

Housing and Urban Development in Aotearoa

Help us shape thriving communities for the future.

Government Policy Statement on Housing and Urban Development Survey

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) is leading the development of the Government Policy Statement on Housing and Urban Development (GPS-HUD).

The GPS-HUD will communicate the long-term vision and change needed in housing and urban development in Aotearoa New Zealand. It will take a multi-decade outlook, with outcomes for people, communities, the economy, and our built and natural environments at its centre.

It will set out how Government and others will work together to make this happen, and shape future government policy, investment, and programmes of work.

We are proposing a vision, outcomes, focus areas, actions, and ways of working to shape housing and urban development over the next 30 years.

Your thoughts are important to us—we would like to hear your feedback to shape a better housing and urban future for Aotearoa New Zealand.

Instructions

We recommend that you read the discussion document before you complete the survey:

<https://haveyoursay.hud.govt.nz/read-the-gps-hud/>

There are 15 sections in this survey, with two to three questions about different topics. You can choose to provide feedback on only one or two, or all sections.

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The future we want to see

To improve housing and urban development outcomes for all New Zealanders, we need a shared vision across the system, to guide the actions of everyone who contributes.

Our vision is that everyone in Aotearoa New Zealand lives in a healthy, safe, secure, and affordable home that meets their needs, within a thriving, inclusive and sustainable community.

See Section 2 of the discussion document.

1. Do you agree with this vision statement?
Yes.
2. Is there anything you would like to tell us about the reason for your choice?
<p>The explanation of how this vision has been developed (page 30 of the Discussion Document) and the areas it covers capture well the span of the urban and housing system and places this system in a broader context.</p> <p>The fact that the vision has been developed through conversations across a broad range of stakeholders bodes well for the implementation of the policy statement. The vision can only be achieved through genuine and authentic partnerships across and beyond government. Buy in and co-design with those same kinds of stakeholders in implementation will then lead to better outcomes for New Zealanders and their environment.</p>

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Outcomes

We are setting four aspirational outcomes we are proposing the housing and urban development system works towards, to help us achieve our vision.

See Section 2 of the discussion document.

Thriving communities

Everyone is living in homes and communities that meet their employment, education, social and cultural wellbeing needs and aspirations — places that are affordable, connected, environmentally sustainable, safe, and inclusive.

This means that we expect to see:

- a place-based approach to developing communities, making decisions with Iwi and Māori as partners and with local communities
- considered and well-designed homes and communities, that connect people to jobs, schools, services, amenities, sports and leisure activities, and are orientated around public transport and active transport networks
- reduced emissions because of our urban design, public transport and active transport networks, and improved building processes and materials
- resolutions to systemic barriers to building on whenua Māori and building papakāinga, such as funding and financing when building on multiply owned Māori land
- communities growing well within environmental limits, restoring ecosystem health, and actively preparing for, and adapting to, the impacts of a changing climate
- sustainable, resilient and low-emissions infrastructure due to proactive planning and investment.

3. Do you agree this is an important outcome to be working towards?

Yes.

4. Is there anything you would like to tell us about the reason for your choice?

This outcome could be expanded to reflect the diversity of the community and planning, building and using the housing and urban system in a way that encourages and supports that diversity. By diversity we mean to include culture, ethnicity, but also stage in life. The outcome could include reference to the partnerships that need to be developed and sustained to provide for thriving communities i.e., road transport, education, elderly, health etc., so that the built environment is equipped to respond to the human lifecycle.

Housing and Urban Development in Aotearoa

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Wellbeing through housing

All New Zealanders own or rent a home that is affordable, healthy, accessible, secure, and which meets their needs and aspirations.

This means we expect to see:

- the application of Te Tiriti o Waitangi and its principles by the Crown in housing policy and implementation
- that homelessness is rare, brief, and non-recurring
- affordable homes are built and available to rent and buy in locations that are well connected to jobs, services, and each other
- a greater variety of types of homes being built to meet people's needs more homes that are designed and built to be accessible regardless of ability, illness or age
- improved quality of existing housing and more homes built with efficient designs that improve health, energy and climate outcomes
- people living in the homes and communities of their choice.

5. Do you agree this is an important outcome to be working towards?

Yes.

6. Is there anything you would like to tell us about the reason for your choice?

There could be a better distinction between this outcome and the first outcome. There are overlaps and it may be difficult over time to relate change and impact clearly between the two. For example the last bullet point in this outcome is a repetition of the overarching outcome of thriving communities. *Everyone is living in homes and communities that meet their employment, education, social and cultural wellbeing needs and aspirations.*

There is a community and a home wellbeing aspect that is interrelated but distinctly different.

There could be a stronger focus on the wellbeing aspects of housing, i.e., accessibility, warmer, drier, match to life stage. Not only a greater variety of homes, but homes with greater flexibility of the changing needs of their occupants over the course of their life.

BRANZ can contribute to this outcome with our research on universal design, through our *Warmer, drier and healthier buildings* research programme¹ and qualitative metrics on understanding wellbeing of housing occupants.

¹ <https://www.branz.co.nz/healthy-homes-research/warmer-drier-healthier-buildings/>

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Partnering for Māori housing and urban solutions

Māori are determining their housing needs and aspirations, supporting whānau prosperity and inter-generational wellbeing, and deciding the means to achieve those aspirations.

This means we expect to see:

- iwi and Māori are supported by the Crown as Te Tiriti o Waitangi partners to lead innovative housing solutions
- iwi and Māori building autonomy and generating intergenerational health, wealth and wellbeing and sustainable futures through housing
- Government and other decision makers are proactive and responsive, enabling bespoke housing and urban solutions for iwi and Māori including solutions for remote and rural communities
- Māori living in quality homes that meet their needs
- an increase in Māori home ownership
- Māori are developing housing and urban solutions on iwi and Māori owned whenua (including urban and rural whenua Māori and Māori Freehold title) without systemic barriers. For example, funding and financing on multiply-owned Māori land
- kaupapa Māori driven approaches and responses, services, and places for Māori.

7. Do you agree this is an important outcome to be working towards?

Yes.

8. Is there anything you would like to tell us about the reason for your choice?

This is a key area that Government should be showing leadership in partnering with Māori to deliver thriving communities.

We refer you to the body of knowledge being developed by Māori researchers through the National Science Challenge 11: Building Better Homes, Towns and Cities. Relevant research which helps provide some foundational knowledge to support this outcome includes:

- Toitū te Kāinga, Toitū te Ora, Toitū te Tangata²
- Mahi Aroha³
- Homeless and landless in two generations – Averting the Māori housing disaster⁴
- Life when renting for older Māori⁵
- Ahakoa te aha, mahingia te mahi | In service to homeless whānau in Tāmaki Makaurau⁶

² https://www.buildingbetter.nz/publications/ktr/Emery_McLean_Eds_2019_Toitu_te_kainga.pdf

³ https://www.buildingbetter.nz/publications/ktr/Cram_2020_aroha_ki_te_tangata_MAI_Jrnl_2020_V9_4.pdf

⁴ https://www.buildingbetter.nz/publications/ktr/Rout_et_al_2019_Homeless_&_landless_in_two_generations_KTKR.pdf

⁵ https://www.buildingbetter.nz/publications/homes_spaces/Cram_Munro_2020_life_when_renting_for_older_maori_alte_rnative_jrnl.pdf

⁶ https://www.buildingbetter.nz/publications/ktr/Lee-Morgan_et_al_2019_Manaki_Tangata_Prog_TPMM.pdf

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New Zealand Government



- Tūranga ki te marae, e tau ana | Reimagining marae-based kāinga in Tāmaki Makaurau⁷.

⁷ https://www.buildingbetter.nz/publications/ktkr/Hoskins_et_al_2019_Turanga-ki-te-marae-tau-ana.pdf

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An adaptive and responsive system

The housing and urban development system is integrated, self-adjusting, and responsive to emerging challenges and opportunities. The system is able to meet the needs of New Zealanders and provide for constant growth and change.

This means we expect to see:

- partnerships and collaboration across the system that meets the needs of communities
- a system that works together to review, respond, and adapt to underlying demand for housing and urban development, and to emerging challenges and opportunities
- regulatory and institutional settings that support and facilitate urban change, and public funding and investment settings that maintain stability in construction pipelines and economic cycles
- central and local government putting processes in place to enable joined-up planning and investment
- a better understanding of how the system works, with decisions based on evidence and insights
- increased productivity, capacity and capability to deliver homes and communities that meet people's needs.

9. Do you agree this is an important outcome to be working towards?

Yes.

10. Is there anything you would like to tell us about the reason for your choice?

We think the fifth bullet point could be reframed to include enabling new knowledge about the system, but also include the system driving research priorities and needs.

There is an opportunity to broaden this outcome to include new knowledge development and recognise the role of research and how this can support decisions based on evidence and insights. BRANZ can work with you to support outcomes by sharing relevant research to support the Vision. We welcome a discussion on how we could support future research needs of the adaptive and responsive housing system.

11. Are there any other outcomes that you think would help us achieve our vision?

No.

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Six focus areas

We are proposing six areas to focus collective action by everyone in the housing and urban development system. It will require concerted and ongoing action across all of them to achieve the vision and outcomes.

See Section 2 of the discussion document.

Ensure that more affordable homes are being built

We need to free up more land, deliver the infrastructure and drive action to build enough homes to support everybody's wellbeing and make homes more affordable.

We need to create a housing and urban land market that credibly responds to population growth and changing housing preferences, that is competitive and affordable for renters and homeowners, and is well planned and well regulated.

We have proposed actions for the Government and others to take to ensure that more affordable homes are being built.

12. Do you agree this should be an area of focus for Government and the housing and urban development system?

Yes. However, we recommend that the title of this focus area is expanded to “Ensure that more affordable **and quality** homes are being built”.

13. What else should we consider when ensuring that more affordable houses are being built?

Secure and efficient supply chains, efficiencies in the system, and modular construction are all important elements of driving this focus area. This requires a system that allows scalable innovations to be quickly adopted and implemented within the uniquely New Zealand context.

There is a role for the urban and housing system to support consumers to navigate the system and understand how their needs can be reflected in the types of homes they live. Providing more support to consumers to understand how the system works and enabling them to move through key stages of the building lifecycle “plan, design, build” with confidence.

This work will require agreed definitions on what “quality” and “affordable” mean. This will ensure all participants in the system understand what is being aspired to. BRANZ has undertaken research in this area⁸ which we welcome further discussion with MHUD on.

BRANZ is working alongside MBIE to develop a housing quality measure that would help to inform progress towards this expanded objective.

14. What actions do you think Government, yourself or others could take to ensure that more affordable houses are being built?

⁸ <https://www.branz.co.nz/pubs/research-reports/sr398/>

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Greater investment and clarity of what is needed in research to support knowledge transfer and skills capability across industry and to support innovative practice.

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Provide homes that meet people's needs

We want to ensure every New Zealander has an affordable, safe, warm, dry, and accessible home to call their own, and which meets their needs and changing life circumstances – whether they are renters or owners.

We have proposed actions for the Government and others to take to ensure that every New Zealander has an affordable, safe, warm, dry, and accessible home to call their own.

15. Do you agree this should be an area of focus for Government and the housing and urban development system?

Yes.

16. What else should we consider when ensuring that every New Zealander has an affordable, safe, warm, dry, and accessible home to call their own?

Encouraging and supporting access to actionable research that helps people to understand what their needs are now, and how those change across a lifetime.

Continue to strengthen the requirements of the Residential Tenancies Act – being more aspirational and taking a stronger approach to encouraging those that aren't complying to adopt and adapt.

Leading the investment in research on affordability of building homes for zero carbon, and the buildings lifecycle, and showing leadership in this through implementation.

17. What actions do you think Government, yourself or others could take to ensure that every New Zealander has an affordable, safe, warm, dry, and accessible home to call their own?

New Zealand's building stock has had a rudimentary approach to the control of heat, air and moisture, and we need to aim for more from our buildings. A multitude of factors, including modern lifestyles, new construction trends and climate change mean that this approach is no longer sufficient. Evidence-based research is needed to inform industry how to move from rudimentary to exemplary.

BRANZ has been conducting research on these issues for a number of years. We have many findings that have been adopted to improve the building stock. Our on-going research will continue to challenge the building and construction system to improve outcomes for all.

Continued support from Government on these issues, along with uptake of the evidence into policy to drive the change needed, would greatly increase the speed of the required improvements.

Housing and Urban Development in Aotearoa

Help us shape thriving communities for the future.

Support resilient, sustainable, inclusive and prosperous communities

We need our communities to be well equipped to meet long-term climate, social, environmental, cultural, and economic challenges and opportunities.

We have proposed actions for the Government and others to take to support resilient, sustainable, inclusive and prosperous communities.

18. Do you agree this should be an area of focus for Government and the housing and urban development system?

Yes.

19. What else should we consider when working to support resilient, sustainable, inclusive, and prosperous communities?

There is a role for the actions in this focus area to consider the balance and trade-offs needed between urban and housing growth and other land use such as food production and green/natural space.

20. What actions do you think Government, yourself or others could take to support resilient, sustainable, inclusive and prosperous communities?

It is important that there is priority placed on coordination and coherence across all policy areas that relate to this focus area. Given its breadth and where it touches, clear communications about how these changes impact on the housing system and its actors will be critical.

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Invest in Māori-driven housing and urban solutions

The right to self-determine better housing and urban development solutions for iwi and Māori should be realised.

We have proposed actions for the Government and others to take to enable iwi and Māori-driven housing and urban solutions.

21. Do you agree this should be an area of focus for Government and the housing and urban development system?

Yes.

22. What should we consider when enabling iwi and Māori-driven housing and urban solutions?

We feel that this question is best directed to iwi and other Māori organisations. Supporting Māori to develop solutions for Māori at an iwi, hapu and whanau level is critical to success in this space.

23. What actions do you think Government, yourself or others could take to enable iwi and Māori-driven housing and urban solutions?

BRANZ has a wealth of research and knowledge that may be useful to support Māori to lead the development of solutions in this space. We would value the opportunity that MHUD may be able to facilitate to ensure that our information is accessible and considered in the development of iwi and Māori-driven housing and urban solutions.

We again refer you to the extensive body of knowledge being developed by Māori researchers through National Science Challenge (NSC) 11: Building Better Homes, Towns and Cities.

The Kāinga Tahī, Kāinga Rua Strategic Research Area of NSC 11 recognises the dual and complex nature of Māori identities and the many communities we build our lives in. Simply all Māori by whakapapa originate from a specific place, rohe, marae, kāinga but are more likely now to live at their Kāinga Rua in a city. Many Māori may consider their Kāinga Tahī being the city now and their Kāinga Rua their marae.

The research area will deliver solutions for how we collaboratively finance, design, and build developments, with buy-in from multiple stakeholders, to overcome discriminatory policy and legislative barriers, to actively support Māori aspirations for long-term, affordable, and healthy housing that meets the needs of their communities. We also focus on Māori wellbeing and housing for those whānau who are homeless.

Under the Kāinga Tahī, Kāinga Rua strategic research area, there are five projects for Phase 2 of the Challenge:

- UIKI – Urban intergenerational Kāinga Innovations
- Kaumātua and intergenerational housing needs
- Growing Papakāinga into the Future
- Huaki – Uncovering the numbers to Empower Māori

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- Poipoiā Te Kākano Kia Puāwai.

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Prevent and reduce homelessness

Homelessness is rare, brief and non-recurring because people have access to adequate housing, and to the support services that can work with people to resolve the health, financial, addiction and other social issues that place them at risk of becoming homeless.

We have proposed actions for the Government and others to take to support resilient, sustainable, inclusive and prosperous communities.

24. Do you agree this should be an area of focus for Government and the housing and urban development system?

Yes.

25. What else should we consider when working to prevent and reduce homelessness?

Recognising that different types of transitional housing requirements (e.g.: wet houses) to support homeless people to be able to transition to sustaining accommodation are required.

26. What actions do you think Government, yourself or others could take to prevent and reduce homelessness?

Government and NGOs will need to provide transitional housing in scale and location, appropriate to addressing the problem.

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Re-establish housing's primary role as a home rather than a financial asset

Reduce speculative investment in existing housing stock, making home ownership more accessible for first-home buyers, and supporting a more productive, resilient and inclusive economy.

We have proposed actions for the Government and others to take to reduce speculative investment in existing housing stock, making home ownership more accessible for first-home buyers, and supporting a more productive, resilient and inclusive economy.

27. Do you agree this should be an area of focus for Government and the housing and urban development system?

Yes.

28. What else should we consider when working to reduce speculative investment in existing housing stock, making home ownership more accessible for first-home buyers, and supporting a more productive, resilient and inclusive economy?

Our society and the housing market has failed to adequately recognise the role of housing on wellbeing and community and has focussed on wealth creation. Therefore, many of us don't want house prices to decline or see changes to house prices going up.

These aspects have been identified on Page 58 of the document, but it would be worthwhile investing more time, resource in this area to effect meaningful change.

The wealth creation focus undermines the intent of warm drier homes for 'marginalised' groups i.e., single parents, low-income earners, those with 'non-standard needs'.

BRANZ has published research on this topic⁹ and we would be pleased to talk further with MHUD about this work.

29. What actions do you think Government, yourself or others could take to reduce speculative investment in existing housing stock, making home ownership more accessible for first-home buyers, and supporting a more productive, resilient and inclusive economy?

Managing the selling of government owned housing to low-income earners / first home buyers vs on the open market.

Supporting and promoting the benefits of long-term rental tenures and how to develop the relationship between the owner and tenant.

Limiting speculative investment to encouraging long term investment. Supporting "build to rent" schemes to help increase the supply of rental properties that are owned by non-speculative owners.

⁹ <https://www.branz.co.nz/pubs/research-now/alternative-tenure/>

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Ministry of Housing and Urban Development

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Implementing the GPS

See Section 3 of the discussion document

30. Do you have any feedback on the proposed approach to implementing the GPS-HUD?

BRANZ, established in 1969, is a multi-faceted, science led organisation that uses independent research, systems knowledge and its broad networks to identify practical solutions that improve New Zealand's building system performance. BRANZ is driven by the knowledge that to thrive as a society, New Zealanders need a built environment that is safe, healthy and performs well. BRANZ undertakes and commissions research, funded by the Building Research Levy, that is both practical and drives positive change. This work helps improve industry practices around the performance of buildings and how we use them, through to informing policy and legislation and all points in between. We work collaboratively across the research, science and innovation system to deliver our mandate. Collaboration with the research, science and innovation science system regarding research priorities and knowledge needs to support the delivery of the GPS and achieving an adaptive and responsive system will be welcomed.

In conclusion

31. Is there anything else you'd like to tell us about what we are proposing to shape a better housing and urban future for Aotearoa New Zealand?

While the GPS-HUD briefly covers provision of the infrastructure requirements that communities need to thrive, it is silent on maintaining that infrastructure. As this is a significant on-going cost, consideration of who and how to fund this is recommended.

Thriving communities need a sense of community, like places to congregate (e.g.: corner store or "high" street). Current developments do not seem to consider this aspect – we would recommend adding an outcome which helps to drive social cohesion.

Privacy Statement

Providing this information is optional, you can choose not to enter age, location, ethnicity, and type of place you live in. We collect this information from you to ensure we hear from all types of New Zealanders during our consultation.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong.

If you'd like to ask for a copy of your information, or to have it corrected, please contact us at hud_gps@hud.govt.nz, 0800 646 483 or post addressed to Level 7, 7 Waterloo Quay, Pipitea, Wellington 6011.

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32. Please select your age bracket

BRANZ is a research organisation and we employ over one hundred staff in the following age brackets: 25-34, 35-49, 50-65, 65+

33. Which region do you live in?

Wellington.

34. What is your Ethnicity?

N/a.

35. What type of area do you live in?

Rural, suburban, city centre.