Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Government Policy Statement on Housing and Urban Development

Summary of Submissions

October 2021

Contents

Introduction

Purpose

1. This document summarises the submissions received by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) during public consultation on a discussion document from 14 June to 30 July 2021. The discussion document proposed key elements for inclusion in the Government Policy Statement on Housing and Urban Development (GPS-HUD).

2. The GPS-HUD was issued in September 2021 reflecting the insights from the submissions noted in this document. The final GPS-HUD can be found at hud.govt.nz/gps-hud

The discussion document

3. The discussion document on the GPS-HUD set out proposals for the long-term vision and change required for housing and urban development in Aotearoa New Zealand, including how Government and others can work together to realise this vision. The proposals are intended to inform and influence activity, including shaping future government policy, investment, and programmes of work.

4. The discussion document proposed a strategic direction focused on ensuring that everyone in Aotearoa New Zealand lives in a healthy, secure, and affordable home that meets their needs, within a thriving, inclusive and sustainable community.

5. It proposed outcomes we might seek from housing and urban development, which were:

    a. 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.

    b. Wellbeing through housing – all New Zealanders own or rent a home that is affordable, healthy, accessible, secure, and which meets their needs and aspirations.

    c. Partnering for Māori housing and urban solutions – Māori determine their housing needs and aspirations, supporting whānau prosperity and inter-generational wellbeing, and decide the means to achieve those aspirations.

    d. An adaptive and responsive system – the system is integrated, self-adjusting, and responsive to emerging challenges and opportunities.

6. The discussion document proposed six inter-dependent focus areas to help give shape to, and align, the Government's work programme and the actions of other organisations we work with:

    a. Ensure that more affordable homes are being built

    b. Provide homes that meet people's needs

    c. Support resilient, sustainable, inclusive, and prosperous communities

    d. Invest in Māori-driven housing and urban solutions

    e. Prevent and reduce homelessness

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

7. The discussion document also proposed to shift the ways that government and others in the system work to achieve better outcomes, by adopting the following ways of working:

    a. Te Maihi o te Whare Māori – government, iwi and Māori work collaboratively to drive tailored and enduring solutions to meet Māori housing and urban development aspirations, engage early and often, and build capacity and capability to provide for tino rangatiratanga.

3

b. Place-based approaches – communities need solutions that work for them, and solutions will need to be developed collaboratively in each place.

c. Genuine and enduring partnerships – effective relationships, and coordinated planning, investment and decision making delivers outcomes and supports capability and capacity building across the system.

d. Sustainable and reliable funding – the system can rely on long-term, sustainable sources of funding and financing (both private and public) to support and incentivise housing and urban development outcomes.

8. The discussion document included a proposed set of expectations for how the Government might expect Kāinga Ora – Homes and Communities to manage its functions and operations to give effect to the proposed vision and direction. It also noted that an implementation plan will be developed.

Consultation and engagement

9. Before publishing the discussion document, we facilitated targeted engagement with partners and stakeholders, including workshops focused on issues of interest to iwi and Māori, as well as general workshops with industry and sector representatives, non-government organisations (NGOs), and with local government representatives.

10. This was to better understand different perspectives on the challenges and opportunities facing housing and urban development in Aotearoa New Zealand, and to hear ideas about a long-term vision for the system. These ideas and perspectives informed the development of the discussion document. Themes emerging in the Waitangi Tribunal's kaupapa inquiry into housing policy and services (Wai 2750) were also considered in the development of the discussion document.

11. This discussion document was released for public consultation between 14 June and 30 July 2021. Through this public consultation we sought:

a. to test the proposed vision and outcomes we are seeking for housing and urban development

b. feedback on the proposed focus areas and actions

c. to identify areas where others can contribute, in support of the GPS-HUD

d. to identify opportunities for government to better support and enable others to deliver.

12. As part of this consultation, we continued to engage with partners and stakeholders to hear their views on the discussion document and supported the consultation with a social media campaign.

13. The GPS-HUD was developed in parallel with MAIHI Ka Ora the National Māori Housing Strategy and content from that strategy was incorporated into the GPS-HUD. Engagement on MAIHI Ka Ora included six regional wānanga to engage on the development of the strategy in June 2021, as well as engagement with members of the National Iwi Chairs Forum, Crown agencies and a reference group. The priorities in the new strategy were also discussed at the MAIHI Whare wānanga, held on 8 July 2021.

Approach to analysis

14. Analysis involved:

a. High level analysis of the general level of support or otherwise for the proposed GPS-HUD framework and key sections.

b. Summarising the points made in relation to each section in the discussion document. This included classifying submitters' responses in terms of how they wanted each section to change, where possible (for example, no change, clarify, do more, redirect, add more

4

elements, do less, remove it) according to instructions that were developed to enable this analysis. It also involved grouping submission points into themes and summarising them.

c.   Considering the specific perspectives and views provided by submitters, and the overall themes emerging.

Overview of submissions

15.   In total we received 541 submissions on the discussion document between 4 June and 30 July, from a wide range of submitters. Submitters were given the option to identify their sector, age group, region, and ethnicity.
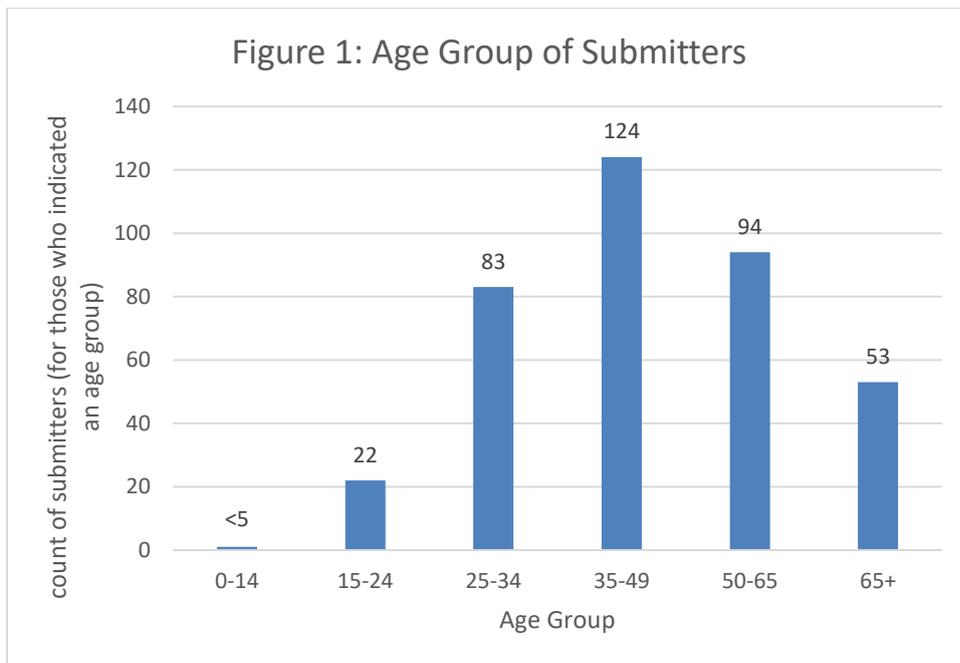
Table 1: Number of submissions received, by submitter type[1]

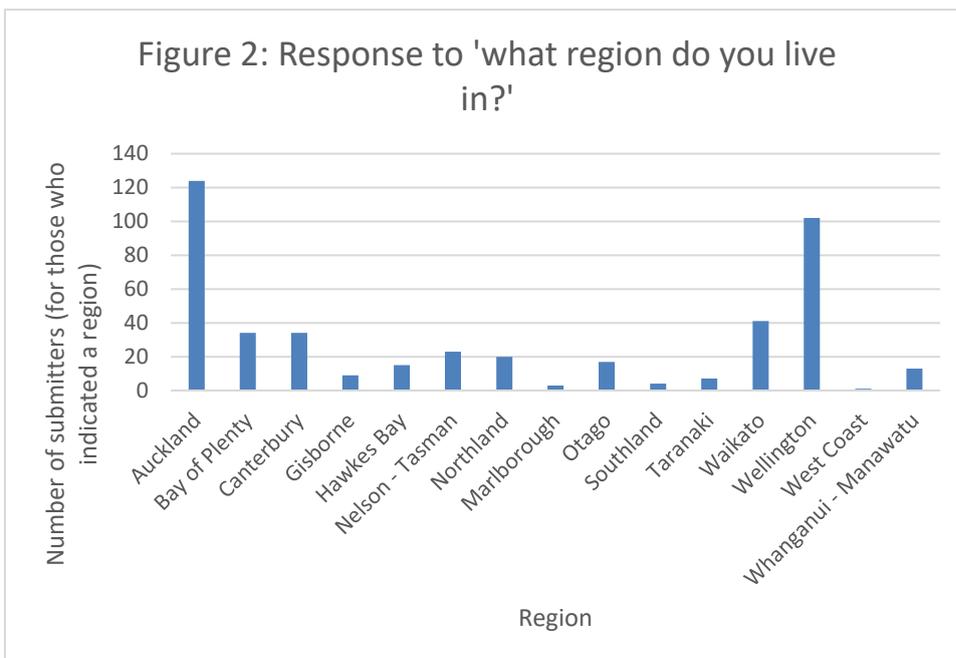| Submitter Type/sector	Number
Individual	388
NGO or community group	53
Local government	32
Social sector and religious organisations	10
Community housing sector	9
Health sector	6
Hapū/iwi/Māori organisation	5
Academic/research community	<5
Crown entity	<5
Development/building/construction sectors	<5
Planning/architecture/urban design/engineering sectors	<5
Property sector	<5
Business/industry other	11
Central government	<5
Infrastructure sector	<5
Unions	<5

16.   Of individual (rather than group) submitters who provided their age group, there were relatively more older submitters than younger submitters, as shown in Figure 1.

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[1] Note that HUD categorised submitters according to type - there may be some overlap between categories.

Figure 1: Age Group of Submitters

Age Group	Count
0-14	<5
15-24	22
25-34	83
35-49	124
50-65	94
65+	53

(count of submitters (for those who indicated an age group) vs Age Group)

17. We received submissions from all regions in New Zealand, with submitters from the Wellington region relatively over-represented, as shown in Figure 2.

Figure 2: Response to 'what region do you live in?'

(Number of submitters (for those who indicated a region) vs Region: Auckland, Bay of Plenty, Canterbury, Gisborne, Hawkes Bay, Nelson - Tasman, Northland, Marlborough, Otago, Southland, Taranaki, Waikato, Wellington, West Coast, Whanganui - Manawatu)

18. People identifying from a range of ethnic groups submitted on the GPS-HUD. Of individual respondents who provided their ethnicity, around 70% identified as New Zealand European/New Zealander, and around 18% as Māori. Other ethnic groups, including Asian and Pacific peoples, are relatively under-represented. However, there were also a number of group submissions from Pacific community groups that are not captured in the graph below. Note that these statistics are based on self-reported demographics.

6

Figure 3: Ethnicity of submitters
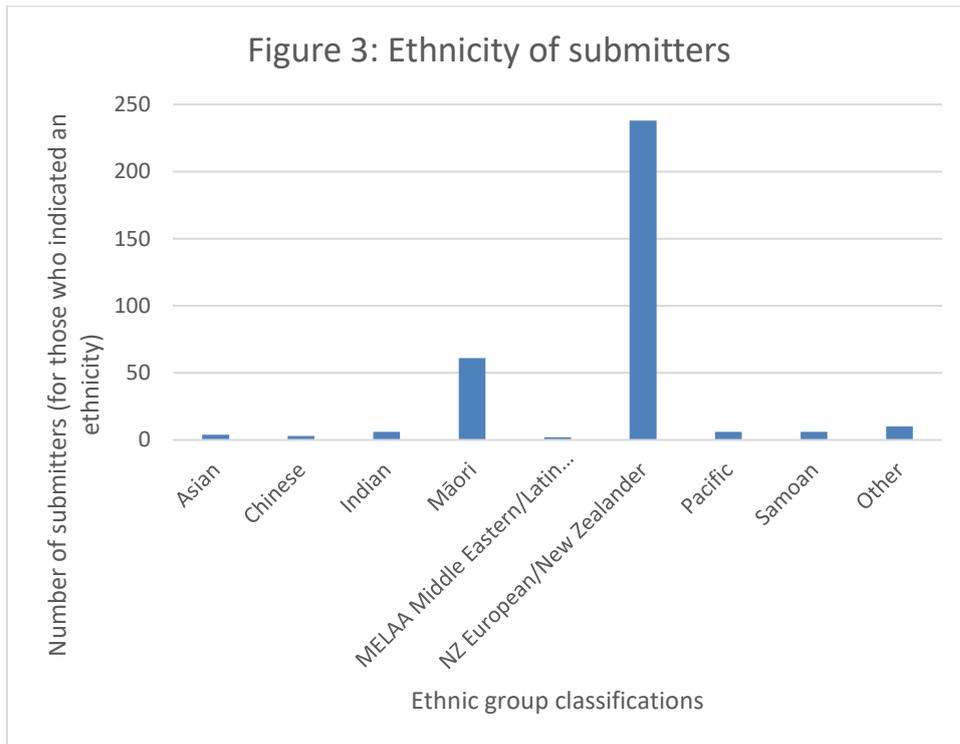
Summary of Responses

19. As shown in figure 4, a clear majority of submitters supported the proposed vision, outcomes, and focus areas. Support ranged from 70% of submitters who responded to the question who supported the focus on Māori driven housing and urban solutions; to 86% of respondents who supported the focus on providing homes that meet people's needs.

Figure 4: Consultation responses: Do you support...
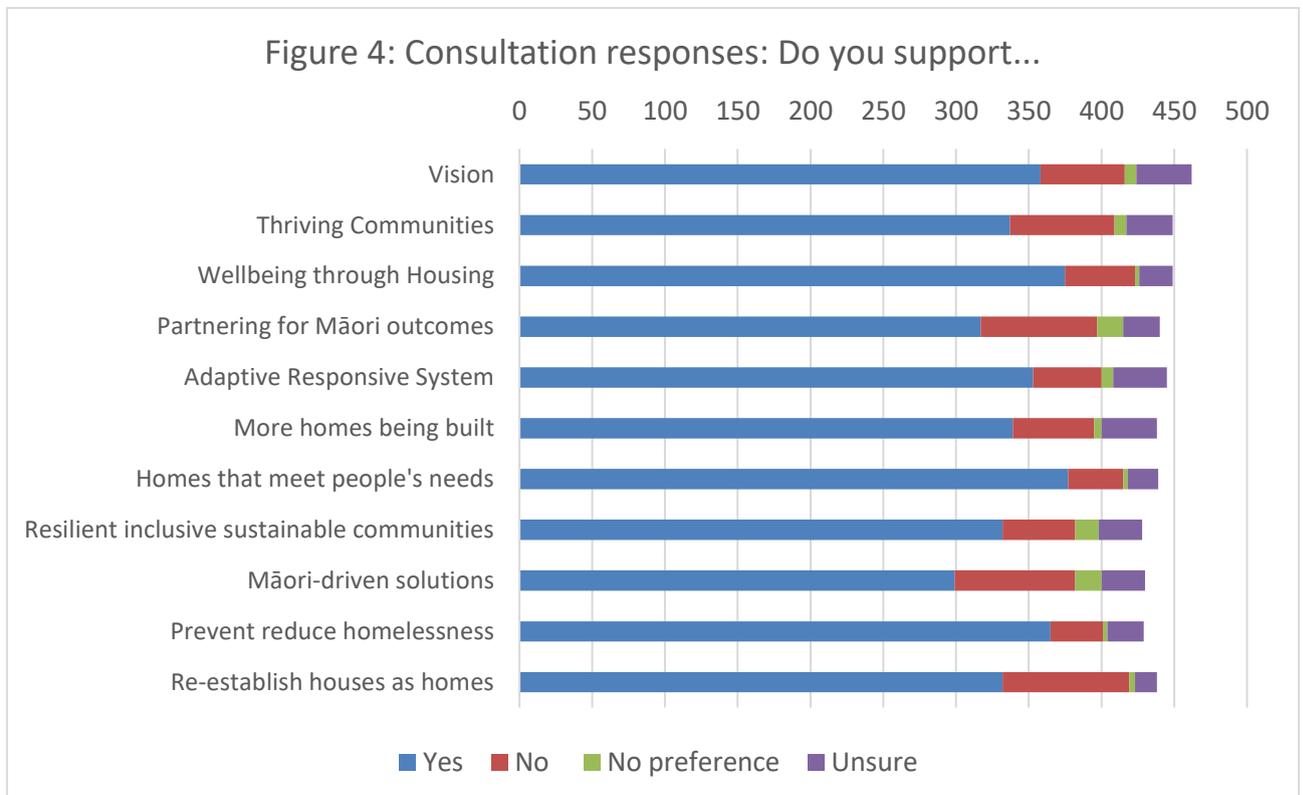
20. While there was a high level of support, there were also many suggestions for changes, clarifications, improvements, and for focus on additional or different considerations. An overview of the key themes, and a brief comment on how the feedback was reflected in the final GPS-HUD, is shown in Table 2.

Table 2: Key submission themes

Theme	How reflected in final GPS-HUD
1. Support for a long-term, system-wide, enduring vision, priorities, and policy approach for housing and urban development.	Maintained focus on enduring, system-wide vision and priorities in the GPS-HUD.
2. Proposals need to be more specific, attainable, with a focus on prioritised action and implementation.	The GPS-HUD focus was not narrowed, but we have signalled that it will be complemented with a more detailed, shorter-term implementation plan and actions developed across agencies. This is signalled in the GPS-HUD and will be developed in early 2022. The implementation plan approach has the advantage of being able to be updated regularly.
3. Proposals should honour the Te Tiriti o Waitangi, enable a genuine partnership with iwi and Māori and support solutions led by Māori, for Māori.	Maintained focus on honouring the Te Tiriti o Waitangi, genuine partnership with iwi and Māori, and solutions led by Māori, for Māori, and the final GPS-HUD reflects and incorporates content from MAIHI Ka Ora.
4. Proposals should support those who are particularly disadvantaged in the current system more For example, those living with disability, Māori, Pacific peoples, older renters.	The final GPS-HUD provides clearer direction in the 'Enable people into stable, affordable homes' focus area that this is focused on those most in need, including children and young people, Māori, Pacific peoples, people living with disability, and older people who do not own their own homes.
5. GPS-HUD needs more focus on housing affordability.	The final GPS-HUD includes an explanation of what we mean by 'affordable' and direction about working alongside the Reserve Bank of New Zealand to address affordability. It maintains a focus on the need for sustainable and reliable funding and notes that that funding is needed to support housing affordability. It also includes expectations that Kāinga Ora will contribute to the Government's broad objectives to improve housing supply and affordability.
6. GPS-HUD needs more focus on genuine partnerships. For example, partnering with Pacific peoples and communities for community-led housing solutions.	• Maintained a strong focus on effective relationships and partnerships across the system in the GPS-HUD. • Included a strong Māori Crown partnership as a priority. • Signalled the importance of place-based and urban growth partnerships as well as government partnerships with community housing providers. • Signalled the importance of Kāinga Ora developing and maintaining partnerships.

Theme	How reflected in final GPS-HUD
7. GPS-HUD needs more focus on how to manage urban growth well.	Maintained a strong focus on planning for growth and change in places in the GPS-HUD, including via: • urban growth partnership • investment in infrastructure that enables urban growth and change, and • ongoing support for the government's Urban Growth Agenda.
8. GPS-HUD needs more focus on sustainable and reliable infrastructure funding and financing.	Maintained a signal in the GPS-HUD that the Government will work to ensure there is sustainable and reliable funding, paired with regulatory and system change to incentivise better housing and urban development outcomes.
9. GPS-HUD needs more focus on responding to climate change and improving urban and environmental quality.	The GPS-HUD includes thriving and resilient communities as an outcome, and this includes a signal that thriving communities help us to reduce emissions and adapt to the impacts of a changing climate. It more clearly includes, as a priority, reducing emissions and supporting communities to adapt to the effects of climate change.
10. GPS-HUD should take more of a human-rights based approach to housing.	Maintained a focus on increasing the supply of housing, improving access to housing, the quality of housing and reducing inequity in housing. The final GPS-HUD also notes that this approach is broadly in line with the concept of the right to a decent home. It signals that every New Zealander deserves to live in a warm, dry home and the government has a role in helping make that happen. It also states that the government will continue to understand what would be required to strengthen alignment with the right to a decent home in our Aotearoa New Zealand context.
11. GPS-HUD needs more focus on housing quality and diversity.	Maintained a strong focus in the vision, outcomes, and focus areas to incorporate expectations around lifting the quality of homes in Aotearoa New Zealand. The vision also emphasises the need for greater variety in sizes, layouts and tenures to reflect the diversity in household sizes and structures. The focus area *Ensure houses meet needs* has been tightened with a clearer focus on housing quality and diversity.
12. GPS-HUD needs more focus on a range of tenures. For example, papakāinga, collaborative ownership, progressive home ownership.	The final GPS-HUD, particularly the focus area *Enable people into stable, affordable homes* is more clearly focused on growing pathways to affordable housing options, including removing barriers to alternative tenures to outright home ownership or renting.
13. Some support for, and a small amount of opposition to,- the focus on re-establishing housing's primary role as a home rather than a financial asset.	Maintained a focus area on re-establishing housing's primary role as a home rather than a financial asset, including signalling that the Government will continue to review policy and regulatory settings in relation to investment behaviour across the housing market.

Theme	How reflected in final GPS-HUD
14. GPS-HUD needs more focus on the building and construction system.	Maintained a focus on the building and construction system, including a signal that we will provide more stability in construction pipelines via investment settings, supporting increased innovation and productivity, and signalling support for the Government's Building for Climate Change programme.

Long term consistent system-wide direction

21. Several submissions supported the intent of the GPS-HUD by explaining the importance of having an enduring, long term policy approach and vision for the housing and urban development system, which is implemented, to their organisation or for their sector. For instance, community housing providers commented that many more homes would have been delivered if policy and funding settings were kept consistent. Some submissions from community groups or NGOs suggested the need for bi-partisan support for a long-term strategy that is responsive and sustainable. Submissions from the finance sector commented on the importance of an orderly approach to making changes to housing-related policy. Some submissions from local government noted the need for a consistent long-term approach to urban development and infrastructure funding in particular.

Breadth and clarity

22. Across submissions from all sectors were comments stating that the proposals in the discussion document were either too broad or high-level to drive clear action. Some suggested that the focus should be narrowed because the Government won't be successful if it tries to do it all.

23. Some submitters suggested the GPS-HUD needs clearer objectives and priorities and a framework to align policies and make trade-offs. Some suggested the GPS-HUD needs to provide stronger system direction so that other strategies and reform programmes can be aligned to it.

> *Conceptually, the current GPS-HUD is sufficiently high-level to be agreeable but does not provide the needed specificity for all of the Government and wider actors to negotiate objectives and priorities, integrate policy interventions into a coherent whole, and make investment decisions. LGNZ submits there is risk that, if the aspirational vision cannot drop down to a more concrete level, this could effectively leave policy and decision makers without system guidance and potentially undermine the outcomes the GPS-HUD proposes to achieve.*
>
> *- Local Government New Zealand*

24. A number of individuals said that the vision and outcomes were so far away from their experiences of the housing and urban system that they seemed unrealistic. Some suggested that the vision and outcomes would be more tangible if they were communicated as 'what we want to work towards' with clear direction about how relevant agencies can support them.

25. As noted in Table 2, in response to this feedback, and noting that the GPS-HUD is designed to be a document that sets a long-term and enduring vision, HUD will prepare an implementation plan with more detailed actions that can be updated regularly as actions are implemented.

Annex 1: Summary of responses to consultation questions

GPS-HUD vision

What was proposed

26. The discussion document proposed a vision for housing and urban development:

> *Everyone in Aotearoa New Zealand lives in a healthy, secure and affordable home that meets their needs, within a thriving, inclusive and sustainable community.*
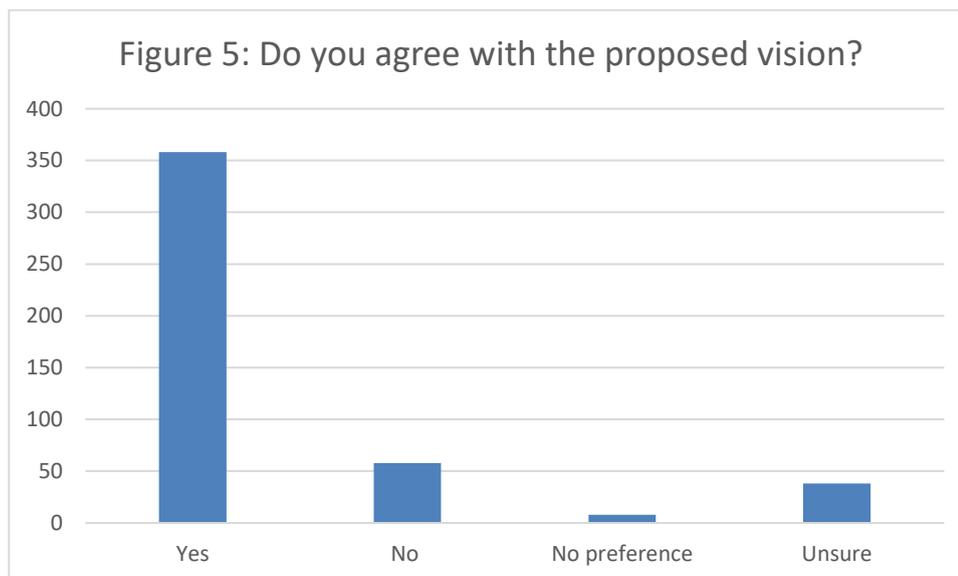
The question

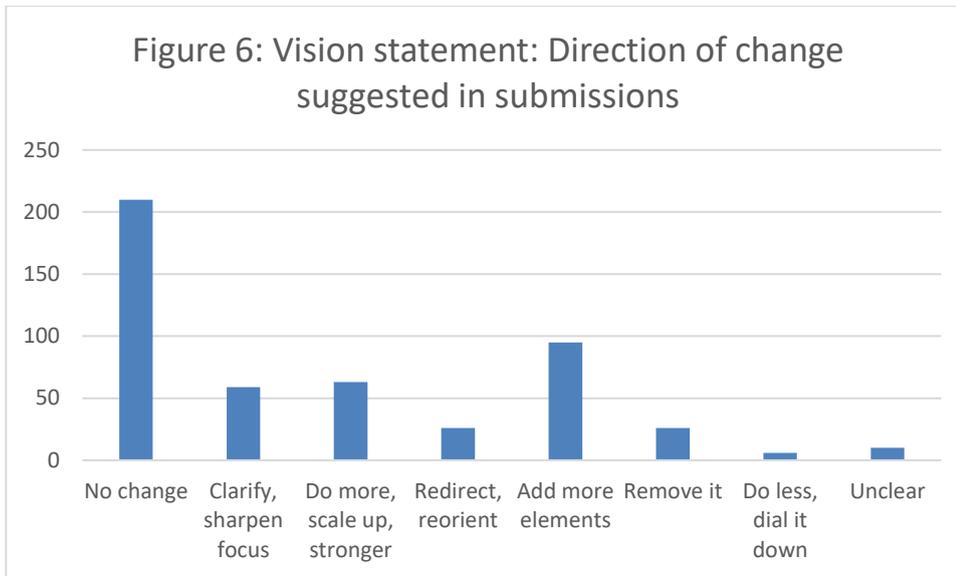27. In relation to this area, we asked:

Q1.   Do you agree with this vision statement?

Q2.   Is there anything you would like to tell us about the reason for your choice?

Summary of responses

28. A clear majority of submitters supported the proposed vision. 77% (358 submitters) of submitters who responded to question 1 (n=462) agreed with the vision statement, while only 13% (58 submitters) disagreed. The remaining 10% answered as either having no preference or being unsure. Around 58% of submitters suggested changes be made to the vision, with many submitters wanting more elements to be added, or for it to be scaled up, clarified, or refocused. An extremely low number of submitters suggested this area might be removed or scaled back.

Figure 5: Do you agree with the proposed vision?

Figure 6: Vision statement: Direction of change suggested in submissions

A bar chart titled "Figure 6: Vision statement: Direction of change suggested in submissions" with the y-axis ranging from 0 to 250. The categories and approximate values are:
- No change: ~210
- Clarify, sharpen focus: ~58
- Do more, scale up, stronger: ~63
- Redirect, reorient: ~26
- Add more elements: ~95
- Remove it: ~26
- Do less, dial it down: ~6
- Unclear: ~10

Support the proposal

29. Many submitters noted support for the inclusive nature of the vision statement, and its focus on the broad components of wellbeing, including affordability, health, security, sustainability, and connection to community.

Didn't support or wanted changes to the proposal

30. Many submitters suggested that the GPS-HUD vision should incorporate and clearly articulate the Government's commitment to its human rights obligations around the right to adequate housing. Many said it was a missed opportunity to strengthen and implement this human right.

> *In summary, the human right to a decent home is not explicit enough in the Government Policy Statement on Housing and Urban Development (GPS). There needs to be a much stronger focus on human rights.*
>
> *- Human Rights Commission*

31. Some submissions supported the vision but questioned how it will be achieved. Some suggested that the policies in the GPS-HUD are not transformational enough to deliver on the vision, or that the GPS-HUD needs more objectives and policy interventions, and that more leadership is needed to achieve the vision.

32. Some suggested that there was a high degree of ambiguity, suggesting that terms such as healthy, affordable, safe, and sustainable be defined, and that there be clear targets so that we know whether the vision is being achieved.

33. We also received suggestions that greater focus be placed on inclusivity, including being more explicit about achieving the vision for those most in need; or including an explicit focus on accessibility for those living with disability and an ageing population; and greater focus on meeting the needs of diverse groups and communities.

34. Some submissions suggested a more explicit focus on environmental quality and responding to climate change, as well as on low emissions or energy efficient buildings.

Outcome: Thriving communities

What was proposed

35. This outcome area proposed: Thriving communities means 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.

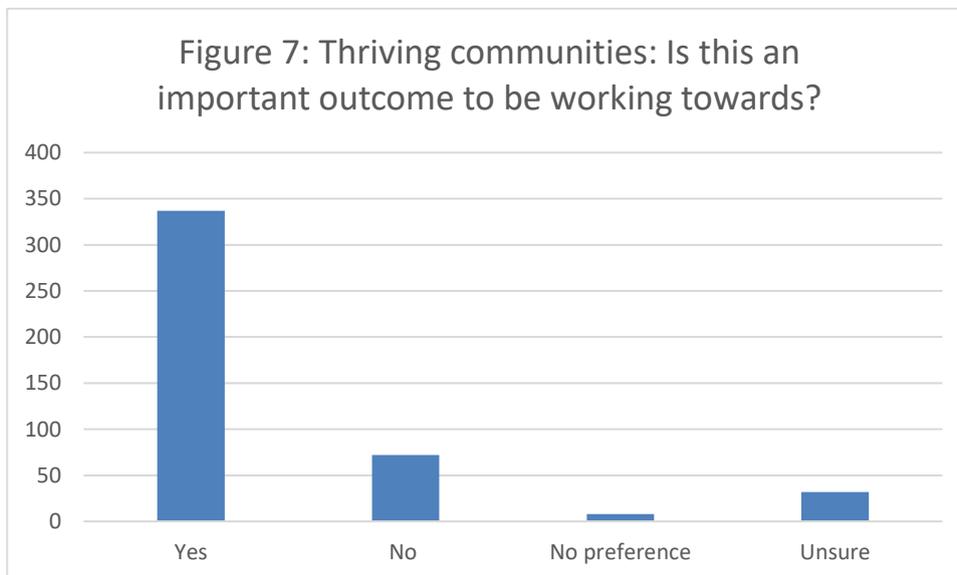### The question

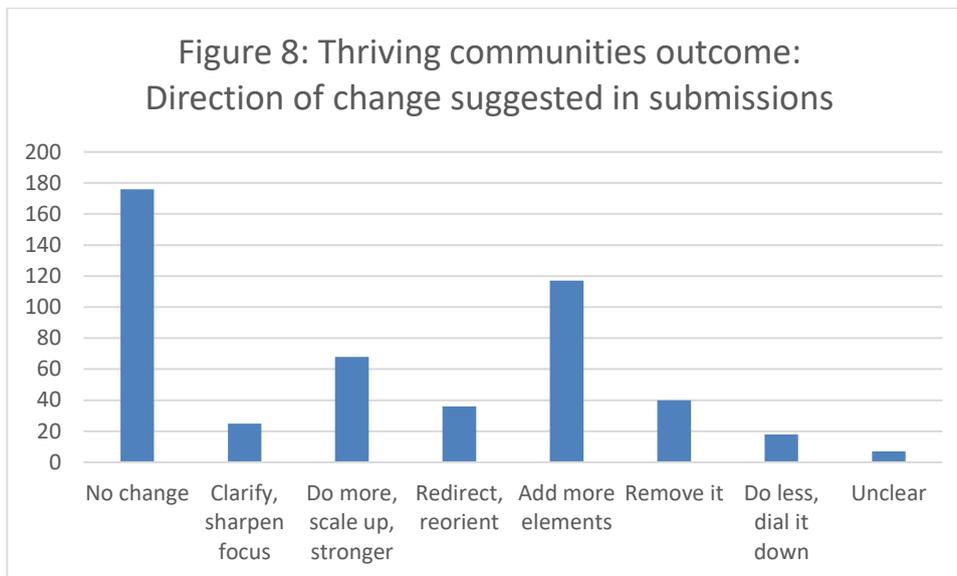36. In relation to the outcome, we asked:

      Q3.   Do you agree this is an important outcome to be working towards?

      Q4.   Is there anything you would like to tell us about the reason for your choice?

Summary of responses

37. The majority of submitters supported this outcome. 75% (337 submitters) of submitters who responded to question 3 (n=449) agreed that this should be an outcome, while 16% (72 submitters) disagreed (the remaining 9% answered either having no preference or being unsure). Just over a third of submitters had no further suggestions to this outcome, however, there were many suggestions to either add elements to it or to do more.

Figure 7: Thriving communities: Is this an important outcome to be working towards?

Figure 8: Thriving communities outcome:
Direction of change suggested in submissions

Support the proposal

38. There was significant support for taking a place-based approach to achieve this outcome. Many submissions were supportive of the expectation for involving iwi and Māori and local communities. Some asked if more detail could be added on how communities will be represented. There was also a high level of support for homes being built in communities with good access to jobs, schools, and amenities.

39. Submissions on this outcome showed significant support for planning for a sustainable and resilient future. Some suggestions for this area included better integration of nature within urban areas, decreasing car dependence and promoting the uptake of circular economy principles. Many of these submissions have been integrated into the summary for the focus area *Support resilient, sustainable, inclusive and prosperous communities* (see paragraphs 173 and 177-186).

40. Many submissions supported urban intensification within rapid transit areas. Some mentioned it would be useful to set more specific targets for connected communities. Examples from submissions include enabling a 15-minute city and supporting intensification within 1km of rapid transit stations. On this issue, submissions also raised the importance of the GPS-HUD considering differing needs when we think about our future urban areas, for example, those living with disability.

Didn't support or wanted changes to the proposal

41. A few submissions commented on the broad scope of 'thriving communities'. Some submissions asked for clearer the links between our expectations for urban environments and achieving thriving communities.

42. Many submissions made the point that this outcome will not be achieved if work is only focused on the areas identified in the priority map that was included in the discussion document. A few individual submissions asked for some mention of rural communities in this outcome.

43. Some submissions wanted the need for increased supply and diversity of quality housing more clearly articulated in the outcome.

44. Some submissions did not agree with the intention to increase intensification. This is elaborated on in in appendix 2

14

45. We received some submissions disagreeing with involving iwi and Māori as partners as part of achieving this outcome.

Outcome: Wellbeing through housing

What was proposed

46. This outcome proposed: all New Zealanders own or rent a home that is affordable, healthy, accessible, secure, and which meets their needs and aspirations. The discussion document framed wellbeing as starting at home, with housing being a key determinant of health and wellbeing outcomes. This outcome stated our response to increasing wellbeing through housing needed to be deliberate, diverse, and holistic.
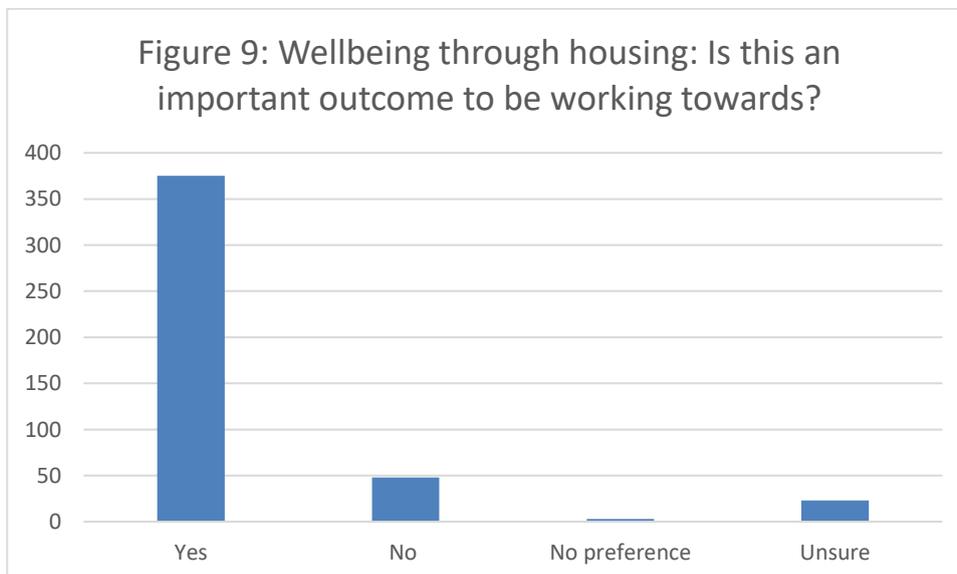
The question

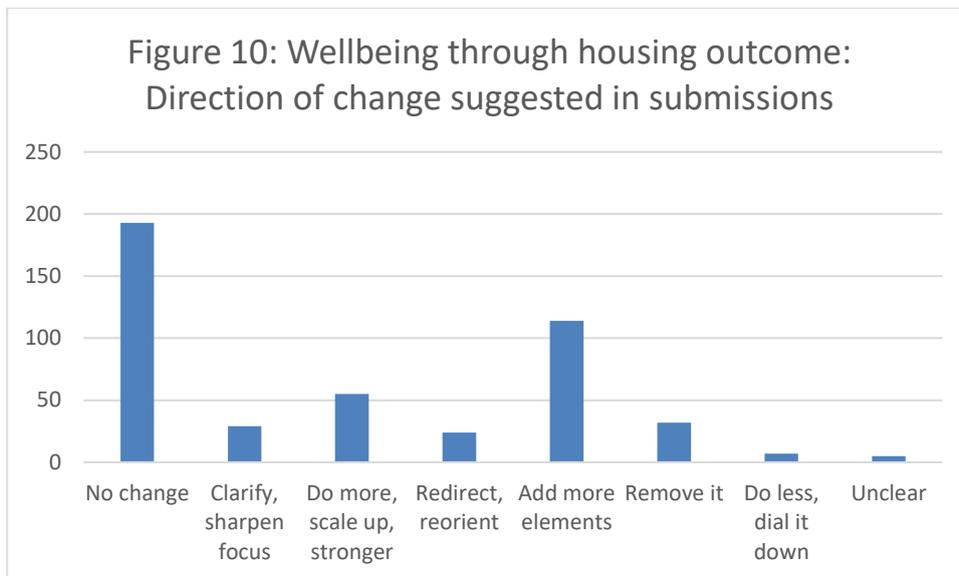47. In relation to the outcome, we asked:

Q5.   Do you agree this an important outcome to be working towards?

Q6.   Is there anything you would like to tell us about the reason for your choice?

Summary of responses

48. Of the four proposed outcome areas, this one received the most support. 84% (375 submitters) of submitters who responded to question 5 (n=449) agreed that wellbeing through housing should be an outcome. Eleven percent (48 submitters) disagreed (the remaining 6% answered either having no preference or being unsure). Just over a third, 37% (169 submitters) asked for this outcome to be scaled up or for more elements to be added. As depicted in Figure 10, many submitters had no further suggestions for this outcome, although some asked for more elements to be added or for other changes.

Figure 9: Wellbeing through housing: Is this an important outcome to be working towards?

Figure 10: Wellbeing through housing outcome:
Direction of change suggested in submissions

Support the proposal

49. There was significant support for this outcome area. Many groups said this outcome was clear and focused and supported the expectation that we will see more affordable homes being built.

50. There was wide support for the inclusion of accessibility in this outcome. Some submitters felt there could be far stronger policy direction in relation to accessibility in both homes and the built environment.

Didn't support or wanted changes to the proposal

51. Submissions from a wide range of sector groups requested that cultural wellbeing be included in this outcome's discission on wellbeing:

> *Pacific peoples are family-centred, preferring to live with extended relatives within the same household… modern properties often do not provide reasonable or practical housing facilities to maintain these cultural values of intergenerational living. These conflicts result in overcrowded households and poorer living conditions…UOPISA calls upon the Ministry to implement more culturally effective housing systems, with facilities and physical environments that reflect the cultural values of Pacific peoples, so to improve health outcomes of Pacific peoples.*
>
> *- University of Otago Pacific Islands Students' Association*

52. A few submissions asked for clarity on terms used within this outcome area. Many submissions wanted a clear description of 'affordable' housing. Some suggested rewording this outcome to ensure it is inclusive of non-New Zealand residents.

53. We received numerous submissions asking for this outcome area to state security of tenure as an expectation, considering its strong link to wellbeing. These submissions also stated the importance of using a broad framing of housing security beyond what some felt was a dichotomy between 'owning' and 'renting'.

54. A small number of submissions did not support this outcome as they said it could not be achieved through government intervention.

16

Outcome: Partnering for Māori housing and urban solutions

What was proposed

55. This outcome proposed: *Te mahi tahi kia Māori te urupare i ngā take whare me ngā take tāone*: that Māori determine their housing needs and aspirations, supporting whānau prosperity and intergenerational wellbeing, and deciding the means to achieve those aspirations.

56. This outcome links strongly to the proposals in the MAIHI Ka Ora, which was developed in parallel with the GPS-HUD. Feedback and comments from partners and stakeholders on that strategy was incorporated into MAIHI Ka Ora and subsequently into the GPS-HUD.
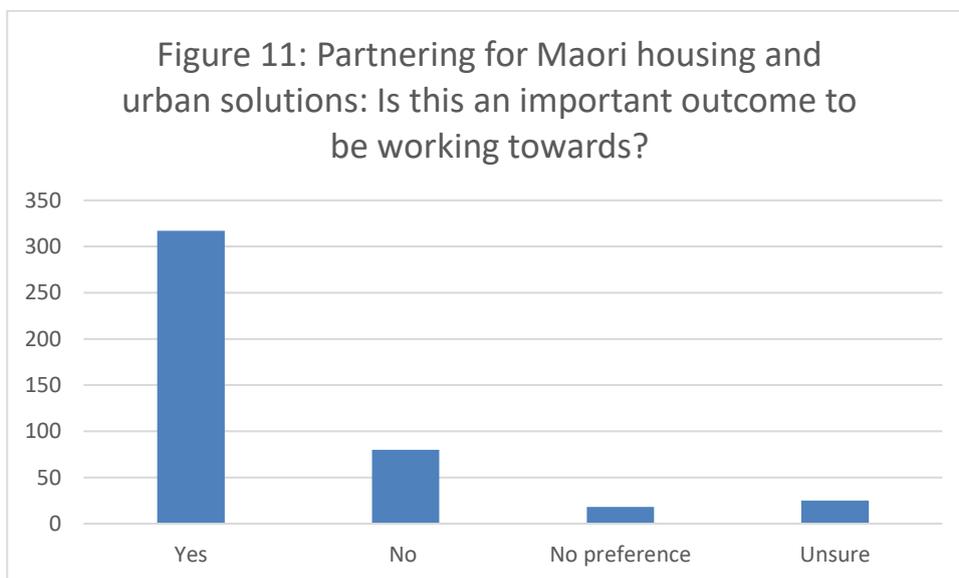
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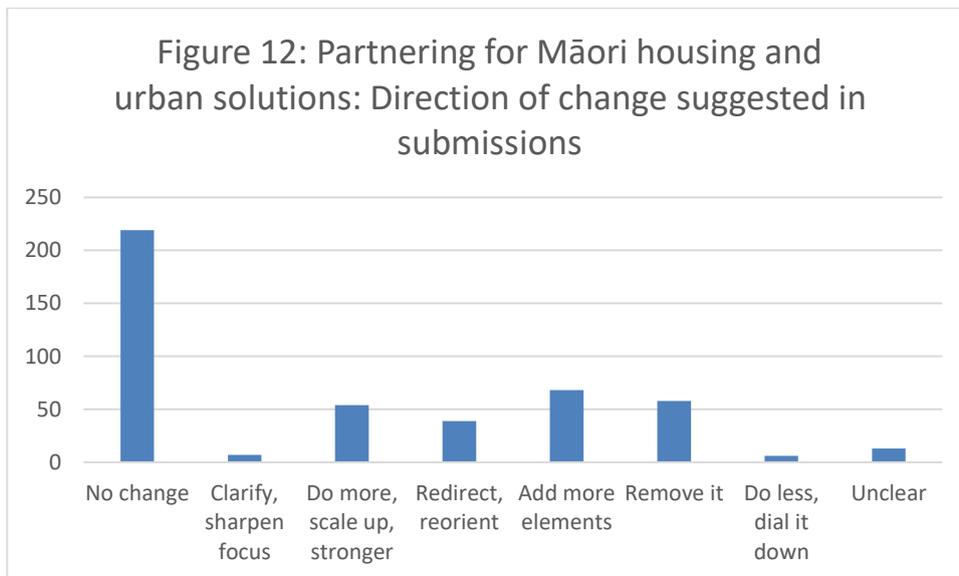57. In relation to this outcome, we asked:

Q7.   Is this an important outcome to be working towards?

Q8.   Is there anything you would like to tell us about the reason for your choice?

Summary of responses

58. The majority of submitters supported this outcome. 72% (317 submitters) of submitters who responded to question 7 (n=440) agreed that partnering for Māori housing and urban solutions should be an outcome, while 18% (80 submitters) disagreed (the remaining 10% answered either having no preference or being unsure). Just under half (47%) of submitters who responded to this question (210 submitters) had no further suggestions to this outcome. However, as can be seen in Figure 12, there was still a large number of submissions suggesting we scale this outcome up or add more elements, and some who suggested we remove it.

Figure 11: Partnering for Maori housing and urban solutions: Is this an important outcome to be working towards?

Figure 12: Partnering for Māori housing and urban solutions: Direction of change suggested in submissions

Support the proposal

59. Submissions indicated support for this outcome, with many asking for a clearer approach to improving the Crown's partnership role whilst taking an enabling approach to supporting iwi and Māori to work with government agencies. Many submissions asked for a clearer distinction between this outcome area and the focus area *Invest in Māori-driven housing and urban systems*.

60. Responses to this outcome reiterated the importance of 'for Māori, by Māori' solutions supported by partnership with the Crown. Many submissions emphasised the importance of taking a kaupapa Māori approach to partnership, noting that this will differ by region.

61. Many submissions discussed what would support better partnership with the Crown. These suggestions included improving the quality of data on housing outcomes for Māori, better enabling Māori housing providers, land leasing, and jointly delivering housing programmes with local Māori communities. It was recommended all of this be supported by a transparent dialogue between the Crown and Māori.

Didn't support or wanted changes to the proposal

62. A number of submissions asked for a clearer definition of 'partnership'. Some groups also recommended defining 'kaupapa Māori organisations'.

63. A few submissions opposing this outcome area mentioned Māori organisations as better equipped to understand and deal with this issue if they had the resource to do so. Some individual submissions suggested looking to Māori organisations, iwi or hapū already delivering housing for examples of best practice.

64. Submissions from some sector groups suggested that due to the recognised poor housing outcomes for Pacific peoples, it may be useful to include partnership for Pacific peoples in this outcome.

65. Some submitters opposed the inclusion of this outcome, suggesting that the GPS-HUD should focus on all New Zealanders.

Outcome: An adaptive and responsive system

What was proposed

66. This outcome proposed that the housing and urban system be integrated, self-adjusting, and responsive to emerging challenges and opportunities. This outcome focused on ensuring the housing and urban system is able to provide effectively for constant growth and change.
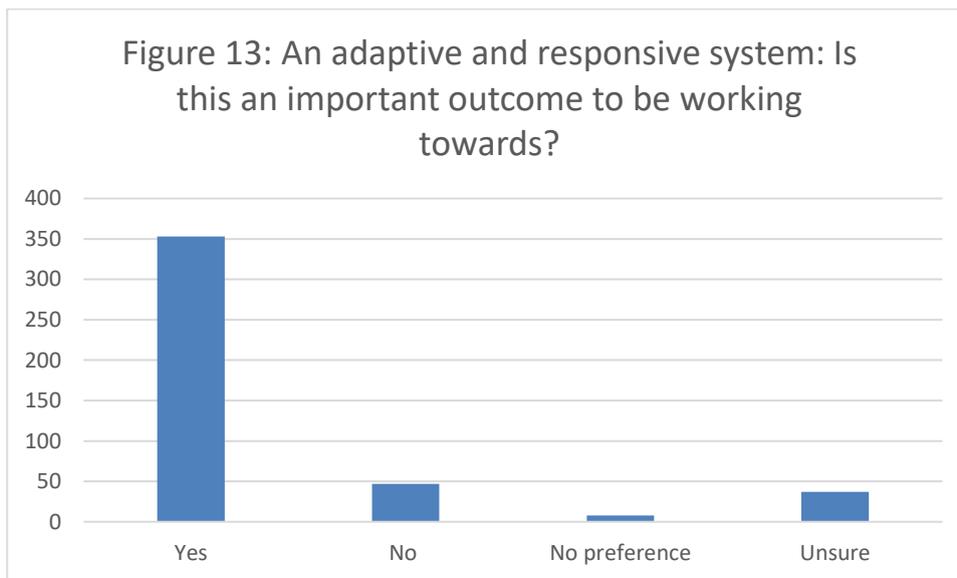
The question

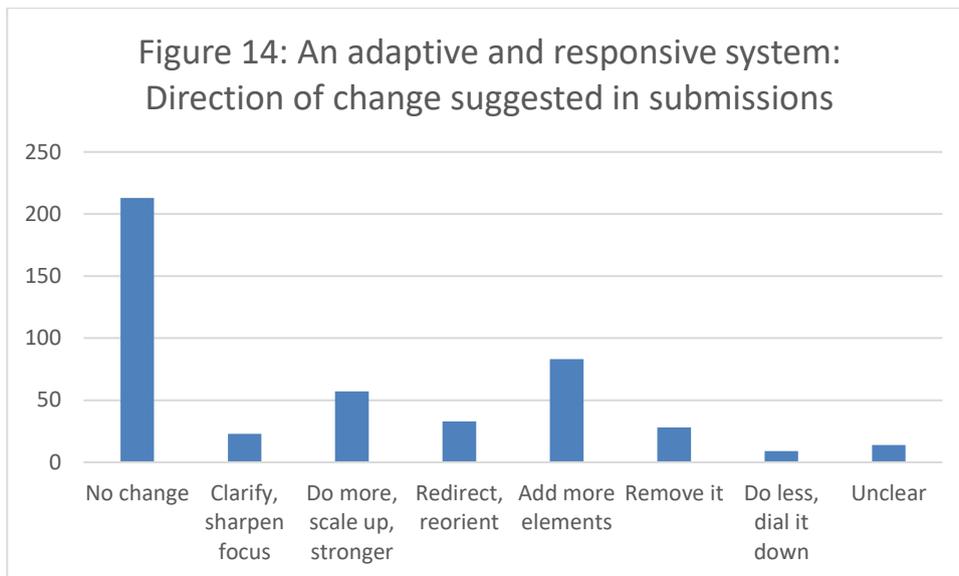67. In relation to this outcome, we asked:

> Q9.   Do you agree this is an important outcome to be working towards?
>
> Q10.   Is there anything you would like to tell us about the reason for your choice?

Summary of responses

68. The vast majority of submitters supported this focus area. 79% (353 submitters) of submitters who responded to question 9 (n=445) agreed that an adaptive and responsive system should be an outcome, while 11% (47 submitters) disagreed. The remaining 10% answered either having no preference or being unsure. Just under half (46%) of submitters had no further suggestions to this outcome area. However, as can be seen in Figure 14, some submissions (18%) suggested adding more elements to this outcome. Very few submitters wanted this outcome removed.

Figure 13: An adaptive and responsive system: Is this an important outcome to be working towards?

19

Figure 14: An adaptive and responsive system: Direction of change suggested in submissions

Support the proposal

69. There were many supportive submissions that suggested that a resilience expectation also be included in this outcome. There were discussions on the circular economy and resilience to climate hazards such as managed retreat from sea-level rise.

70. Support for this outcome also came with recommendations to recognise a broader range of tenure types to achieve a more flexible system.

71. Some submitters thought that this outcome was particularly important, as it can support all the other outcomes:

> *…an adaptive and responsive system should be framed as the most important outcome from a system perspective. This is because it is a necessary condition to realise all other outcomes and it is relevant to all places no matter where they are situated on the rural-urban spectrum.*
>
> *- Local Government New Zealand*

Didn't support or wanted changes to the proposal

72. Many submissions disagreed with the statement 'provide for constant growth' due to its possible conflict with the sustainability and resilience aspects of the GPS-HUD.

73. Some disagreed with the 'self-adjusting' part of this outcome, with submitters feeling this alluded to an unsupported free-market approach. Submissions stated that intervention was inevitable due to unforeseen future economic and/or social developments.

74. A few submitters suggested this outcome 'rebalance' the scale of investment by shifting from largely responding to immediate need to providing more support for first home buyers.

Other outcomes

75. We asked:

Q11.   Are there any other outcomes that you think would help us achieve our vision?

20

Summary of Responses

76. As anticipated, this question received relatively fewer responses than others. Many responses to Q11 were about gaps in the current outcome or focus areas and are therefore incorporated as part of the relevant summaries elsewhere in the document.

77. We heard that the outcomes could be more tangible if shaped around 'what we want to work towards' with clear direction for how the relevant agencies could achieve that.

78. We heard a range of views on this question. However, two frequent suggestions for new outcomes were apparent:

    a. An outcome focused on community housing and housing for Pacific peoples was a widely supported addition. This suggestion had support from those in **local government**, **community housing providers**, **NGOs and community groups**, and **individual** submissions.

    b. Urgent action on climate change, for both mitigation and adaptation, was another common suggestion. **Local government** and **individual** submissions supported this addition, with many also suggesting an outcome relating to the natural environment. Similarly, avoidance of future and existing hazards as part of urban development was also suggested.

    We would also urge the Government to consider how the system and our regulatory bodies comply with their obligations under the Zero Carbon Act and our climate change commitments. There is a huge opportunity to embed measurement, monitoring and reporting through our housing and urban development programmes. With both central and local government commitments, any planning or investment must have climate lens.

    - New Zealand Green Building Council

Focus area: Ensure that more affordable houses are being built

What was proposed

79. This focus area concentrated on creating 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. This included system reform to enable housing and urban development, use of joint regional strategic planning, implementation of the National Policy Statement – Urban Development, directing government investment towards new housing and urban development projects, supporting innovative building methods, and investing in skills and training across the building and construction industry.
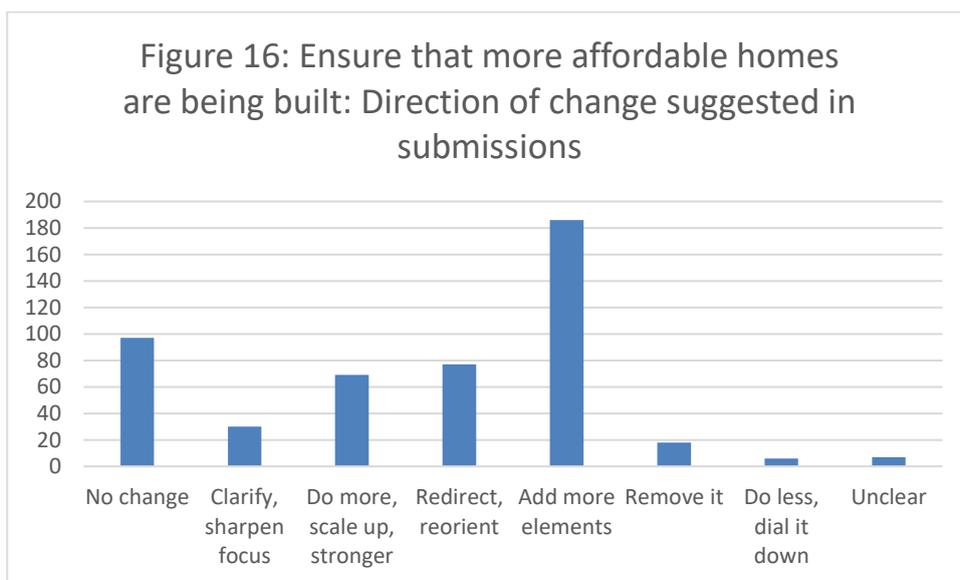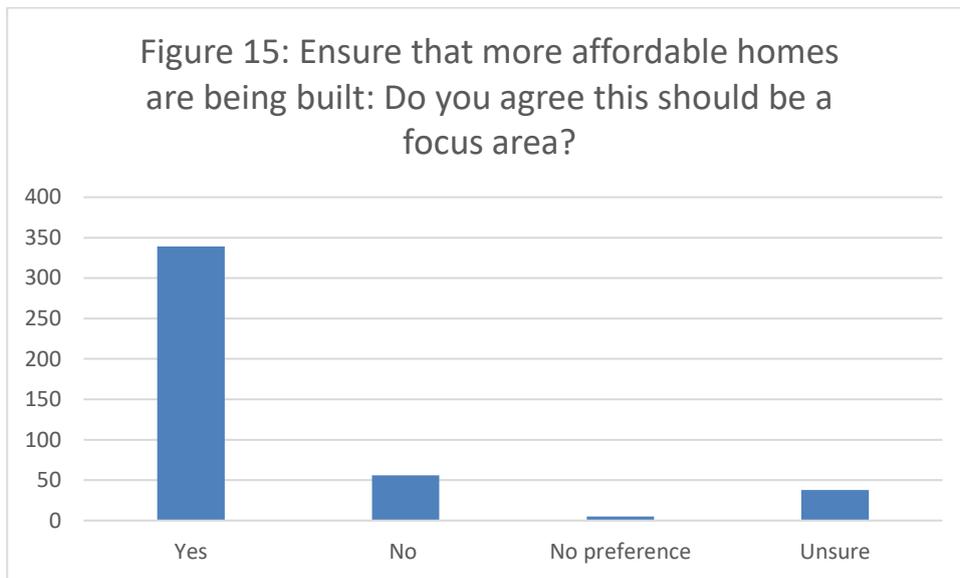
The question

80. In relation to this focus area, we asked:

    Q12.   Do you agree this should be an area of focus for Government and the housing and urban development system?

    Q13.   What else should we consider when ensuring that more affordable homes are being built?

    Q14.   What actions do you think Government, yourself or others could take to ensure that more affordable homes are being built?

Summary of responses

81. A clear majority of submitters supported inclusion of this focus area. 77% (339 submitters) of submitters who responded to question 12 (n=436) agreed that ensuring more affordable houses are being built should be a focus area, while only 13% (56 submitters) disagreed. The remaining 10% answered as

either having no preference or being unsure. However, around 80% of submitters suggested changes be made to this focus area, with many submitters wanting more elements to be added, or for it to be scaled up, clarified, or refocused. An extremely low number of submitters suggested this area might be removed or scaled back.

Figure 15: Ensure that more affordable homes are being built: Do you agree this should be a focus area?

Figure 16: Ensure that more affordable homes are being built: Direction of change suggested in submissions

Support the proposal

82. There was a high level of support for the proposed focus on ensuring a greater supply of homes, especially affordable homes, and for system reform to enable more housing and urban development. This included support for resource management reform, use of joint strategic regional planning, large scale regeneration projects led by Kāinga Ora, the proposed focus on lifting the productivity of the building and construction sector, and addressing infrastructure funding and financing issues. For example:

> *Auckland Council strongly supports a focus by government on increasing the supply of housing across the housing spectrum, and particularly on ensuring that more high-quality, affordable houses are built in Tāmaki Makaurau.*

22

Didn't support or wanted changes to the proposal

83. Some submitters opposed the focus on enabling development both up and out, suggesting that development should be focused on medium and high-density development or 'density done well', and more efficient use of land within existing urban areas. Some of these submissions opposed additional greenfield development due to the associated high travel and infrastructure costs, inefficient use of land, high resulting levels of greenhouse gas emissions from transport, and reduction in the amount of highly productive land that is available for the primary sector. We also received comments about the need to avoid development in greenfield areas that are, or will increasingly be, at risk from natural hazards. Some suggested a different balance between freeing up land for housing and keeping land in horticultural or other primary sector production. For instance:

> *While it is sometimes necessary to free up more land for development, research strongly suggests that doing so should not be the first approach when seeking to provide quality, affordable housing (Güneralp et al., 2020). Compact, walkable neighbourhoods that are well-connected through public transport and feature high-quality medium density housing not only deliver quality living experiences and deliver on wellbeing goals while avoiding sprawl and protecting valuable land, they also reduce infrastructure demands (Bryson & Allen, 2017) and support alternative, low-cost transport options (Howden-Chapman et al., 2010), increasing resilience (Siri, Indvik, & O'Sullivan, (in press)).*

- New Zealand Centre for Sustainable Cities)

84. A large number of submitters suggested that the GPS-HUD should define what the government means by 'affordable housing', to provide clearer expectations for what the sector should be aiming for. Some suggested that affordability needs to focus on upfront and ongoing living costs, for example, including housing, energy, and transport costs, as well as potentially the cost of accessing food and essential services. Others suggested it needs to be relative, based on household size and financial circumstances.

85. Some submitters suggested a greater focus on housing development in rural as well as urban areas.

86. A number of submitters suggested the use of inclusionary zoning, or other means to require or incentivise developers to provide affordable housing as part of development projects.

87. We also received suggestions that there be a focus on partnership between the Māori and the Crown to increase housing supply, focused on delivering the best solutions for Māori.

88. Submitters also commented on the potential for further actions to support innovation in the building sector, for example, removing barriers to bank lending for prefabricated housing, and addressing local authority liability risks for building quality, which lead to risk adverse behaviour in relation to building consents.

Focus area: Provide homes that meet people's needs

What was proposed

89. This focus area concentrated on ensuring 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. This included supporting alternative tenures and pathways to ownership such as purpose built rentals and progressive home ownership, enabling papakāinga on Māori owned land; implementation of the Pacific Housing Strategy, increasing public housing supply via Kāinga Ora and Community Housing Providers, implementing improved regulatory standards for rental homes, supporting the Building for Climate Change programme, supporting first home buyers, and increasing adoption of accessible building principles (for example, universal design).
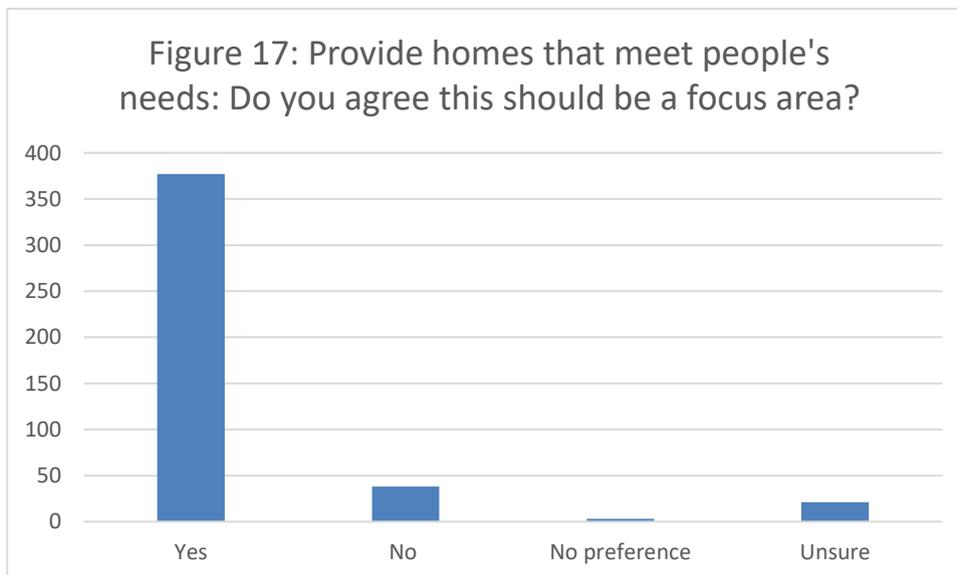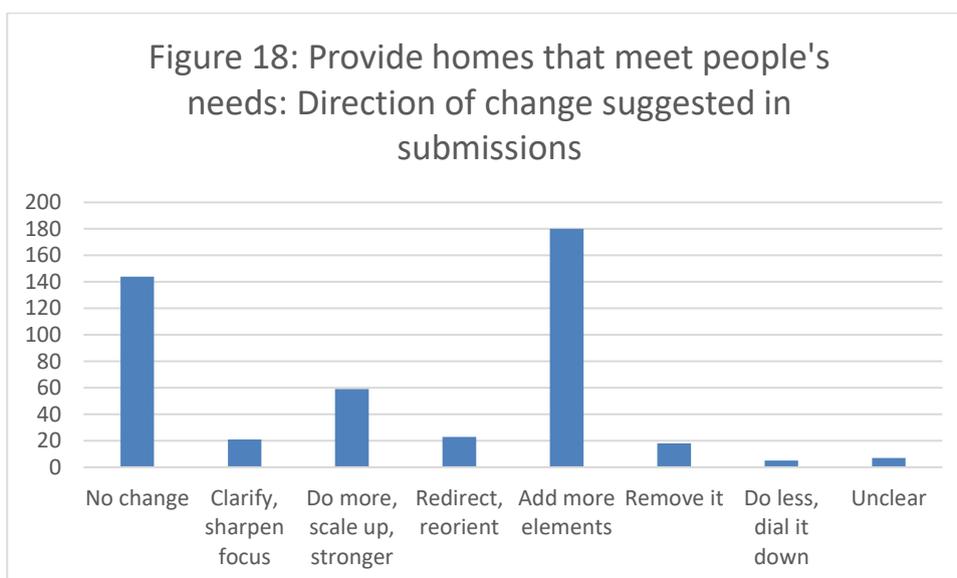
The question

90. In relation to this focus area, we asked:

Q15. Do you agree this should be an area of focus for Government and the housing and urban development system?

Q16. What else should we consider when ensuring that every New Zealander has an affordable, safe, warm, dry, and accessible home to call their own?

Q17. 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?

Summary of responses

91. A clear majority of submitters supported inclusion of this focus area. 86% (377 submitters) of submitters who responded to question 15 (n=439) agreed that providing homes that meet people's needs should be a focus area, while only 9% (38 submitters) disagreed. The remaining 6% answered as wither having no preference or being unsure. However, 68% of submitters suggested that changes made to this focus area, with many submitters wanting more elements to be added, or for it to be scaled, up, clarified, or refocused. A very low number of submitters suggested this area might be removed or scaled back.

Figure 17: Provide homes that meet people's needs: Do you agree this should be a focus area?

Figure 18: Provide homes that meet people's needs: Direction of change suggested in submissions

Support the proposal

92. This focus area received the strongest support. There was very strong support for ensuring homes are safe, warm, dry, healthy, accessible and efficient and that homes suit the needs of people, including those living with disabilities, different cultural groups, different household types, older and younger people, and households with a range of incomes. There was a very high level of support for supporting alternative tenures (such as rent to buy) and greater variety of housing that is appropriate for different cultures. There was good support for the development of the build to rent sector. Many submissions asked for more or quicker action in relation to one or more of these areas.

Didn't support or wanted changes to the proposal

93. Some submitters wanted a much greater focus or leadership on accessibility of housing for all people at any stage of life including those living with disabilities. Many submitters suggested that Government should set a far higher target for the proportion of all homes or public homes that are built to a universal design standard, or regulate to require this of all homes; as well as more partnership with the disability community. For instance:

> *Housing for people with disabilities should be a high priority. They are particularly disadvantaged finding homes that are accessible and adapted to their needs. (Age Concern)*

94. Some submitters commented on the need for far greater focus on addressing the needs of Pacific peoples, noting that Pacific peoples have extremely poor housing outcomes in New Zealand. Many called for an additional focus area on housing solutions for Pacific peoples. We received suggestions for greater partnership with Pacific communities and organisations, supporting collaborative housing (see paragraph 50), supporting housing designs, locations and facilities that support social connection and wellbeing, and there was a high level of support for Pacific home ownership in the first instance, as well as improving accessibility and affordability of long-term rental accommodation for Pacific peoples. For example:

> *Pacific youth and people in general have the right to live in affordable, safe and warm homes. Rentals are too expensive and buying a home has become impossible for people and we now have a generation of Pacific renters who will probably never be able to buy their own homes. We ask for the Ministry and for the government to provide an Equity lens through Pacific policy that will address Housing issues for Pacific people in order to achieve equitable and equal outcomes.*
>
> *- Samoan Council of Churches*

95. Submitters suggested a far greater focus on supporting collaborative housing models, including papakāinga, co-housing, and housing models that support intergenerational and communal living. This included a focus on enabling both the development of appropriate houses and addressing barriers to financing collaborative housing.

96. Many submissions suggested that the GPS-HUD needs to be clear on the differences in security and wellbeing between renting and home ownership in Aotearoa New Zealand and suggested a range of ways to help people into home ownership or to improve renting.

97. There was a very high level of support for more focus on progressive home ownership (eg, rent to buy; shared ownership) and alternative tenures. Some submitters suggested a standardised tools and approaches to financing these tenures, to enable them to be scaled up. Some Pacific community groups suggested more support for these types of approaches particularly to support Pacific peoples into home ownership.

98. Suggestions to improve renting included more regulation to improve security of tenure for renters, supporting purpose-built rentals, greater regulation of landlords and property managers, rental 'Warrant of Fitness' schemes, addressing power imbalances between landlords and tenants, and allowing tenants to change their homes. Others suggested that Government reduce regulation to enable landlords to supply rental accommodation more easily to tenants at an affordable price.

99. Many submitters also felt that this area could include a greater focus on implementing the human right to housing (see paragraph 25).

Focus area: Support resilient, sustainable, inclusive, and prosperous communities

What was proposed

100. This focus area concentrated on ensuring our communities are well equipped to meet long-term climate change, social, environmental, cultural, and economic challenges and opportunities. This included ensuring that system reform delivers strategic housing and urban outcomes, integration of Government and local investment to support urban growth and environmental outcomes, aligning social investment with housing and urban outcomes, supporting iwi and Māori led development, Government delivery of best practice urban development, supporting place-based and urban growth partnerships, and actions to reduce emissions and support climate change adaptation.

The question

101. In relation to this focus area, we asked:

Q18.   Do you agree this should be an area of focus for Government and the housing and urban development system?

Q19.   What else should we consider when working to support resilient, sustainable, inclusive, and prosperous communities?

Q20.   What actions do you think Government, yourself or others could take to support resilient, sustainable, inclusive, and prosperous communities?

Summary of responses

102. The majority of submitters supported inclusion of this focus area. 78% (332 submitters) of submitters who responded to question 18 (n=428) agreed that resilient, sustainable, inclusive, and prosperous communities should be a focus area, while only 12% (50 submitters) disagreed (the remaining 11% answered either having no preference or being unsure).

103. About a third of submitters had no further suggestions to this focus area. However, as shown in Figure 20, around a third of submitters also suggested adding more elements. A very low number of submitters suggested this area was unclear or that it might need to be removed or scaled back.

Figure 19: Support resilient, sustainable, inclusive and prosperous communities: Do you agree this should be a focus area?

Figure 20: Support resilient, sustainable, inclusive and prosperous communities: Direction of change suggested in submissions
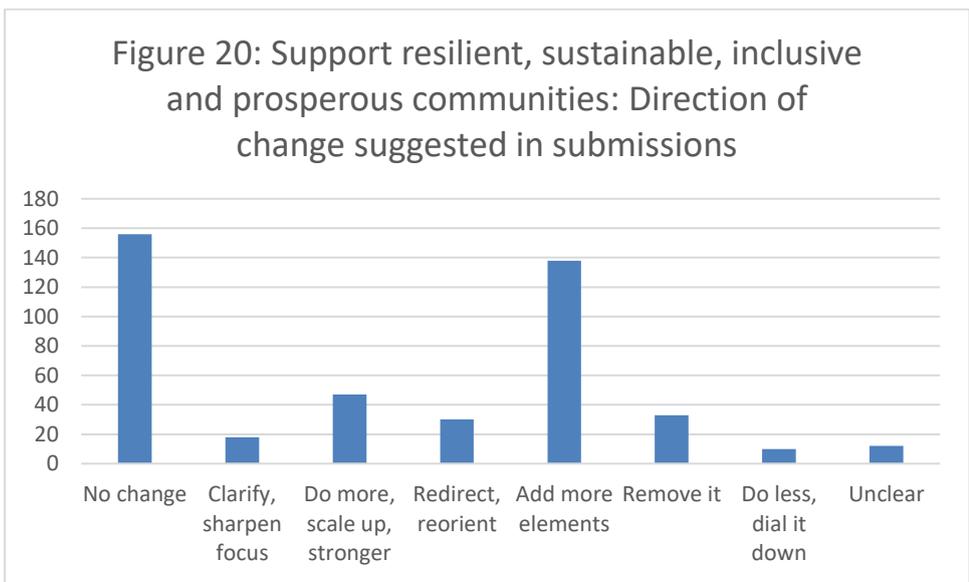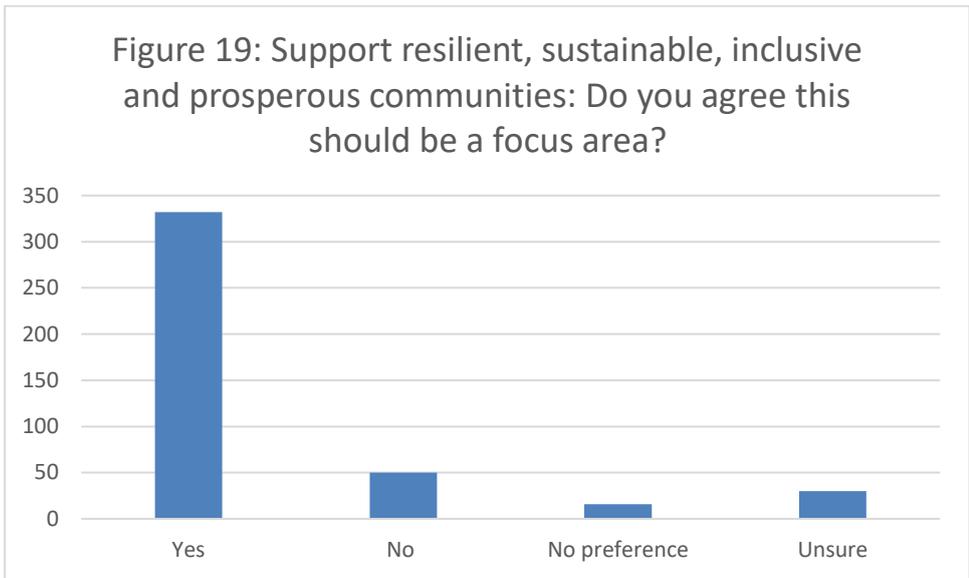
Support the proposal

104. There was a high level of support for the proposed focus on supporting resilient, sustainable, inclusive, and prosperous communities. Many sector groups supported consolidating and aligning infrastructure investment across central and local government. There was also significant support for growing community capability and capacity by providing funding and supporting local innovation. There was significant support for reducing greenhouse gas emissions, improving environmental quality, and building resilience to the effects of climate change.

Didn't support or wanted changes to the proposal

105. Some submitters opposed the focus area on resilient sustainable, inclusive, and prosperous communities as they said the scope was too broad, stating that emphasis on each area could be lost. The submissions commented that there were varied interpretations of the focus area, with some submitters taking an environmental lens, some taking an equity approach, and others commenting on

27

economic resilience. Some submitters suggested that the GPS-HUD should have a separate focus area on the natural environment and climate change.

106. Many submissions communicated the need to make more clear links between intensification and medium-density development with our climate change objectives. We received many submissions showing a desire for the GPS-HUD to clearly articulate what good intensification looks like and emphasise the importance of active and public transport in achieving low emissions urban form.

107. A large number of submitters stated there could be more focus on community-led development and collaboration with whānau. Submitters suggested the increase in green innovation could provide opportunities to invest in community capability. Some submissions suggested direct investment in collaborative design processes. There was strong support to consider social inclusion as an outcome of housing and urban development and to build communities not just houses, which can help to build resilience in the face of challenges such as climate change and pandemics.

108. Many submitters also suggested a greater emphasis be put on accessibility and the value of universal design principles in neighbourhoods and urban areas. There was a clear direction from many submissions that the GPS-HUD needed to better communicate how we can achieve both accessible and sustainable places, especially in the context of transport mode shift.

109. We also received suggestions to better recognise the contribution of historic heritage to community wellbeing, and to include the concept of adaptive reuse – encouraging the use of existing buildings as a way of reducing waste and carbon emissions. We also had more general comments on support for waste reduction as part of supporting sustainable communities.

Focus area: Māori driven housing and urban solutions

What was proposed

110. This focus area concentrated on how to realise the right to self-determine better housing and urban development solutions for iwi and Māori. Actions proposed included reviewing the Māori housing strategy, implementing the MAIHI Partnership Programme to support iwi and Māori, Government investment in kaupapa Māori responses, services and public and community housing places, increasing the number of Māori community housing providers organisations, support to increase iwi and Māori capability to provide housing solutions, increasing the supply of public and community housing places that are built and contracted in Māori communities, and support for infrastructure to support housing on whenua Māori and Māori owned land.

111. This focus area links strongly to the proposals in the MAIHI Ka Ora the National Māori Housing Strategy, which was developed in parallel with the GPS-HUD, with engagement occurring at the same time. Feedback and comments from partners and stakeholders on that strategy was incorporated into MAIHI Ka Ora and subsequently into the GPS-HUD.
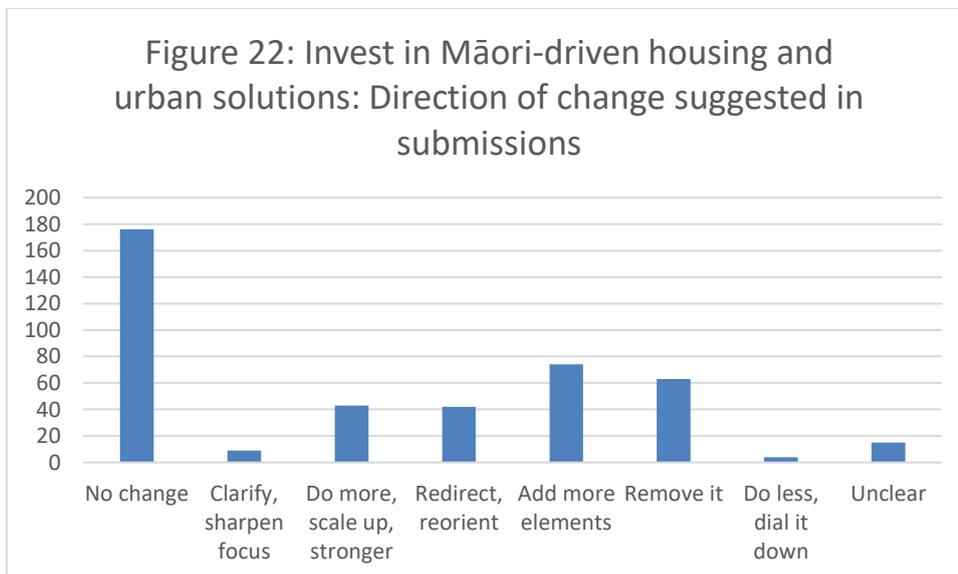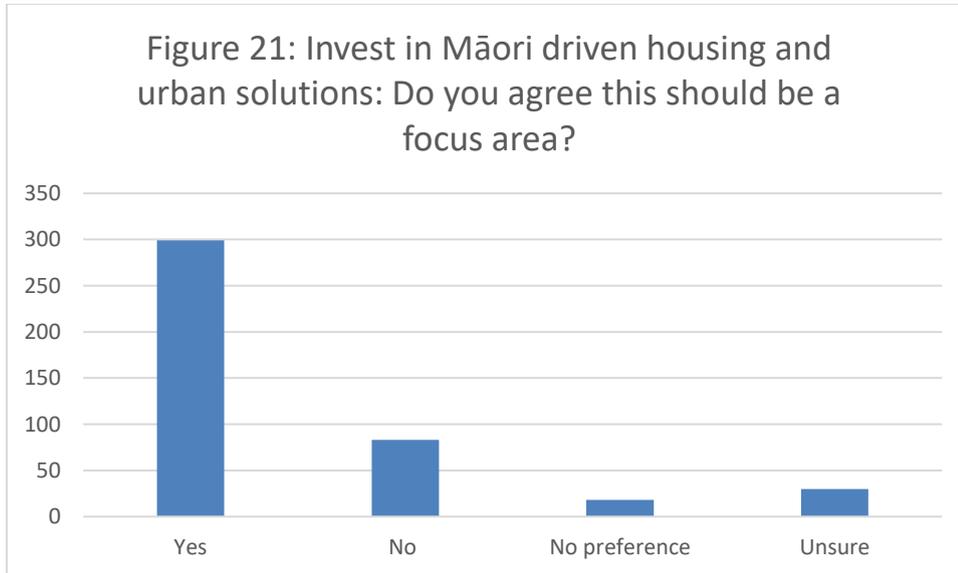
The question

112. In relation to this focus area, we asked:

Q21. Do you agree this should be an area of focus for Government and the housing and urban development system?

Q22. What else should we consider when enabling iwi and Māori-driven housing and urban solutions

Q23. What actions do you think Government, yourself or others could take to enable iwi and Māori-driven housing and urban solutions?

Summary of responses

113. While this area received a slightly lower level of support than the other focus areas, a healthy majority of submitters still supported inclusion of this focus areas. 70% (229 submitters) of submitters who responded to question 21 (n=430) agreed that Māori driven housing and urban solutions should be a focus area, while 19% (83 submitters) disagreed. The remaining 11% answered as either having no preference or being unsure. 59% of submitters who suggested changes to this area, and of these, there were far more who wanted to add more elements, strengthen, or clarify it compared to those who wanted to remove it or scale it back.

Figure 21: Invest in Māori driven housing and urban solutions: Do you agree this should be a focus area?

Figure 22: Invest in Māori-driven housing and urban solutions: Direction of change suggested in submissions

Support the proposal

114. There was a high level of support for the proposed focus on meaningful partnership, investing to enable iwi and Māori to develop and implement housing and urban solutions, and building the capacity and capability of Māori organisations. There was also support for a focus on infrastructure development (involving iwi and Māori communities) to support development of papakāinga. One submitter suggested that the Government provide capacity for Māori and iwi to deliver rural and whenua Māori

29

housing solutions that are affordable and resilient to the impacts of climate change. There was support for systemic change:

> *Critical to achieving the objectives set out in this focus area is the need for systemic change across government and local government. The GPS-HUD must address many of the systemic barriers that have led Māori to being disproportionately positioned at the wrong end of the housing continuum…A critical piece of work for the GPS-HUD will be the requirement to build the capacity and capability of Māori organisations. With this support ,the willingness to make systemic change, the integration of all current housing strategies, frameworks, policies, and the appropriate Crown investment, the objective set out in this focus area will be attainable.*
>
> *- Te Matapihi*

Didn't support or wanted changes to the proposal

115. A number of submitters suggested working more with iwi and hapū, including supporting iwi-led housing initiatives, greater iwi and hapū control over decision making and funding, and re-framing Government as partners rather than leaders, i.e., giving up leadership in favour of collaborative practice and co-design. Some suggested that the Government provide resources to marae to support their communities, and to use Māori community infrastructure, including marae and kōhanga reo, to support Māori housing solutions.

116. Some submitters suggested that there needs to be greater consideration of Māori who are not connected to their iwi and those living in urban areas, potentially working with Māori authorities and supporting these groups into home ownership as the Māori Affairs programme did in the past.

117. There was also support for schemes that can help Māori into home ownership, such as rent to buy, and for financially supporting Māori community housing providers to support better housing outcomes for Māori.

118. Some submissions suggested that there needs to be a greater focus on removing barriers to lending for development on multiply-owned land, and for simplifying regulation and funding infrastructure to enable Māori to develop land.

119. We also heard that there is a need to align with the Māori housing strategy, currently under development.

120. Some submitters opposed the inclusion of this focus area, suggesting that the GPS-HUD should focus on all New Zealanders.

Focus area: Prevent and reduce homelessness

What was proposed

121. This focus area concentrated on ensuring that 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. This included supporting Māori and iwi housing providers to prevent homelessness through kaupapa Māori initiatives, increased supply of new public and supported housing, implementation of the actions in the Aotearoa Homelessness Action Plan (2020-2023), support for those experiencing homelessness, and prevention actions to sustain tenancies, and improve support for people leaving care and leaving prison.
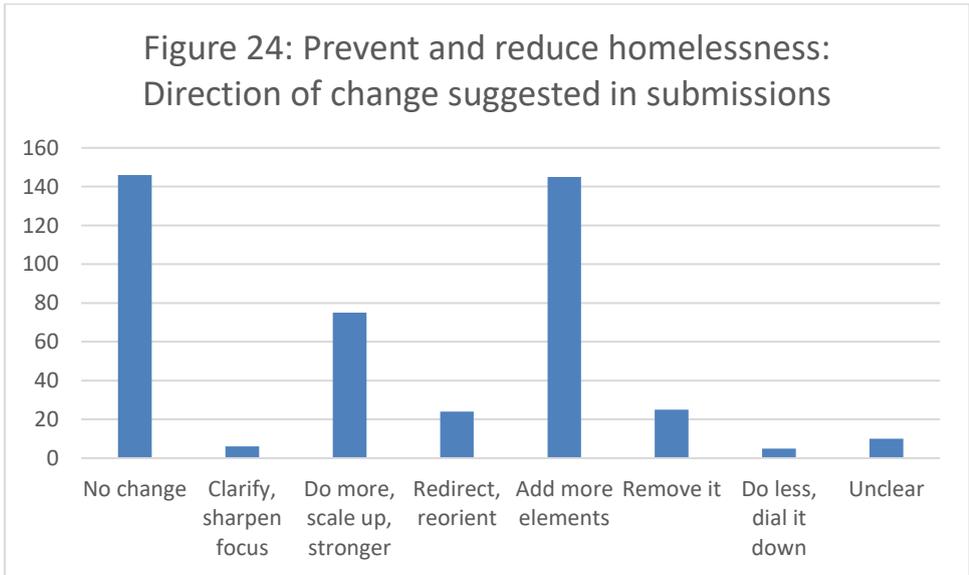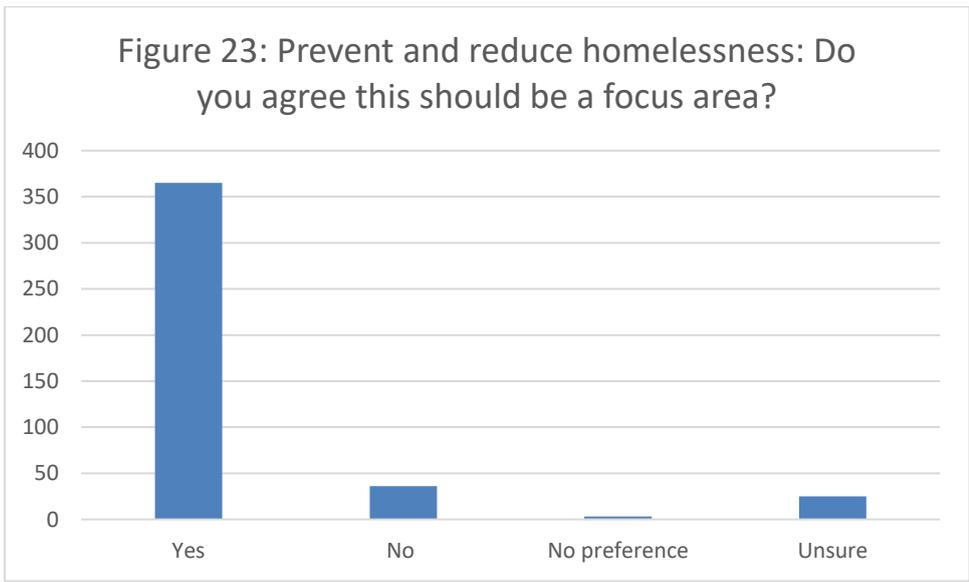
The question

122. In relation to this focus area, we asked:

Q24. Do you agree this should be an area of focus for Government and the housing and urban development system?

Q25. What else should we consider when working to prevent and reduce homelessness?

Q26. What actions do you think Government, yourself or others could take to prevent and reduce homelessness?

Summary of responses

123. The vast majority of submitters supported this focus area. 85% (365 submitters) of submitters who responded to question 24 (n=429) agreed that the prevention and reduction of homelessness should be a focus area, while only 8% (36 submitters) disagreed (the remaining 7% answered either having no preference or being unsure). About a third of submitters had no further suggestions to this focus area, however, there were many suggestions to either add more elements to it or do even more.

Figure 23: Prevent and reduce homelessness: Do you agree this should be a focus area?

Figure 24: Prevent and reduce homelessness: Direction of change suggested in submissions

31

Support the proposal

124. Submitters commented on the importance of addressing homelessness and appreciated the inclusion of homelessness prevention as a focus area. Increasing the public housing supply while reducing the use of motels as emergency accommodation as well as the increasing the housing stock are all actions explicitly supported by submitters. Submitters also supported taking a tikanga and multi-agency approach. Reference was made to the Aotearoa Homelessness Action Plan (2020-2023) with emphasis on its importance and support for it.

Didn't support or wanted changes to the proposal

125. Some submitters opposed the inclusion of the prevention and reduction of homelessness as a focus area. Some suggested goals were not achievable, or the issue was too complex for the Government to solve. Others didn't want government 'interference', arguing the community was better placed to support the homeless.

126. A large number of submitters noted the complexity of the issue and suggested addressing the root causes of homelessness by improving the provision of mental and physical health services, which needed to be increased and sufficiently funded. This required a long-term view as well as a holistic and inter-agency approach.

127. Many submitters emphasised the need to increase housing supply, especially the supply of social housing, by either purchasing existing properties or building new homes. While some suggested this is primarily a government responsibility, others suggested the private sector could play a role as well.

128. More alternative housing solutions were suggested. Ideas ranged from tiny houses and mobile homes to more shelter solutions. Many called for better transitional housing, removing use of motels, and proposed that vulnerable people needed further wrap-around or financial support.

129. A number of submitters suggested more research and monitoring to be done to better understand the need and barriers.

130. We also received suggestions to focus on employment opportunities and income increases as well as education to prevent homelessness.

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

What was proposed

131. This focus area concentrated on re-establishing housing's primary role as a home as opposed to a financial asset. This included implementing and refining demand-side measures to limit speculative investment in existing residential property, increasing housing supply to dampen future expectations of high capital gains, encouraging investment in new builds and associated markets, and removing barriers to alternative tenures, for example, shared ownership, rent-to-buy, leasehold.

The question

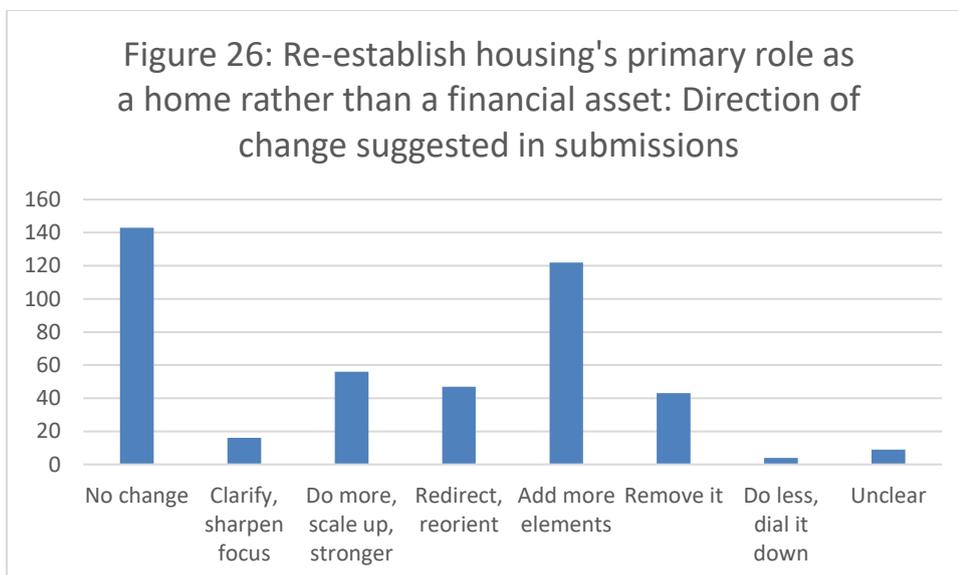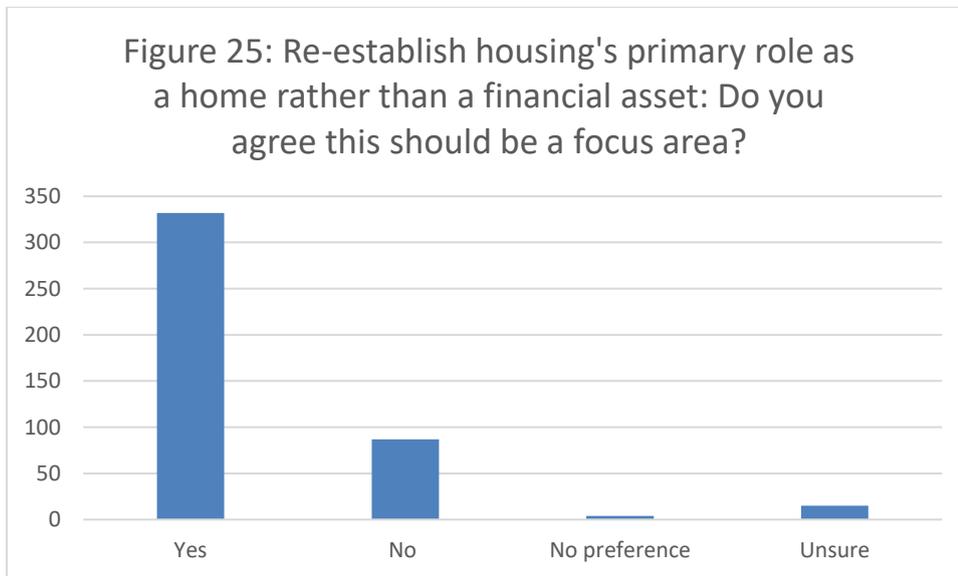132. In relation to this focus area, we asked:

Q27. Do you agree this should be an area of focus for Government and the housing and urban development system?

Q28. 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?

Q29. 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?

Summary of responses

133. The vast majority of submitters supported this focus area. 76% (332 submitters) of submitters who responded to question 27 (n=438) agreed that re-establishing house as homes should be a focus area, while 20% (87 submitters) disagreed. The remaining 4% answered either having no preference or being unsure. About a third of submitters had no further suggestions to this focus area. However, as can be seen in Figure 26, a significant number of submissions suggested adding more elements to this focus area. Just under 10% of submitters (43 submitters) wanted this focus area removed.

Figure 25: Re-establish housing's primary role as a home rather than a financial asset: Do you agree this should be a focus area?

Figure 26: Re-establish housing's primary role as a home rather than a financial asset: Direction of change suggested in submissions

Support the proposal

134. There was a high level of support for the proposed focus on re-establishing housing's primary role as a home rather than a financial asset. There was strong support for reducing speculative investment in the existing housing stock, making home ownership more accessible for first home buyers, and supporting investment into more productive sectors. Many submissions asked for more actions in relation to one or

33

more of these areas. We also received submissions supporting a focus on ensuring the housing market responds to need rather than investment priorities.

Didn't support or wanted changes to the proposal

135. There was some opposition to the framing of houses as homes and on actions to reduce the attractiveness of housing as an investment. Some submitters wanted more emphasis on property investment as a driver for new housing supply, and more recognition of the role that property investors play in providing rental housing, as well as suggestions not to increase costs to landlords which they will pass onto tenants.

136. Several submitters also stated that housing supply issues are the cause of the problem, of which speculative investment is a symptom.

137. There were a number of submissions asking for this focus area to discuss making lending easier. Submissions suggested this could be done through more Government support for home ownership, such as Government-funded mortgages, progressive home ownership, more deposit support for first home buyers, reassessing Kiwibuild settings, and enabling lending to collectives.

138. Many submitters suggested that this focus area look at behaviour change. Some suggested that this focus area could also be clear that housing is a human right.

139. Several submitters – including those who agreed and disagreed with the focus area – suggested the inclusion of an action to increase the financial literacy of groups such as Pacific peoples and Māori, noting that both communities have very poor housing outcomes in New Zealand.

Implementing the GPS-HUD

What was proposed

140. The discussion document proposed that to effectively enable others and support implementation of the GPS-HUD there are things that government will need to do differently. This included:

    a. **Te Maihi o te Whare Māori (MAIHI)** – this includes working in partnership with Māori to solve Aotearoa New Zealand's housing crisis and applying kaupapa Māori approaches to ensure that the government's efforts and investment to respond to the housing crisis are relevant to Māori and consider all aspects of wellbeing including cultural values.

    b. **Place-based approaches** – taking a place-based approach to policy and interventions that recognises that local conditions, partnerships, and solutions are integral to designing interventions that work.

    c. **Genuine and enduring partnerships** – nurturing our relationship with iwi and Māori as our Te Tiriti o Waitangi partner, and Government (including Kāinga Ora) pursing meaningful and real relationships with local government, industry, non-government organisations, local voices, and voices of lived experience.

    d. **Develop sustainable and reliable funding** – Government will work towards more certain, durable, and sustainable schemes and sources of funding for the delivery of housing and urban development.

141. The discussion document also proposed actions that Government agencies would be expected to take to implement the policy and direction in the GPS-HUD, as well as a number of actions that Kāinga Ora might be expected to take to manage its functions and operations to meet the vision and directions in the GPS-HUD.

142. The discussion document also proposed that Government activity and investment will be further focused on prioritising cities and regions experiencing the greatest growth-related pressures, or the most acute housing-related need.

143. It also proposed that implementation plans and a monitoring framework be developed to support the implementation of the GPS-HUD.

The question

144. In relation to this area, we asked:

> Q30.   Do you have any feedback on the proposed approach to implementing the GPS-HUD?

Summary of responses

Te Maihi o Te Whare Māori (MAIHI)

145. A number of submissions discussed the importance of taking a Treaty-centred approach to iwi and Māori housing aspirations and encouraging the Government to more actively partner with Māori to make the necessary changes to do so. We received support for 'by Māori, for Māori' approaches. We received a suggestion that a Māori housing work programme is identified through the GPS-HUD and a Māori housing strategy, focused on housing solutions for Māori, and becomes a joint work programme between iwi and hapū, Te Matapihi and the wider Māori housing sector and the Crown.

Place-based approaches

146. A number of submitters, including local authorities, supported Government taking more of a place-based approach, noting that one-size-fits-all won't work. Local government suggested being clear about how this relates to the role of local government and what the roles for communities are in relation to place making, housing and urban development. Local government also suggested that this approach needs to be consistent with wider government-led reform programmes affecting their sector.

Genuine and enduring partnerships

147. There was a strong degree of support from many sectors for the Government developing stronger and more enduring partnerships to develop and implement solutions to the housing crisis. Several community housing and social sector submissions suggested a fifth 'way of working' focused on partnering for community-led housing solutions, and some from these sectors suggested the Government develop more partnership with Pacific community organisations to support better housing outcomes for Pacific peoples.

148. A number of submissions from local government suggested that the Government see local government as key strategic partners, and that this should underpin development of integrated spatial, infrastructure and funding plans to deliver long-term housing and urban development outcomes.

149. Some submitters from the property, building, and construction sectors suggested better partnerships between their sectors and the Government to address systemic issues.

Sustainable and reliable funding

150. There was strong support for the Government better recognising Aotearoa New Zealand's infrastructure deficit and taking a more active role in infrastructure funding, financing and provision. Some local authorities suggested that infrastructure funding and financing needs a fundamental rethink, and some suggested that the Government should actively and directly fund infrastructure at a national scale or focus on a competitive infrastructure fund accessible by local authorities. This was also supported by a number of submitters who suggested that the Government should increase the provision of public and social housing, with suggestions that this be delivered both by the state and in partnership with community housing providers. Many community housing providers suggested government help to address constraints on their capital funding. Submissions also noted that iwi and Māori need to be included in decision making about infrastructure.

151. We received a suggestion that we need to overcome the constraints of our public finance system by developing new funding and financing tools and make changes that introduce more dynamism into land

markets. There were also suggestions that Government should use value capture uplift as a funding tool.

Place-based priorities

152. Some submitters suggested that the GPS-HUD should set out a prioritisation framework for how the Government will prioritise its effort and investment. Some submitters suggested that there is a disconnect between what the Government's place-based priorities and what Māori consider to be priority areas. It was suggested that all Māori land must be considered a priority for place-based initiatives.

Expectations for Kāinga Ora

153. There were a range of comments on the proposed expectations for Kāinga Ora and on the role of Kāinga Ora in delivering actions across the outcomes and focus areas. Some submitters suggested that Kāinga Ora should work more collaboratively and in partnership, especially with iwi and Māori, the private sector and with local government. This included suggestions to work with iwi and Māori on housing development projects and working with Māori community housing providers to better manage supporting those in need into homes. Some local government submitters suggested Kāinga Ora should work collaboratively with them on spatial priority developments or shared plans for- and delivery of- housing development. Submissions from the private sector suggested that the GPS-HUD be clearer about how the private sector can be involved, especially in relation to strategic land purchases and regeneration projects.

154. Some submitters suggested that the Government should direct Kāinga Ora to acquire brownfield redevelopment sites to support compact cities, to lead by example in delivering homes that don't lock in high emissions or poor use of space, and to play a leading role in embedding new practices across the industry.

155. There were also suggestions that the Government should expect and enable Kāinga Ora to provide more progressive home ownership support, support more first home buyers, deliver more public housing, provide more community education days, build all homes to universal design standards, and meet healthy homes standards at the same time as private landlords.

Implementation plans

156. A large number of submissions expressed concern about the ability to implement the GPS-HUD. Many individuals and organisations suggested that the proposals in the discussion document were either to broad or high level to drive clear action (see paragraphs 22-24).

157. There were many requests for more detail on how and when the actions will be implemented, with a focus on new actions. Others suggested that the vision and outcomes would be more tangible if they were communicated as 'what we want to work towards' with clear direction about how relevant agencies can support them.

158. Many submitters requested that implementation plans be developed in collaboration with partners and stakeholders.

Monitoring progress

159. Some submitters noted the need for a clear framework or set of clear indicators or targets to monitor progress towards meeting the vision and outcomes in the GPS-HUD, and to monitor the progress of the implementation plans. There were specific suggestions that these should include MAIHI performance indicators, infrastructure and growth indicators, and housing quality and accessibility indicators. Some submitters noted that the proposed outcomes are very difficult to monitor because of their breadth. Some suggested reporting on progress at a regional level.