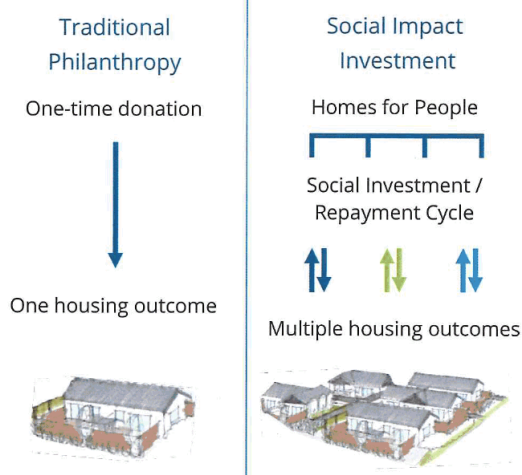
"It's a good feeling to know that your money is contributing to housing people in our community. We drive by the sites now and again.

We've decided to invest more, because it's very rewarding for Raewyn and I to be part of this organisation."

Simon and Fiona Barnett

"We are committed to supporting our community to enable people to live in health, comfort and with respect. Housing is a fundamental human need. We see Homes for People as the ideal way to make a difference in people's lives.

"We approached our bank and took out a loan which we directed to Darren and his team. Westpac generously waived most of the fees. The process was dead simple, transparent and means Homes For People can undertake more of their great work.



Our People

Making a Difference



Transitional Housing

Kawakawa Lodge

Homes for People currently provides transitional housing and support for dozens of homeless households, including managing Kawakawa Lodge. Residents are given stable accommodation while they look for long term housing. Many households have health, disability and social needs and others have significant barriers to entering the highly competitive and expensive rental market.

We have a passionate and quality team working with our residents. This makes all the difference as we navigate building relationships which we hope will support people to a better place, both in their housing and their wellbeing.



"Don't get me wrong, I'm appreciative but I really don't want to be here"

A client frustrated by the lack of affordable rental accommodation

Founders of Homes for People

Darren and Cheri Birch

Darren and Cheri have 30 years' experience working and living with people who cannot access the resources required to be a New Zealand home owner.

Darren's Bachelor of Commerce, his experience in not-for-profit and small business ownership, including time with Habitat for Humanity work well together with Cheri's Masters of Applied Social Work and work in local NGOs. These skills have been put to good use in the founding of Homes for People.



Homes for People's first development site

Darren's Story: "As a five year old, I recall walking garden pots down the street from our family home into the first of multiple rentals. Fifteen years later, through a gift from someone who cared, Mum bought a home. Now retired, she owns her own unit and lives well.

If, fifteen years earlier, Mum had been supported into home ownership, our family could have benefited from a stable home and an increased sense of belonging within our community."

"Good housing provides households in our community with so much more than just financial security. The delivery of good quality, suitable housing increases the physical, emotional and social health of residents."

Homes for People

Developing Social and Affordable Homes

Homes for People Board



Grant Rowan (Chair)
Farmer and Executive Chair | MyFarm Investments

"We are building momentum now, and really doing what I think will be some good long term things in our community.

The challenges and needs Homes for People have, are about finding ongoing sources of suitable properties which we can buy and develop. It's good if the people making property available to us can share in our vision for what we are trying to do.

Really we haven't achieved anything unless we get people into affordable homes."

Daniel Murphy
Chartered Accountant and Partner | RightWay

"From a business perspective it is exciting being part of a charitable trust that is exploring the social enterprise space."



Mike Tate-Davis
NZIA Registered Architect and Principal | E3

"It is rewarding to work on a project where efficient and effective design principles can be utilised in homes for low income households."

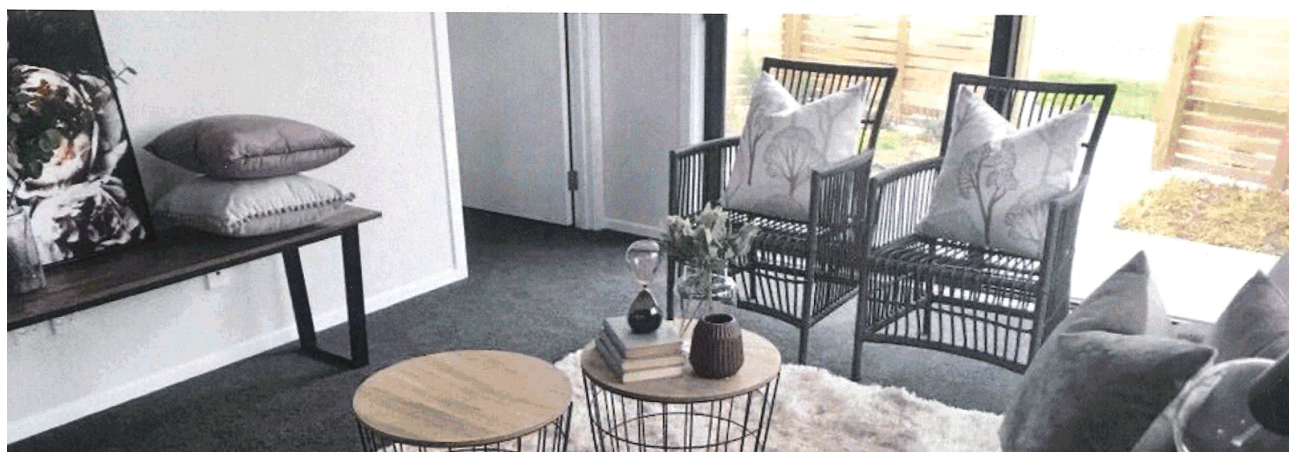
Rob Baan
Managing Director and Owner | ETech

"Everybody loves to be part of something successful. Combining decades of business strategy and governance experience with my property management passion is satisfying."



Helen Potaka
Artist, Mother | Community Member

"He aha te mea nui o te ao? He tāngata, he tāngata, he tāngata.
What is the most important thing in the world? It is people, it is people, it is people.
I am so honoured to be a part of something that is doing its best, to meet the living needs of people from all walks of life."



"Homes for People Trust have my support in their social and affordable housing initiative. Homes for People has the type of expansive community minded thinking needed in Palmerston North to address the housing shortfall."

Grant Smith | Mayor



"I am pleased to be associated with Homes for People, as the assistance they will be able to provide to those on low incomes to ensure they have affordable, safe and warm homes will make a remarkable difference to the lives of those they are able to assist."

Iain Lees-Galloway | MP for Palmerston North

Support our Work



Donate | Homes for People
38-9018-0119799-00



Invest | For further information
contact us

Homes for People

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community@homesforpeople.co.nz



www.homesforpeople.co.nz



www.facebook.com/HomesforPeople



"Thank you to our investors and commercial partners. You have turned an idea into reality. Your support is making a significant difference in the lives of the households we have been privileged to serve through the delivery of affordable housing outcomes within our community.

Together we are making a difference."

Darren Birch | Co-Founder

Homes for People
is an incorporated
charity (CC 53810)