

Te Kāwanatanga o Aotearoa
New Zealand Government



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

PUKA MATAPAKI:
**TAUĀKĪ KAUPAPA HERE A
TE KĀWANATANGA MŌ TE
WHAKAWHANAKE WHARE,
TĀONE ANŌ HOKI**

DISCUSSION DOCUMENT:
**GOVERNMENT POLICY
STATEMENT ON
HOUSING AND URBAN
DEVELOPMENT**

Rārangi Upoko

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Te Tūāpapa Kura Kāinga -
Ministry of Housing and
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Te Kāwanatanga o Aotearoa
New Zealand Government

Rārangi Upoko

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PUKA MATAPAKI: TAUĀKĪ KAUPAPA HERE A TE KĀWANATANGA MŌ TE WHAKAWHANAKE WHARE, TĀONE ANŌ HOKI

DISCUSSION DOCUMENT: GOVERNMENT POLICY STATEMENT ON HOUSING AND URBAN DEVELOPMENT

I tēnei wā tonu, kei te whakahaere a Te Tūāpapa Kura Kāinga (HUD) i te whanaketanga o te Tauāki Kaupapa Here a te Kāwanatanga mō te whakawhanake whare, tāone anō hoki (GPS-HUD).

Ko tā te puka matapaki nei he whakamārama i ngā āhuatanga matua e whakaaro nei te Kāwanatanga me mātua whai wāhi atu ki te GPS-HUD, ka whakaputaina rā i tēnei tau nei.

Kei te tono mātau i ō whakaaro mēnā rānei he tika te ahunga me te rautaki nei e tutuki ai te anamata whai whare, whakawhanake tāone pai ake mā Aotearoa.

Ko te wāhi ki te GPS-HUD he whakaatu ake i te pae tawhiti me ngā panonitanga e hiahiatia ana mō te whanaketanga kāinga, whanaketanga whare anō hoki ki Aotearoa. Ka whakaatu hoki i te āhua ki te mahi tahi a te Kāwanatanga me ētahi atu hei whakatinana i tēnei whāinga. He pānga nui tōna ki te āhua o ngā kaupapa here, ngā haumitanga me ngā hōtaka mahi o anamata a te kāwanatanga .

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

This discussion document outlines the key elements that the Government expects to be included in the GPS-HUD that will be released later this year.

We are seeking your input on whether this sets out the right direction and approach to realise a better housing and urban future for Aotearoa New Zealand.

The GPS-HUD is intended to communicate the long-term vision and change required for housing and urban development in Aotearoa New Zealand. It will set out how Government and others will work together to realise this vision. This will shape future government policy, investment, and programmes of work.

He tirohanga anga whakamua

A forward-looking view

Ko te wāhi ki te GPS-HUD he anga ā-tekau tau maha, ā, kei te iho ko ngā hua mā ngā tāngata, mā ngā hapori, mā te ōhanga me ngā taiao – ērā kua hangaia mai, me ngā taiao māori mai anō hoki. Ko tāna he whakaatu i te āhua o tā ngā tari kāwanatanga me ngā hinonga kāwanatanga tautoko i te arotahi a te Kāwanatanga ki te whakawhanake kāinga, whare anō hoki i Aotearoa mā:

- te tautoko tika atu me te tuku haumitanga pūmau mā ngā tāngata me ngā hapori
- te āheitanga o te hunga hirahira i roto i ngā mahi whakawhanake kāinga, tāone anō hoki ki te mahi i ā rātau mahi mā roto mai i te whakarite i ngā whakatikanga ā-ture e hāngai ana me ngā kaupapa here anō hoki.
- te mahi tahi ki ngā iwi, ki te Māori anō hoki kia whai wāhi mai ai te auahatanga me te hautūtanga ki te Māori, nā te Māori, mā te Māori, kia hāngai rā ki Te Maihi o te Whare Māori (MAIHI); me
- te ārahi mā te whakatauirā, tae noa ki a Kāinga Ora rā hoki (Kāinga Ora), mā te whakaheke i te nui o ngā puhanga haurehu me te whakatō i te manawaroa ā-āhua rangi i roto i ō tātau kāinga me ō tātau hapori katoa.

Nā te mea ko Kāinga Ora te tari whakawhanake noho tāone a te Karauna, me whakamana rā ia i te pae tawhiti kua whakamāramahia rā i te GPS-HUD. Ka rite tonu te whakatakotohia o ngā whāinga motuhake mō Kāinga Ora e te Minita tika i ia tau. Ka hāngai ēnei, ka tautoko hoki ēnei i te pae tawhiti o te GPS-HUD.

Me whakaputa te Kāwanatanga i te GPS-HUD i mua i te 1 o Oketopa 2021. Kia whakaputaina rā, mā HUD e uruhi te GPS-HUD, e tūhono hoki ai i ngā mahi ki te kāwanatanga whānui me ētahi atu hoki. Ka aroturuki rā hoki i te haere, ā, ka ārahi i te arotakenga o ia toru tau.

The GPS-HUD is intended to take a multi-decade outlook, with outcomes for people, communities, the economy, and our built and natural environments at its centre. It lays out how government agencies and entities will support the Government’s focus for housing and urban development in Aotearoa New Zealand by:

- providing direct support for, and reliable investment in, people and communities
- enabling everyone who plays an important role in housing and urban development to do what they do best, by providing fit-for-purpose regulatory, institutional, and policy settings
- partnering with iwi and Māori to bring innovation and leadership with Māori, by Māori for Māori, in line with our existing Te Maihi o te Whare Māori – Māori and Iwi Housing Innovation framework for action (MAIHI), and
- leading by example, including via Kāinga Ora - Homes and Communities (Kāinga Ora), in reducing emissions and building climate resilience in our homes and all our communities.

Kāinga Ora, as the Crown’s urban development agency, must give effect to the long-term vision outlined in the GPS-HUD. Specific expectations for Kāinga Ora will continue to be set by responsible Ministers each year. These will align with and complement the long-term direction of the GPS-HUD.

Government is required to publish the GPS-HUD by 1 October 2021. Once published, HUD will administer the GPS-HUD, coordinate action across government and with others, monitor progress, and lead the required three-yearly review.

Puka matapaki

Discussion document

Ehara tēnei puka i te tuhinga hukihuki GPS. Heoi anō, he nui ngā āhuatanga o roto e whakaaro ana ka whai wāhi ki te GPS-HUD. Kua hangaia rā ia kia whakamāramahia te ahunga hei whai mā tātau me ngā mahi kia whai whakahoki kōrero ai, kia whakaahua hoki ai i te GPS-HUD ka whakaputaina rā ā te Oketopa.

I runga i ngā whakahokinga kōrero ki a mātau, e whakapae ana ka whai wāhi ētahi mahi kē atu, ā, ētahi āwhina whāiti ake ki a Kāinga Ora, ā, ki tari kē atu anō hoki.

E tūmanako hoki ana mātau mā roto mai i te hātepe kōrerorero tahi ka tohua e ētahi o waho i te kāwanatanga ngā mahi hei mahi mā rātau ki te tautoko i te ahunga, me te aha, ka pai hoki kia whai wāhi tērā ki te GPS-HUD whakamutunga. He mōhio nō mātau e tutuki ai ngā hua whai whare, noho tāone pai ake, me mahi tahi.

This document is not a draft GPS. However, it does include many of the elements expected to be included in the GPS-HUD. It is designed to outline the proposed direction and action in order to seek feedback and shape the GPS-HUD that will be published in October.

Based on the feedback we receive it is anticipated that further actions will be included, and more detailed direction provided to Kāinga Ora, as well as other agencies.

We also hope that through the consultation process others outside of government will identify actions that they could take to support the direction and that this can also be included in the final GPS-HUD, acknowledging that realising better housing and urban outcomes will require a collaborative approach.

Te Hātepe Kōrerorero Tahī Consultation Process

I te whakatatanga atu ki te whakaputanga o tēnei puka matapaki:

- Kua mahi tahi mātau, te Karauna, ki ngā iwi, ki te Māori anō hoki hei hoa Tiriti o Waitangi mā roto mai i ngā mahi ā-rōpū ki te kohikohi kōrero me te whai whakahokinga kōrero, ā,
- Kua tīmata ngā whakapātanga kaitā, aro tika maha me te hunga ahumahi me ngā māngai o te rāngai, ngā tōrangapu kāore ōna herenga ki te kāwanatanga, ā, ngā māngai o ngā rangatōpū ā-rohe.

Ko te whāinga o tēnei kia mārama ake ai ki ngā momo whakaaro e pā ana ki ngā wero me ngā āheitanga whakawhanake whai whare, noho tāone hoki i Aotearoa, kia rongo hoki i ngā whakaaro mō te pae tawhiti o te hātepe.

He tautoko te puka matapaki nei i ngā kōrerorero tūmatawhānui hei whakapai ake anō i te GPS-HUD i mua i te whakaputaina o te puka whakamutunga i mua i te 1 o Oketopa 2021.

Mā roto mai i te kōrerorero tahi tūmatawhānui, e whai ana mātau:

- kia whakamātau i te pae tawhiti me ngā hua e whai nei mātau ki te whakawhanake i te whai whare, noho tāone.
- i ngā whakahokinga kōrero mō ngā wāhanga arotahi me ngā mahi
- kia tūtohutia ngā wāhanga e taea nei e ētahi atu te tāpae mai, hei tautoko i te GPS-HUD
- kia kitea ai ngā āheinga kia pai ake tā te kāwanatanga tautoko mai, ā, kia taea e ētahi atu te whakatutuki.

I roto i tēnei kōrerorero tahi, ka whakapā tonu atu mātau ki ngā iwi, ki te Māori hoki, kia whakapakari ake i ngā whakapātanga o mua e pā ana ki tā te GPS-HUD tautoko i te whakawhanake whare, tāone anō hoki.

Tūāoma	Te rangi
Ka whakaputaina te puka matapaki	Te puku o Hune
Te whakapā tonu ki te hunga whaipānga	Hune/Hūrae
Ka kati te wā kōrerorero tahi	Te hiku o Hūrae
Ka whakaputaina te GPS	1 o Oketopa

Kei te pōhiritia ngā whakahokinga kōrero mō ngā tuinga katoa kei tēnei puka matapaki. Ka āta whakaarohia i a mātau ka whakaahua i te GPS-HUD whakamutunga me ngā mahere whakaū anō hoki. Puta noa i te pukapuka ko ngā pātai matua hei toko ake i ngā whakahokinga kōrero. Kei te pīrangī mātau ki te mōhio:

- Kei te whakaae rānei koe ki te pae tawhiti me ngā hua? Me whai wāhi mai ētahi kōrero atu anō?
- Kei te whakaae rānei koe he āwhina ngā wāhanga arotahi ki te whakatutuki i ngā hua e whai nei mātau? He aha ētahi atu āhuatanga me aro?
- Kei te hāngai rānei ngā āhuatanga mahi ki te rautaki me mātua puta i te kāwanatanga?
- Me whakakaha ake rānei ētahi mahi, e tamō ana rānei ētahi, kia puta ai ngā hua?
- He aha ētahi mahi e taea nei e koe, e ētahi atu i te pūnaha rānei, ā, he aha te momo tautoko e hiahiatia nā?
- He aha ētahi hiahia atu anō, hiahia hou rānei mō Kāinga Ora me whai wāhi mai? Ka pēhea ētahi atu tari?

In the period leading up to the publication of this discussion document:

- as the Crown, we have worked with iwi and Māori as Te Tiriti o Waitangi partners through interactive workshops gathering information and obtaining feedback, and
- we have undertaken a variety of larger-scale and targeted engagements with industry and sector representatives, non-government organisations, and with local government representatives.

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.

This discussion document is intended to support public consultation to further refine the GPS-HUD ahead of the publication of a final document by 1 October 2021.

Through this public consultation we are seeking:

- to test the proposed vision and outcomes we are seeking for housing and urban development
- feedback on the proposed focus areas and actions
- to identify areas where others can contribute, in support of the GPS-HUD
- to identify opportunities for government to better support and enable others to deliver.

As part of this consultation, we will continue to engage with iwi and Māori, building on previous engagement around how the GPS-HUD can support Māori housing and urban development.

Milestone	Date
Discussion document released	Mid-June
Further engagement with stakeholders	June/July
Consultation period closes	End of July
GPS published	1 October

Feedback on anything included in this discussion document is welcomed. It will be taken into account as we shape the final GPS-HUD and the supporting implementation plans. Key questions are included throughout the document to prompt feedback.

Broadly we'd like to understand:

- Do you agree with the proposed vision and outcomes? Is there anything else that should be included?
- Do you agree that the proposed focus areas will help us realise the outcomes we want to see? What else should be the focus?
- Do the proposed ways of working reflect the approach that is required from government?
- Are there any actions that need more emphasis, or which are missing, to deliver the outcomes?
- What actions could you or others in the system contribute to delivering on, and what type of support would be needed?
- What additional or new expectations of Kāinga Ora do you think should be included? What about expectations of other agencies?

WHAKATAKINGA: KA MAHI TAHI TE KĀWANATANGA KI ĒTAHI ATU KIA PUTA AI HE HUA

INTRODUCTION: THE GOVERNMENT WILL WORK WITH OTHERS TO DELIVER CHANGE

The GPS-HUD will set the Government’s long-term vision for housing and urban development in Aotearoa New Zealand. It will enable us to ensure our investment streams, regulatory interventions and policies are aligned across agencies and entities to deliver and enable, at pace and scale, the changes that we all want to see across Aotearoa New Zealand.

We need to pursue meaningful partnerships with iwi and Māori as Te Tiriti o Waitangi partners. We need to cement resilient relationships with community housing providers and other non-government organisations, local government, the private sector, and communities.

Together we will build infrastructure and homes, and nurture thriving communities with thriving economies that sustain services, jobs, schools, and transport links for people.

We also need to leverage the knowledge and skills of these very same people, entities, and communities to inform the way we design policy, investments, and interventions to make sure that government actions deliver well on the ground.

This can’t be done through one conversation, one investment or across a fixed period of time. The conversations we have had with iwi and Māori, community housing providers, industry and in communities to develop the proposed GPS-HUD content in this discussion document need to continue. We are working on ways to keep the conversation going as we take deliberate steps towards our goals.

The GPS-HUD will also support the work of others outside of government. Private and small-scale developers, local government and even people building their own homes should be able to understand and respond to the strategic direction laid out in the GPS-HUD and contribute a home or development that helps realise a collective vision.

Change isn’t something that governments and policymakers own – we can all contribute.

TE WĀHI KI TE GPS-HUD

THE ROLE OF THE GPS-HUD

The GPS-HUD is intended to be a system strategy that informs and influences activity. It will help guide how government works and where it will focus its energy and resources to improve housing and urban development outcomes.

It will be a mechanism that seeks to align government policy and activity that affects housing and urban development. It will build on and connect other government strategies including, for example, He Whare Āhuru He Oranga Tāngata - the Māori Housing Strategy, the Homelessness Action Plan, and the Government Policy Statement on Land Transport. By setting an overarching direction for housing and urban development via the GPS-HUD we can ensure that all activity is aligned and working towards realising a shared, consistent, and enduring set of outcomes.

The proposed direction included in this document draws heavily on these existing strategies and is consistent with the objectives they have set. The associated work programmes that exist to support these will be central to bringing the GPS-HUD to life. The actions in this document include a mix of well established, such as the Public Housing build programme, and recently announced initiatives like the Housing Acceleration Fund.

For example, the components of the Government's Urban Growth Agenda (UGA), which aims to remove barriers to the supply of land and infrastructure and make room for cities to grow up and out, feature strongly in the proposed GPS-HUD focus areas. The National Policy Statement on Urban Development (NPS-UD) and the Urban Growth Partnerships, that facilitate the development of joint spatial plans, are central to the proposed actions.

The role of the GPS-HUD is to bring everything together, and place work programmes like the UGA in context alongside the other initiatives that are necessary for achieving the long-term vision.

It's important to note that the GPS-HUD is not intended to provide a detailed blueprint of all future activity. The context and environment will change over time, and specific initiatives and regulation will be developed in response to those changes, and agreed by the Government as needed.

Ngā mahere whakaū

Implementation plans

It is intended that specific implementation plans will be developed to sit alongside the GPS-HUD. They will provide more detail on how the GPS-HUD will be implemented where required and to provide clarity and further direction to guide delivery and inform stakeholders.

The implementation plans may be new or reflect existing agreed plans, such as the Public Housing Plan 2021-2024, which lays out the medium-term plan to increase public housing supply. Like the Public Housing Plan, new implementation plans will include key performance indicators to monitor successful implementation of the GPS-HUD.

It is anticipated that implementation plans will be updated more frequently than the GPS-HUD, to reflect changing needs.

Direction-setting:

Strategies and frameworks that set direction, shape focus and

GPS Housing & Urban Development			Other Sector strategies eg GPS Land Transport, Healthy Homes Initiative
	Māori Housing Strategy	Homelessness Action Plan	

Implementation:

Programmes, initiatives and instruments that support outcomes,

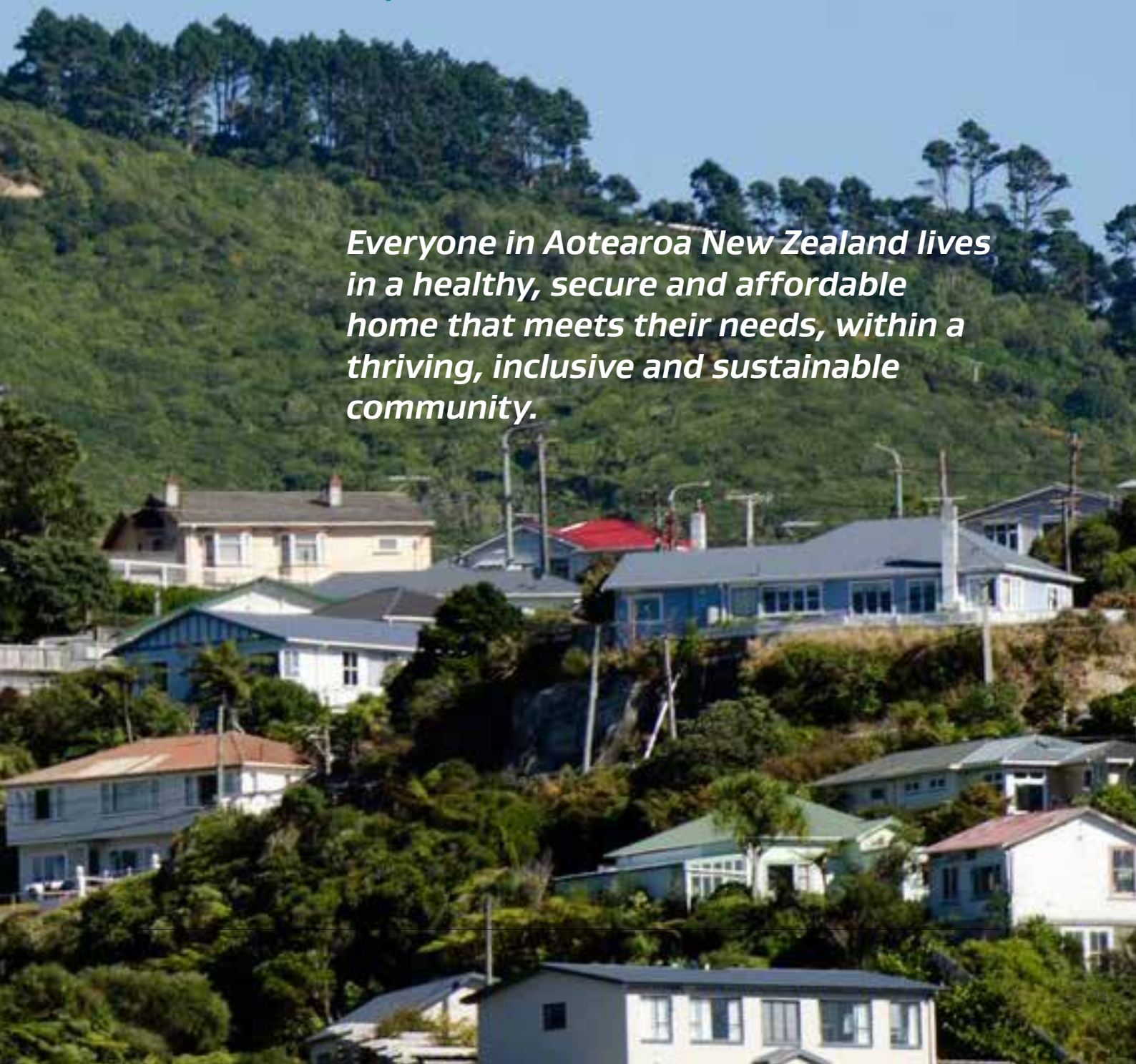
GPS-HUD direction to Kāinga Ora	NPS Urban Development	Urban Growth Partnerships	RMA reform
MAIHI partnerships	Public Housing Plan	3 waters reforms	Housing Acceleration Fund



WHĀINGA PAE TAWHITI VISION

E noho ana ngā tāngata katoa i Aotearoa ki tētahi kāinga ora, kāinga whakamarumarū, utu-pai anō hoki e hāngai nei ki ō rātau hiahia i roto i tētahi hapori tōnui, whakaaro nui, toitū hoki.

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



TIROHANGA WHĀNUI

OVERVIEW

Ko tā te puka matapaki nei he tono i ngā whakahokinga kōrero, i te pae tawhiti, i ngā hua, i ngā aronga (me ngā tono mahi), ā, ngā āhuatanga mahi hei whakaahua i te whakawhanaketanga o ngā whare me ngā tāone i Aotearoa.

Whāinga

Kia whai ngā tāngata katoa i Aotearoa i tētahi kāinga ora, whakahaumarū, utu pai anō hoki e ngata ai ō rātau hiahia i roto i tētahi hapori tōnui, whakaaro nui, toitū anō hoki.

Ngā hua

Ngā hapori tōnui

Kei te noho ngā tāngata katoa i ngā kāinga me ngā hapori e hāngai ana ki ō rātau hiahia me ō rātau wawata ā-mahi, ā-ako, ā-pāpori, ā-ahurea – he wāhi utu pai, tūhonohono, he toitū i raro i te taiao, he haumarū, ā, he wāhi whakaaro nui.

Te ora mā roto i te whai whare

He whare ake, he whare rēti rānei tō ngā tāngata katoa o Aotearoa. He whare utu-pai, ora, whakamarumarū, ā, tētahi e hāngai ana ki ō rātau hiahia me ō rātau wawata.

Ngā aronga e ono

Kia nui ake te hanganga o ngā whare utu-pai

Te hanga i tētahi māketē whenua ā-whare, ā-tāone anō hoki ka urupare atu ki te tipu o te pāpori me ngā panonitanga ki ngā hiahia mō ngā whare. He māketē utu-pai mō ngā kairēti me te hunga hoko whare, waihoki, kua āta whakaritea, ā, ka āta whakahaerehia.

Te tautoko i ngā hapori manawaroa, toitū, whakaaro nui, puāwai anō hoki

Kei te mātau ō tātau hapori ki te whakatutuki i ngā wero me ngā āheitanga paetawhiti ā-āhuarangi, ā-pāpori, ā-taiao, ā-ahurea, ā-ōhanga anō hoki.

Te kaupare me te whakaheke i te nui o te kāinga koretanga

Me uaua ka kite i te kāinga koretanga, he poto rānei, he tōwai-kore rānei nā te mea kua whai whare tika me ngā ratonga tautoko e manaaki ana i a rātau i te taha ki te hauora, te pūtea, te waranga me ētahi atu take o roto i te hapori i mōrearea ai rātau ki te kāinga koretanga

Ngā 'Āhuatanga mahi' e whā

Te Maihi o te Whare Māori

E mahi tahi ana te Kāwanatanga me ngā iwi me te Māori ki te āki i ngā urupare motuhake, urupare toitū hoki e hāngai ana ki ngā wawata whakawhanake whare, whakawhanake tāone. Waihoki he tōmua, he rite tonu hoki ngā whakapāpātanga, ā, ka whakapiki hoki i tō rātau āheinga kia puta ai te tino rangatiratanga.

Te whakahoahoa ā-wāhi

E hiahia ana ngā hapori i ngā urupare motuhake mā rātau i roto i ia wāhi, ā, me ngātahi, me hāngai hoki ngā urupare ki ō rātau hiahia.

Te mahi tahi ki te whai urupare whare, tāone anō hoki

Ko te Māori tonu kei te whakatau i ōna hiahia ā-whare me ōna wawata, e tautoko ana hoki i te puāwai o te whānau me te ora ā-reanga, ā, te whakatau hoki i te ara e tutuki ai aua wawata.

He pūnaha urutau, urupare

E pāhekoheko ana te pūnaha whakawhanake whare, ā, e urupare ana anō hoki ki ngā wero me ngā āheinga ka ara ake.

Te tuku i ngā whare e hāngai ana ki ngā hiahia o te tangata

Kei te pīrangī mātau kia whai a Aotearoa i tētahi whare āhei-nui, haumarū, mahana, maroke, ā, utu-pai anō hoki hei kāinga mō rātau, e hāngai ana hoki ki ō rātau hiahia me ngā āhuatanga o ō rātau nā ao – ahakoa kairēti mai rānei, nā rātau tonu rānei i hoko.

Te haumi atu ki ngā urupare whare, tāone hoki e ākina ana e te Māori

Mā ngā iwi, mā te Māori ake e whakatau ngā urupare pai ake mō te whakawhanake whare, tāone anō hoki.

Te whakapūmau anō i te wāhi matua o te whai whare hei kāinga, tērā i te whai whare hei rawa.

Whakahekea iho te mahi haumi i ngā whare kua tū kē, kia māmā ake ai tā ngā kaihoko whare āhei atu ki te hoko i ō rātau whare tuatahi, ā, kia tautokona anō hoki tētahi ōhanga whaihua, manawarua, taurite anō hoki.

Ngā hononga pono, hononga mauroa

Ka tuku, ka tautoko hoki ngā hononga whai hua, ngā whakamahere ngātahi, ngā haumitanga me ngā whakatau i te āheitanga o te pūnaha whānui.

Ngā haumitanga toitū, pūmau hoki

Ka ora te pūnaha i ngā puna haumitanga, puna tahua (te tūmataiti me te tūmatanui) roroa, toitū anō hoki hei tautoko, hei akiaki hoki i ngā hua whakawhanake whare, whakawhanake tāone.

TIROHANGA WHĀNUI OVERVIEW

This discussion document proposes, for feedback, a vision, outcomes, focus areas (and proposed actions), and ways of working to shape housing and urban development in Aotearoa New Zealand.

Vision

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

Outcomes

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.

Wellbeing through housing

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

Six Focus Areas

Ensure that more affordable houses are being built

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

Support resilient, sustainable, inclusive and prosperous communities

Our communities are well equipped to meet long-term climate, social, environmental, cultural and economic challenges and opportunities

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 them to resolve the health, financial, addiction and other social issues that place them at risk of becoming homeless

Four 'Ways of working'

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

Place-based approaches

Communities need tailored solutions that work for them in each place, and solutions will need to be targeted and developed collaboratively to meet their needs

Partnering for Māori housing & 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

An adaptive and responsive system

The housing and urban development system is integrated, self-adjusting, and responsive to emerging challenges and opportunities

Provide homes that meet people's needs

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

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

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

Genuine and enduring partnerships

Effective relationships, and coordinated planning, investment and decision-making delivers outcomes and supports capability and capacity building across the system

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

Successfully implementing the GPS-HUD requires government to partner and collaborate with others to enable a system wide response. Several different groups have key roles to play:



Roles and responsibilities in the housing and urban development system

<p>Being a world-class public housing landlord</p> <p>Partnering with the development community, Māori, local and central government, and others on urban development projects</p>	<p>Provide housing and support for households in need</p> <p>Community and transitional housing deliver social or affordable rental housing</p> <p>Housing and services targeted to specific groups, such as people with disabilities, or for particular ethnic groups</p>	<p>Crucial role across housing and urban development system</p> <p>Deliver effective housing and urban solutions for Māori communities</p> <p>Support government to respond to homelessness and housing need</p> <p>Invest in housing and urban development, including for whānau Māori, through post-settlement entities</p>
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How the GPS-HUD provides direction and support

<p>Requires Kāinga Ora to manage its functions and operations to deliver the GPS-HUD strategy and actions</p> <p>This will be reinforced, and adjusted as necessary, through the annual process of setting Ministerial expectations</p> <p>GPS-HUD implementation plans will further support Kāinga Ora to deliver</p>	<p>Communicates Government’s long-term intent to address housing needs through investment and regulatory reform</p> <p>Helps align the sector with a common vision, goals, actions and approach to responding to homelessness and housing deprivation, unaffordability, and ensuring that homes meet peoples’ needs</p>	<p>Recognises the right of Māori to self-determine better housing solutions</p> <p>Sets an ambitious vision for Māori housing outcomes</p> <p>Reinforces the Māori and Iwi Housing Innovation (MAIHI) framework for action</p> <p>Emphasises the importance of the Māori-Crown relationship to addressing the housing crisis</p> <p>Calls on government to more actively partner with Māori and Iwi to respond to immediate needs and deliver system-wide change</p>
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Local government	Central government	Private Sector
<p>Works to promote the social, economic, environmental, and cultural wellbeing of their communities</p> <p>Key enabler and delivery agent for housing and urban development strategy</p> <p>Infrastructure provision</p> <p>Coordinated strategic planning</p> <p>Environmental management</p> <p>Partner in responding to homelessness and housing need</p>	<p>There are a range of central government agencies with roles and responsibilities in the housing and urban development system, including administering the Resource Management Act, regulating the building and construction sector, developing strategic direction to the transport system and providing funding to support households and whānau into homes</p>	<p>Significant role in funding, financing, designing, constructing, delivering, and maintaining the built environment</p> <p>Overwhelmingly the largest provider of accommodation in New Zealand, through both owner-occupation and rental provision</p>

<p>Crystallises central government goals and expectations (e.g. outlines major programmes of reform)</p> <p>Outlines funding and principles that inform investment</p> <p>Calls for planning and decision-making to be better aligned between central and local government</p> <p>Reaffirms commitment to urban growth and place-based partnerships</p>	<p>Sets out an enduring long-term vision for housing and urban development</p> <p>Supports greater coordination across central government reform and investment programmes</p> <p>Calls for planning and decision-making to be better aligned between central and local government</p> <p>Provides a list of actions for central government agencies to pursue</p>	<p>Recommits to systemic reform programmes that will deliver better-functioning planning, infrastructure, development, building and construction sectors</p> <p>Promotes direct government investment and support towards new housing and urban development projects</p> <p>Calls for investment in innovative building methods and skills and training across industries</p>
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WĀHANGA 1:

**TE WHAKAWHANAKE
I NGĀ WHARE ME NGĀ
TĀONE KI AOTEAROA**

SECTION 1:

**HOUSING AND URBAN
DEVELOPMENT IN
AOTEAROA NEW
ZEALAND**

ME TĪMATA INĀIANEI ACTION IS NEEDED TODAY

Access to healthy, secure, and affordable homes in thriving, inclusive and sustainable communities is a persistent and long-term challenge for Aotearoa New Zealand that continues to get bigger and more complex. The under-performance of our housing stock and our urban areas are combining to grow inequality and inequity in our communities.

A snapshot of today

- House prices rose 24% in the year to March 2021 and 145% in the last 10 years (Real Estate Institute New Zealand)
- Rental prices increased by 3.2% in the year to April 2021 and 37% in the last 10 years (Stats NZ), but with significant regional variation
- \$1.46 trillion is invested in residential property in NZ — approximately 8 times the capitalisation of our stock market and 11 times the value of NZ Super and KiwiSaver funds (compared to multiples of 3 and 2.5 in Australia) (CoreLogic)
- 42,000 people are living without shelter, in temporary accommodation or sharing accommodation, including almost 13,000 Māori (Census 2018/Stats NZ/University of Otago)
- Over 23,000 applicants are on the public housing register (Ministry of Social Development/HUD)
- 7.7 dwelling consents issued per 1000 people, up from 3.1 in 2011, but down from 13.4 in 1973 (Stats NZ/HUD)
- 27% of adult New Zealanders report problems with dampness or mould (Stats NZ)
- 44% of jobs can be accessed within 45 minutes via driving, 23% via cycling, 15% via public transport and 5% via walking (Waka Kotahi NZ Transport Agency)
- Only 9.5% of recently built homes in 2019/20 had access to frequent public transport services (Ministry of Transport)
- GHG emissions from transport, and predominantly private light vehicles, increased by 90 percent from 1990 to 2018 (Ministry for the Environment)

More people are struggling to rent or buy healthy homes they can afford

The housing crisis is growing at a pace and scale that is now outstripping other developed nations. According to The Better Life Index 2020, Aotearoa New Zealand now spends on average 26% of its gross adjusted disposable income on housing making it the highest in the OECD¹.

For some communities this crisis isn't new, with different cultural or socioeconomic groups feeling its effects for a longer time than others.

The negative impacts of colonisation, land dispossession and housing system failures on Māori are clear:

- Māori are much less likely to live in their own home than Pakeha
- Māori make up 37 per cent of public housing tenants despite comprising just under 17 per cent of the general population
- Māori are at least four times more likely than Pākehā to be homeless
- Overcrowding and multi-generational housing pressures are also more likely to be felt by Māori and Pacific whānau².

Lower to middle income families have felt the effects of a shrinking supply of affordable homes since the economic reforms beginning in the 1980s and continuing into the 1990s. Pacific people have experienced the sharpest fall in home ownership rates since this time.

Families with median income and above are now feeling the effects of a housing crisis as well. Median income earners are struggling to rent and buy homes or are watching their children struggle to live independently or become homeowners.

We also need to ensure that the homes we live in are safe and healthy. Energy inefficient, poorly insulated, under-heated and under-ventilated homes are having significant impacts in many households and compromising whānau and family health and wellbeing outcomes.

Our homes and urban areas need to do more to plan and adapt to climate change

Our climate is changing. Aotearoa New Zealand is expected to see sea level rise, coastal inundation, increased frequency of extreme weather events, flooding, drought, warmer temperatures, and wildfires. Our housing and infrastructure will increasingly be at risk.

We need to do our part to support global efforts to limit warming to 1.5 degrees Celsius under the Paris Agreement. Our urban areas will need to play a significant role in helping us achieve this.

Almost half of Aotearoa New Zealand's carbon emissions can be attributed to transport, particularly in our towns and cities, with private vehicle use making up the largest and fastest-growing share. The proportion of people with access to frequent public transport is stagnant or dropping in urban areas which is reducing job accessibility and leaving people with less time and money. Combined with unaffordable housing, this is impacting on the liveability and productivity of our urban areas, and nationally.

The Climate Commission has reported that in order to meet the recommended 2050 emissions reduction targets, New Zealand's transport system would need to almost completely decarbonise, to ensure we reduce the impact of climate change on our people and communities. Achieving this will require urgent investment in better transport options (including more walking, cycling and public transport) and better urban land use to accelerate development in the places that increase access and reduce travel times. This will not only reduce emissions but also support wellbeing, improve water and air quality, and open up the full economic and social potential of our cities to all people.

¹ <http://www.oecdbetterlifeindex.org/topics/housing/>; Average gross adjusted disposable income expenditure on housing in OECD countries is 20%

² According to the Stats NZ Housing in Aotearoa 2020 report, Pacific and Māori whānau experience severe housing deprivation rates that are 4-6 times the rate for Pākehā, and 2-5 times more likely to be living in cold and mouldy homes.

We need to plan and prepare for population changes

Population growth and demographic change will also continue to alter how and where we live. Our population is expected to increase to over 6.2 million by 2048 (medium projection) and our demographics are changing. Aotearoa New Zealand continues to urbanise. Much of our population growth is projected to be in Auckland, which would receive almost 650,000 more people by 2048.

This urban growth reflects the ongoing evolution of our economy towards the service sectors and will continue to put pressure on our urban areas and increase demand for housing alongside new, growth-enabling and city-shaping urban infrastructure.

Focusing time, energy, and investment now on preparing for and adapting to forces like climate change and getting in front of population growth and the drivers of urban change, will also help create the resilience in our communities that will allow us to respond better and faster to unexpected shocks, like that those about by COVID-19.

The economic consequences of COVID-19 have brought into stark relief the housing and urban-related inequality that already existed in our country. In prioritising our recovery from COVID-19, we need to position ourselves to succeed in an uncertain future, which means addressing the long-term systemic barriers that have constrained housing and urban development in this country.



HE ĀWHINA TE TAUĀKĪ KAUPAPA HERE MŌ TE TŪĀPAPA KURA KĀINGA KI TE WHAKATAU I TE AHUNGA TAHI THE GOVERNMENT POLICY STATEMENT ON HOUSING AND URBAN DEVELOPMENT WILL HELP SET A SHARED DIRECTION

This GPS-HUD is intended to provide a shared vision and direction across housing and urban development, to guide and inform the actions of all those who contribute.

While the areas of focus and actions undertaken by future Governments may change, including in response to a changing environment and new knowledge, our aspiration is that the long-term vision and outcomes in the GPS-HUD will remain constant and relevant.

Many of the focus areas and actions proposed will take many years to fully deliver with the support of others working across housing and urban development in Aotearoa New Zealand.

The GPS-HUD will give everybody visibility about where and how government will prioritise time, energy and invest resource to achieve housing and urban change. This will provide time to reflect on how they might want to shift their own operations to respond to this direction independently, or in partnership with government.

Te pūnaha whare, tāone anō hoki **The housing and urban system**

We use the term ‘housing and urban system’ as shorthand for a number of interconnected systems that come together in a place to create the communities that we live in. These include the housing market, resource management, transport, infrastructure, the building and construction sectors, social support services, and our education and health systems.

The actors operating in this system are many, and include central government, iwi and Māori organisations, private sector entities such as developers, the construction sector, financial institutions, landlords and property managers, local government, infrastructure providers, not-for-profit organisations which provide housing or social services, and ultimately every Aotearoa New Zealand household.

The concept of the housing and urban system also encompasses the connections that drive prosperity and wellbeing — the connections that households and families have to their homes, friends and communities, and that whānau have to their whenua and other natural resources, as well as how people access jobs, schools, goods and services, green spaces, and the opportunities they provide.

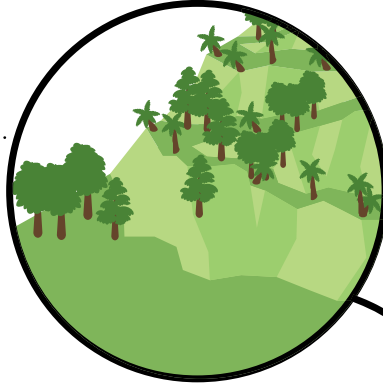
If we are to improve housing and urban outcomes, these systems need to work effectively, and they need to work well together.

There is no single solution for creating thriving, inclusive, sustainable communities and solving Aotearoa New Zealand’s housing crisis. Transforming housing and urban outcomes here requires careful coordination and action across the whole system.

Ko te whāinga o te GPS HUD he whakaawe, he whakapai ake hoki i ngā āhuatanga katoa o te pūnaha whare, tāone anō hoki.

The GPS HUD is intended to influence and improve all aspects of our housing and urban system

Māori have a fundamental connection to their whenua.



Urban areas sustain services, jobs, schools, and transport links for people.



The places that we live enable us to connect with each other.



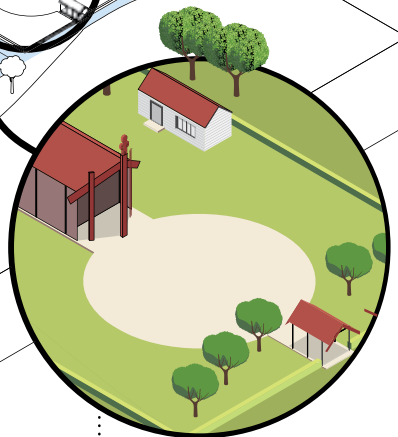
We build enough infrastructure and housing in the right places at the right cost.



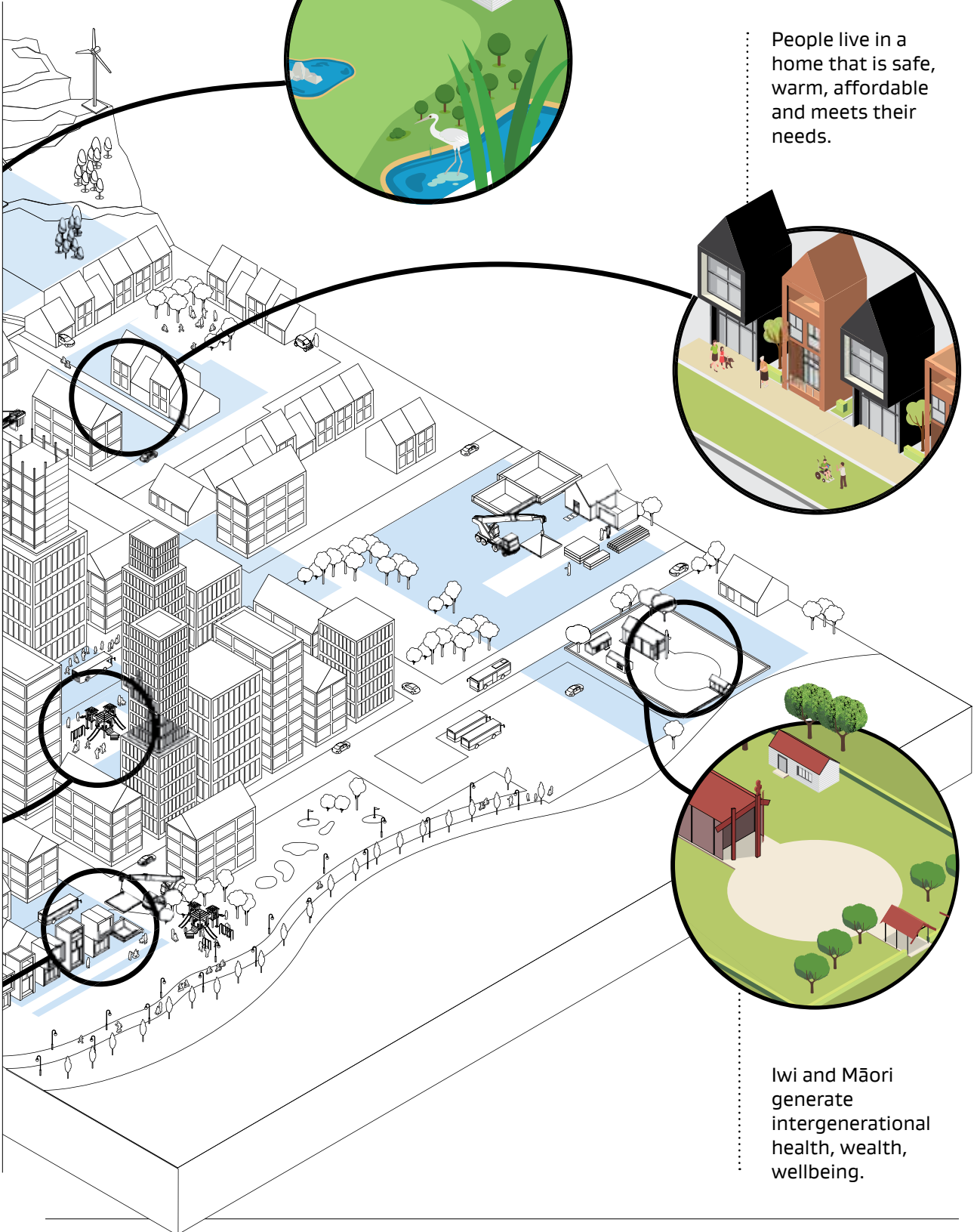
We use land and resources efficiently, conserve our natural environment and transition to a low carbon economy.



People live in a home that is safe, warm, affordable and meets their needs.



Iwi and Māori generate intergenerational health, wealth, wellbeing.



Ka tautoko te GPS-HUD i ngā whāinga whānui ake GPS-HUD will support broader objectives

The GPS-HUD sets the direction and expectations across government, including for Kāinga Ora and other government agencies, to guide decisions that impact on housing, infrastructure and how communities connect and grow sustainably.

There are also a range of other outcomes the Government is working towards which are affected by housing and urban development, and which the GPS-HUD will complement and help deliver on. These are articulated through existing or upcoming government strategies such as the Government Policy Statement on Land Transport, Te Waihanga – The New Zealand Infrastructure Commission’s 30-year Infrastructure Strategy, and the National Adaptation Plan for climate change.

Housing and urban development also has a critical effect on a number of other priorities and outcomes Government is seeking to improve for all of Aotearoa New Zealand.

Building and construction is critical to accelerating Aotearoa New Zealand’s economic rebuild and recovery plan to deal with the impacts of COVID-19. Increasing the supply of affordable homes will reduce household expenditure on housing and provide economic stimulus to the productive parts of the economy that create jobs and help grow incomes, in a way that trading in existing houses does not.

Addressing housing affordability, quality and security is also essential to reducing child poverty and improving child and youth wellbeing. Housing costs are a significant barrier to achieving our child poverty reduction targets.

Among other outcomes, these are the three critical strategies that the GPS-HUD will support to generate better outcomes for all of Aotearoa New Zealand:

<p>COVID-19 economic response</p>	<ul style="list-style-type: none"> • Cushion the financial blow to whānau, workers, businesses, and communities from the impacts of COVID-19 • Position Aotearoa New Zealand for recovery • Reset and rebuild our economy
<p>Child and Youth Wellbeing Strategy</p>	<ul style="list-style-type: none"> • Reduce child poverty and mitigate the impacts of poverty and socio-economic disadvantage • Better support those children and young people of interest to Oranga Tamariki and address family and sexual violence • Better support children and young people with greater needs, with an initial focus on learning support and mental wellbeing
<p>Emissions Reduction Plan and Adaption Plan</p>	<ul style="list-style-type: none"> • Integration of housing with infrastructure provision and use good urban design to achieve integrated, well-located, transit-oriented, human-scale, mixed-use, safe, and accessible built environments. These can help to reduce transport emissions by promoting transport mode shift and reducing the need for motorised travel • Lifting buildings’ operational efficiency and reduce whole-of-life embodied emissions. • Ensuring that homes, buildings, places, and communities are resilient to a changing climate, so that people and communities can thrive.

WAHANGA 2:
TE PAE TAWHITI
ME TE AHUNGA

SECTION 2:
VISION
AND
DIRECTION

TE ANAMATA E WHĀIA NEI THE FUTURE WE WANT TO SEE

The proposed vision for the GPS-HUD is:

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.

We've worked with the housing and urban development community including iwi and Māori, local government, developers, and some members of the not-for-profit sectors to identify our proposed vision for people and communities in this country.

This vision:

- integrates urban development and housing
- includes and focuses on people in many contexts or settings
- requires us to enable and respond to iwi and Māori housing aspirations
- permits and requires us to consider that individual places are unique, as well as national settings
- is aspirational and captures notions of quality of life and wellbeing, including environmental quality and climate change
- validates a variety of different housing and urban needs and beliefs about housing, such as the need for affordability, accessibility for disabled people and older people, and aging-in-place
- speaks to community empowerment.

Ngā pātai mō te kōrerorero tahi:

- *Kei te whakaae koe ki te pae tawhiti? He aha e ngaro ana?*
- *He hua hirahira ēnei hei whai mā tātau? He aha ētahi hua atu anō e ngaro ana?*
- *Kei te whakaae rānei koe ki ngā wāhanga e whakaaro nei kia arohia? He aha e ngaro ana?*
- *He aha ētahi anō āhuetanga me whai wāhi atu ki ia aronga?*
- *Kei te whakaae rānei koe ki ngā mahi?*
- *He aha ētahi atu mahi me whai wāhi atu? He aha tāu, tā tō wāhi mahi rānei hei tautoko i ngā aronga me ngā hua o te GPS-HUD?*

Questions for consultation:

- *Do you agree with the vision? What is missing?*
- *Are these important outcomes to be working towards? What other outcomes might be missing?*
- *Do you agree with the proposed focus areas? What is missing?*
- *What else could be included in each focus area?*
- *Do you agree with the proposed actions?*
- *What other actions could be included? What are you or your organisation doing that could support the GPS-HUD focus areas and outcomes?*

NGĀ HUA E WHĀ E WAWATATIA ANA

FOUR ASPIRATIONAL OUTCOMES

Informing this vision are four aspirational outcomes focused on: thriving communities, wellbeing through housing, partnering for Māori housing and urban solutions, and creating a responsive and adaptive housing and urban system.



Ngā hapori tōnui

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.

The places we live in shouldn't be detrimental to our wellbeing, financial situation, or the future we offer our children and the future of the planet.

Our vision is about more than building houses. We want the people of Aotearoa New Zealand to live in homes in communities that support wellbeing, and that requires us to maintain a focus on place making.

We expect to see:

- a place-based approach to development, involving iwi and Māori as partners, and local communities in decision making
- homes built in carefully considered and well-designed communities that are connected to jobs, schools, services, amenities, sports and leisure activities, and are orientated around public transport and active transport networks, homes built in carefully considered and well-designed communities that are connected to jobs, schools, services, amenities, sports and leisure activities, and are orientated around public transport and active transport networks, and which support safe access for the young, elderly, or people with disabilities
- reduced greenhouse gas emissions and air pollutants through good urban form and urban design, good public transport and active transport networks, and improved building processes and materials
- resolutions to systemic barriers to building papakāinga, including on whenua Māori, such as access to finance for building on multiply owned Māori land
- communities growing well within environmental limits and actively preparing for, and adapting to, the impacts of a changing climate
- urban development that restores ecosystem health and improves biodiversity, water quality and air quality
- proactive planning for and investing in changing infrastructure needs that enable sustainable, resilient and low-emissions choices.



Te ora mā roto mai i te whai whare Wellbeing through housing

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

Wellbeing starts at home: housing is a key determinant of health and wellbeing outcomes. Our aim is that all New Zealanders have a healthy, safe, secure, and affordable home. Right now, too many people live in sub-standard housing, or no house at all, which is a situation that needs to change.

These responses to housing stress and supply and demand issues need to be deliberate, diverse, and holistic to deliver on the desired outcomes.

We expect to see:

- application of Te Tiriti o Waitangi and its principles by the Crown in policy development and actions to implement housing policy
- homelessness is rare, brief, and non-recurring
- more affordable homes are being built and available to rent and buy in locations that are well connected to jobs, services, and each other
- an increasing supply of homes that meet people's needs now and as our demographics change. For example, larger homes with floorplans that respond to intergenerational and cultural needs, and smaller homes that meet the needs of smaller households
- an increase in the number of homes that are being designed and built to be accessible for more people regardless of ability, illness or age (for example, an uptake in the use of universal design principles)
- improved housing quality as older homes are repaired, renovated, or replaced, and more homes are built with operationally efficient designs that improve health and climate outcomes
- a decrease in medical conditions and hospital admissions related to or resulting from unhealthy homes
- improved social and education outcomes for people as they move to a new house less frequently and are able to put down solid roots in a community.



Te mahi tahi kia Māori te urupare i ngā take whare me ngā take tāone Partnering for Māori housing and urban solutions

Ko te Māori tonu kei te whakatau i ōna hiahia ā-whare me ōna wawata, e tautoko ana hoki i te puāwai o te whānau me te ora ā-reanga, ā, te whakatau hoki i te ara e tutuki ai aua wawata.

Ko te Māori tonu kei te whakatau i ōna hiahia ā-whare me ōna wawata, e tautoko ana hoki i te puāwai o te whānau me te ora ā-reanga, ā, te whakatau hoki i te ara e tutuki ai aua wawata.

Me whakataurite anō ngā āhuatanga katoa o te pūnaha whai whare hei whakatika i ngā rerekētanga nui i waenganui i te Māori me te Pākehā i roto i ngā mahi whai whare, me te whakatika hoki i te pūnaha mā ngā reanga o anamata.

I runga i te noho a ngā iwi me te Māori hei hoa haere i raro i Te Tiriti o Waitangi, ka noho rātau ki te iho o ngā urupare a te Kāwanatanga hei whakatika i te mōreareatanga whai whare e hē kē atu ana.

Ko te pūtake o tēnei hua ko te whakatika i te mahi tahi a te Karauna, ngā iwi me te Māori, kia mahi tahi ngā taha e rua, kia puta ai ngā mātauranga, ngā mana me ngā rauemi i whakakitea rā i Te Tiriti o Waitangi.

Koinei te tūāpapa mō te tukunga o ngā whare motuhake me ngā urupare whai ora kua whakatauhia ake e te Māori, mā te Māori – tae noa rā ki ō rātau whenua me ngā hāpori tuawhenua anō hoki.

Me haumi atu te Kāwanatanga ki ngā iwi me te Māori anō hoki hei whakatinana ake, hei whai hononga piripono ki ngā iwi me te Māori kia ora ai ngā haumitanga kāwanatanga. Otirā, me rite tonu te whakawhanaketia o te āheinga o ngā iwi me te Māori ki te tuku atu i ngā kāinga Māori.

E whakapae ana:

- Ka tautokona ngā iwi me te Māori e te Karauna hei hoa Tiriti o Waitangi hei ārahi i ngā urupare whai whare
- He mana tō ngā iwi me te Māori ki te hanga, ā, ki te whakatipu i te ora, te whairawa me te hauora ā-reanga, me te anamata toitū mā te whai whare.
- E takatū ana, ā, e urupare ana ngā kaiwhakatau take o te Kāwanatanga, e taea ai ngā whare ahurei me ngā urupare mō ngā Māori noho tāone tae noa ki ērā kei ngā rohe tuawhenua, mohoa anō hoki.
- Ka noho ngā Māori ki ngā kāinga kounga e tutuki ai ō rātau hiahia me te pikinga o te whai whare a te Māori.
- Me uaua ka kite i te kāinga koretanga, he poto rānei, ā, kāore e rite tonu.
- Kei te whakawhanake te Māori i ngā urupare whare, tāone anō hoki i runga i ngā whenua o te iwi me te Māori (tae atu ki ngā tāone me te tuawhenua Māori, me ngā taitara Māori Herekore), ā, kāore he taupā ā-pūnaha. Hei tauira, ko te āheinga ki ngā moni tautoko mō ngā whenua Māori hunga whaipānga maha.
- ka kitea ngā hātepe me ngā urupare, ngā ratonga me ngā wāhi mō te Māori.



Te mahi tahi kia māori te urupare i ngā take whare me ngā take tāone 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.

Māori need a complete rebalancing of all aspects of the housing system to resolve extensive disparity between Māori and Pākehā when it comes to housing, and to reset the system for future generations.

Iwi and Māori as Te Tiriti o Waitangi partners will be at the centre of Government responses to addressing and resolving the growing housing crisis.

Fundamentally, this outcome is about resetting the partnership between the Crown and iwi and Māori, with both parties working together and sharing knowledge, power and resources as envisaged in Te Tiriti o Waitangi.

This underpins the delivery of bespoke housing and wellbeing solutions that are determined by Māori, for Māori – including on their land and in remote rural communities.

The Government needs to invest in and with iwi and Māori to make this a reality and pursue meaningful partnerships with iwi and Māori to bring government investments to life. This includes ensuring that iwi and Māori capability and capacity is continuously developed to deliver more Māori housing.

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 Māori including solutions for remote and rural communities
- Māori living in quality homes that meet their needs and an increase in Māori home ownership
- Māori homelessness is rare, brief and non-recurring
- 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, access to finance on multiply-owned Māori land
- kaupapa Māori driven approaches and responses, services, and places for Māori.



He pūnaha urutau, urupare An adaptive and responsive system

The housing and urban development system is integrated, self-adjusting, and responsive to emerging challenges and opportunities.

To meet the needs of New Zealanders the housing and urban system needs to be able to provide effectively for constant growth and change.

As our population grows, as people move around, and as our household needs and preferences change, we need the system to deliver new housing supply that responds to people's needs. As our cities grow, as technology changes, and as we shift towards a zero-carbon economy, the system needs to deliver infrastructure and development that responds to enable the right type of growth.

In our housing and urban system, change is the only constant, and enabling it the only pathway to prosperity, yet our system often seems designed to slow down progress and create barriers to change.

We have seen it in the way our planning and infrastructure system stops new housing from being built where it is in greatest demand, and we have seen it in the way financing for, or investment in, new development or housing supply dries up in the face of economic uncertainty, even as the underlying demand from people to have a home continues unabated.

This has led to successive governments putting in place often temporary, ad-hoc or urgent measures to address the constraints and their adverse effects, which can work for a period but creates longer-term uncertainty and increases complexity.

Instead, we need to ensure the system is set up to facilitate and deliver stable investment in enduring change, where future consequences are foreseen and planned for, where sector capability and capacity is continuously developing, and where collaboration and effective partnership inform, support, and enable integrated solutions to the changing needs of Aotearoa New Zealand.

**We expect to see:**

- partnerships and collaboration across the system that deliver mutual benefit and enable the changing needs of communities to be met
- 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
- better connection and alignment between central and local government planning and decision-making, and government processes
- a better understanding of how the system works, with improved evidence and information to support good decision-making
- an increase in the productivity, capacity and capability of the system and sectors to deliver homes and communities that meet people's needs
- effective feedback loops between system enablers, delivery agents and communities.

NGĀ ARONGA E ONO SIX FOCUS AREAS

We are proposing that the GPS-HUD includes six areas to focus collective action across the system. These focus areas are cross-cutting and mutually reinforcing. It will require concerted and ongoing action across all of them to achieve the vision and outcomes. The focus areas will be supported by four key shifts in the way the system currently works, and how government operates within it.

These focus areas correspond with, and expand on, the Government's policy objectives for the housing market as communicated by the Minister of Finance to the Reserve Bank of New Zealand on 25 February 2021:

- Ensure that every New Zealander has a safe, warm, dry, and affordable home to call their own – whether they are renters or owners (this is reflected in the focus areas 'Provide homes that meet people's needs' and 'Prevent and reduce homelessness').
- Support more sustainable house prices, including by dampening investor demand for existing housing stock, which would improve affordability for first-home buyers (this is reflected in the focus area 'Re-establish housing's primary role as a home rather than a financial asset').
- 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 (this is reflected in the focus area 'Ensure that more affordable homes are being built').

In response to sector engagement and taking a broader focus that incorporates urban development as well as the housing market, it is proposed that the GPS-HUD expands on these objectives with the addition of priority focus areas on meeting the needs of the most vulnerable, enabling Māori-driven solutions, and creating sustainable, inclusive and prosperous communities.

The koru motif in the diagram above emphasises that all six focus areas are connected, inter-dependent, and essential for achieving the outcomes we want. We will not succeed by only focusing on one area and ignoring the others. Placing the six focus areas inside the koru shows they are protected and supported by the stem, comprising our four ways of working, and symbolises embedding the changes we want.



How we will achieve our vision

Ensure that more affordable houses are being built

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.

Provide homes that meet people's needs

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

Support resilient, sustainable, inclusive and prosperous communities

Our communities are well equipped to meet long-term climate, social, environmental, cultural and economic challenges and opportunities.

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.

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 them to resolve the health, financial, addiction and other social issues that place them at risk of becoming homeless.

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.



KIA NUI AKE TE HANGANGA O NGĀ WHARE UTU-PAI ENSURE THAT MORE AFFORDABLE HOUSES 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.

What we are responding to

Over the past few decades Aotearoa New Zealand has not consistently built enough houses in the places we need, and those that are built are often not at prices that low-to-moderate income households can afford, whether for rent or for ownership. While low interest rates have contributed to house price growth, it is the persistent lack of housing supply that explains many of the housing challenges we face. Broadly, we can attribute this to several related factors:

- underinvestment in infrastructure, like water and transport that supports development in existing and new urban areas (by unlocking redevelopment capacity and build-ready land)
 - restrictive or unresponsive land-use planning and regulation, which also provides windfall gains to land-bankers
 - community opposition to development in certain places, to certain types of development (i.e., higher-density housing designs), or to paying through rates and taxes for the necessary infrastructure to support growth and change
-

- the productivity and capacity of our building and construction industries, hampered by small scale firms and boom and bust construction cycles
- fragmented land ownership, making it difficult to coordinate the efficient redevelopment of existing urban areas in particular
- a diminished role for government in directly supporting housing supply and affordability.

The difficulty that the system has in facilitating and enabling responsive housing supply and urban growth often comes down to misaligned incentives and regulatory frameworks that are no longer fit for purpose. The land-use planning framework in the Resource Management Act 1991 has been too focused on maintaining the status quo and not enough on delivering desired long-term outcomes. Many councils are unable to pay for the infrastructure required to support increased housing supply at the pace needed because they are reaching their debt limits, their ratepayers are unwilling or unable to pay, and they lack all the necessary tools and incentives to shift behaviour. The decisions that local and central government make around land use, transport, water, and community infrastructure are not always well-aligned. Historically, planning for and financing infrastructure has been sporadic across central and local government.

Pronounced boom and bust cycles in housing construction, and the need for building firms to quickly expand or shrink activity in response, have led to a lack of long-term investment in growing skills and innovation in the sector, and a reliance on subcontracting to manage risk, keeping the overall size of most construction firms small.

On top of this, after the reforms of the 1980s and 1990s, government has played a smaller role in direct housing provision and supply, which combined with an increased focus on housing as a financial investment has taken the focus off housing supply as necessary social infrastructure, supporting human needs. In this environment, land and housing is often drip-fed for development and sale, and whole segments of society who rely on affordable homes compete for increasingly sparse supply. Additional costs arise when a household has particular needs, and modification and retrofitting to improve physical accessibility is far more expensive than designing full life cycle needs into the initial construction.

What we expect to see

We expect to see more land and development capacity made available for urban redevelopment (intensification), regeneration, and new, well-planned, and well-connected greenfield developments that avoid unnecessary urban sprawl and protects highly productive rural land. This includes removing systemic barriers for Māori to build on whenua Māori, including in more remote areas. We expect to see:

- more tailored development happening on whenua Māori, by Māori for Māori
- integrated and aligned strategies for land use, transport, infrastructure investments and upgrades, and social infrastructure
- better tools for government, councils, and other entities to make proactive decisions about strategic planning and investment, including to help ensure that any windfall gains from planning change or public investment are captured and re-directed
- improved feedback loops and connections between and across central and local government, sectors, and communities to ensure that our housing and urban systems are serving the needs of different place
- a clear and well-aligned pipeline of infrastructure and development projects, including greater scale and direct government investment that provides greater certainty to the infrastructure, development and building and construction sectors, smoothing out the boom and bust cycle, and raising industry-wide performance.

What needs to change

The Government has already made progress on this focus area through the Urban Growth Agenda, the resource management reforms and associated system changes, the establishment of Kāinga Ora as government's lead urban developer, and the increased investment in Crown-led development. However, the complexity associated with establishing and maintaining a steady supply of land, infrastructure and housing will rely on continuously ramping up:

- efforts to reform the regulatory, investment and institutional settings that constrain development, including continuing to explore local government settings and the use of infrastructure pricing and capturing the value created by public investment, to better support the right kind of investment in the right places.
- deliberate government action in the market, helping to build scale, de-risk investment and coordinate planning, infrastructure delivery and development.
- partnerships that drive strategic growth planning that meets the focus areas across the GPS-HUD, for example, regional spatial plans.

These are not small things, but critical to achieving the surety of supply we need to transform housing and urban development in Aotearoa New Zealand.

What needs to happen

Achieving and maintaining alignment across investments, strategy and planning will be critical to ensuring that our communities are well equipped to grow and change.

Central and local government need to prioritise building and maintaining meaningful partnerships with iwi and Māori, as well as growing relationships with industry that will be critical to establishing collaborative development activity across our communities.

We want government agencies actively involved in regional strategic planning exercises, helping identify where growth and change should occur, and pre-planning alongside local government and others for the infrastructure and housing investment required, including identifying land for new urban development projects. This includes government continuing to take more of an active role in converting development opportunities into housing, helping to build industry scale and a more stable development pipeline.

In addition, government and industry need to build on the work of the Construction Sector Accord and continue to work together to transform the building and construction sector and raise productivity and performance.

This includes improving the capacity and capability of the sector to deliver, particularly through investment into new innovative building processes and materials.

Proposed Actions

- Via systemic reform:
 - Deliver a new planning and infrastructure framework that enables and facilitates housing and urban development, including new funding and financing tools (e.g. Resource Management reform, Three Waters reform, Te Ture Whenua Māori reform, and continuing to investigate road pricing and value-uplift capture tools).
 - Maintain a focus on ensuring the system builds homes that meet different people’s needs through the Resource Management reforms, building regulatory system reform and the implementation of the National Policy Statement – Urban Development.
 - Review and evolve New Zealand’s system of local democracy and governance, starting with the Future for Local Government review.
- Undertake joint strategic planning at a regional level, involving all relevant agencies prioritising key housing and urban outcomes, as well as taking the appropriate steps to reduce emissions, preserve or improve the natural environment, and protect highly productive rural land.
- Implement the National Policy Statement – Urban Development to ensure supply of development capacity for housing, and use instruments like Fast Track Consenting, Streamlined Planning Processes, and the Urban Development Act where appropriate, to help the sector deliver more homes more quickly.
- Direct government investment and support towards new housing and urban development projects, by:
 - ensuring successful delivery of existing urban development and housing projects (e.g. Public Housing, Kāinga Ora’s Large Scale Projects, the Tāmaki Regeneration, and Land for Housing)
 - looking for new opportunities to facilitate and deliver new housing and urban development at scale, including with iwi and Māori post-settlement entities, community housing providers, and private partners — identifying land, pre-planning for the infrastructure and housing investment required, and using tools like the Urban Development Act where appropriate
 - using new vehicles such as the Infrastructure Funding and Financing Act (and the associated Government Support Package), Housing Acceleration Fund (supporting an Infrastructure Fund, Land for Housing, and Kāinga Ora Land Programme) and the Residential Development Response Fund, to increase the pace and scale of housing supply, and increase the number of homes that are affordable for low to moderate income households to own or rent
 - ensuring alignment with transport and other investments to utilise policies under the NPS-UD to deliver intensified development.
- Direct investment towards innovative building methods that speed up and scale up construction and make housing more affordable, like off-site manufacturing and adaptive re-use.
- Invest in skills and training across industries to improve capability and capacity for development and delivery, including through apprenticeships.



TE TUKU I NGĀ WHARE E HĀNGAI ANA KI NGĀ HIAHIA O TE TANGATA 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.

What we are responding to

Aotearoa New Zealand doesn't have the variety of homes to support the wellbeing of all people regardless of income, family size, ability, or stage of life.

Too many people don't have a home and homeowners are increasingly better off than renters. This is partly because of the general poor quality of rental housing stock, but also because of the divergence in household wealth generation that owning residential real estate has produced over the last few decades. This inequality is particularly stark for some people and groups in Aotearoa New Zealand. Māori as Te Tiriti o Waitangi partners and Pacific peoples are less likely to be homeowners and more likely to live in unhealthy rentals than the general population.

Housing costs absorb an increasing proportion of household incomes and government expenditure (because of the way we subsidise accommodation costs through the Accommodation Supplement and the Income-Related Rent Subsidy). The waitlist for public housing is extraordinarily high.

Because of this people are increasingly being forced to make trade-offs about where and how they live that compromise their ability to live a full and happy life.

Most older homes (and many newer homes) aren't designed for changes in mobility associated with aging, illness, or disability. Adaptive reuse and retrofitting of existing housing are important modifications, but sometimes practically or financially unachievable for residents or landlords.

The design of our homes often doesn't meet the cultural needs of many people in Aotearoa New Zealand such as Māori, Pasifika aiga and families of Asian descent that value intergenerational or collective living, who are often forced to live in homes that conflict with their worldview.

The majority of our homes are also built to minimum performance standards that do not do enough to provide good, healthy living environment. More energy efficient housing reduces housing costs and improves health outcomes as well as supporting us to meet our climate change goals.

What we expect to see

- People have better options to make real choices about the location, type, and size of their home
- Home ownership and renting both generate wellbeing and equitable life outcomes
- People can meet their essential needs because they are spending proportionally less on housing costs
- People live in healthy homes that are dry, keep them warm in winter and cool in summer, well ventilated, and that have low operating and life-cycle energy costs
- Māori experience the same housing outcomes that others enjoy, and are living in homes that strengthen their whānau connections or connection to whenua
- Pacific people experience the same housing outcomes that others enjoy
- More papakāinga and communal living options as part of urban design to connect people with their community, whānau and whenua
- More homes reflect universal design principles³ to support occupier wellbeing over time
- An increased acknowledgement of the importance of managing health and providing health services in the home, and reduced strain on health infrastructure
- Home ownership and renting both generate wellbeing and equitable life outcomes
- People have better options to make real choices about the location, type, and size of their home.

What needs to change

We need to recognise that poor housing affordability, quality, security and accessibility underpins many of the critical social, economic, and environmental challenges that New Zealanders face.

Correcting this relies on us as a nation taking much more of an investment approach to housing. Up-front investment in improving people's housing outcomes will pay significant long-term social dividends. This will be particularly true of targeted investment in Māori housing and urban solutions, and solutions for Pacific people.

We also need to recognise that the market by itself will not deliver these outcomes, and there needs to be a much more deliberate and enduring role for government to facilitate and help deliver the shift in housing quality that we need. However, this doesn't mean that government should be or will be the default housing provider and primary source of funding. We need to get much better at using government investment and action as leverage to attract private and philanthropic capital (for example, Community Finance) to support the growth of non-government providers, for example, our important and growing cohort of community and Māori housing providers.

³ Universal design focuses on creating an environment, building or home that is accessible and functional for all people regardless of their age, ability, or disability.

What needs to happen

Central and local government in partnership with iwi and Māori will play a key role in coordinating better housing outcomes across Aotearoa New Zealand. This includes making sure the regulatory environment supports the housing security, housing choice, and housing quality outcomes we want.

Reducing the size and growth of the public housing waitlist can't be solved just by government building more public houses, as important as that is. It will require a lot more supply of homes in what is sometimes called 'the missing middle – affordable, purpose-built rental homes, housing for progressive home ownership, and other initiatives.

To achieve this, central government will need to take on a more enduring market shaping and market making role, working in partnership with iwi and Māori and alongside the construction sector, community housing providers, local government, and others to:

- attract private and philanthropic capital and investment in affordable housing supply
- incentivise the creation of more affordable, healthy, low-carbon, and accessible homes
- bolster more secure, high quality rental supply
- provide support for people's home ownership aspirations, and
- catalyse our cities and towns to offer a greater variety of housing, including medium- and high-density options.

This includes considering how iwi and Māori as partners and others can play a greater direct or indirect role in developing housing to guarantee the supply of homes that meet people's needs.

Proposed Actions

- Direct government investment and support towards working with non-government provider to increase the supply of purpose-built rental housing and alternative pathways to home ownership.
- Provide central and local government support to iwi and Māori to enable papakāinga on iwi and Māori owned whenua in rural and urban environments.
- Continue to implement the Pacific Housing Strategy to improve the housing outcomes of Pacific People.
- Continue to increase construction of new public housing supply upgrade existing stock, through Kāinga Ora and in partnership with community housing providers (including in regional centres and towns where housing demand is growing the fastest, alongside delivery in main centres).
- Continue to implement Residential Tenancy Act, Healthy Homes regulations and the Healthy Homes Initiative and Standards to ensure tenants live in rental homes that are healthy, warm, and dry.
- Continue work on the Building for Climate Change programme, which seeks to reduce emissions from the built environment while improving buildings' indoor environmental quality.
- Support an increased supply of affordable homes and access to finance for low-middle incomes families and first home buyers.
- Support the increasing adoption of accessible building principles (for example, universal design) through stronger Government leadership.



TE TAUTOKO I NGĀ HAPORI MANAWAROA, TOITŪ, WHAKAARO NUI, PUĀWAI ANŌ HOKI. 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.

What are we responding to

We haven't planned well for our communities to grow to meet our ongoing needs sustainably. Many of our communities lack the critical features that would better enable environmental, economic, and social resilience and are poorly equipped to mitigate and adapt to the effects of climate change.

Local planning systems and mechanisms are also not typically well versed in responding to and embracing the cultural and intergenerational connection Māori have to the whenua.

As our cities and towns have grown, we have enabled low density development and provided infrastructure to support that. As a result, our population is now largely car dependent, our roads are congested, and we've hampered our capacity to build enough houses. A lack of investment in urban design, and prioritising vehicle movement over walking, cycling and place-making has created communities that are hard or unsafe for the young, elderly, or people with disabilities to get around and access services.

Low density urban areas can also make pursuing employment more difficult, work-life balance harder and result in worse public health outcomes.

Whilst some people prosper in our urban areas, these people tend to be wealthier and located closer to transport links and employment. Others struggle to participate and thrive in cities when high living costs push them out towards the fringes, where limited or expensive transport choices isolate them from a larger number and variety of jobs.

This disparity of opportunity in our cities and urban areas hampers economic growth, affecting people's incomes and the buoyancy of our national economy.

The way that our towns and cities are growing, and our behaviour in the places we live is also causing challenges to our climate and environment.

We generate high levels of greenhouse gas emissions and air pollutants because of homes that are not energy efficient (including burning coal or wood for heating in older buildings), and because of transport systems and land-use planning that encourages private car use. We also have problems with poor water and air quality, which are already impacting on the health of our ecosystem and on our ability to live comfortably in the places we enjoy.

As the climate continues to change, it will place many homes, buildings, places, and communities at risk, including from extreme weather events, drought, fires, warmer temperatures, and rising sea levels. Most of our cities, as well as many of our rural communities, are located by the coast or rivers, which means we will be exposed to greater hazards such as flooding and coastal inundation.

What we expect to see

- Connected communities providing social, economic, education, cultural and leisure opportunities (including rural and regional communities)
- Better public and active transport links, and reduced private vehicle use
- Planning decisions that are informed by evidence and result in urban development that reduces emissions and reduces risks from climate change (such as coastal inundation), improves water quality and biodiversity, and restores elements of the natural environment that have been affected by past development
- Inclusive communities that allow people of all incomes to live in the places that provide good access and amenities
- Well-functioning urban environments that help us to lift prosperity and productivity and improve outcomes for the climate, environment, waterways, and biodiversity.

What needs to change

Towns and cities will only grow well when people, communities and institutions are connecting and collaborating early, learning from the past and from each other, and sharing knowledge to plan for growth and change (for example, natural resources are respected and cared for as living tupuna in te ao Māori).

Central and local government and iwi and Māori as partners have a key role to play in bringing people together and enabling local leadership to ensure that the communities we have now are functioning to the best of their abilities, and that our new communities are planned and considered from a best practice urban design perspective well ahead of time. Emissions reduction and adaptation planning will need to be central to this planning.

There is a need for investment streams and decisions, particularly infrastructure investment and upgrades to be consolidated and aligned across central and local government, and the private sector, to maximise the impact of investment. This should take a total wellbeing frame to ensure the decisions that are made and the actions that are taken are robust and will service and enable communities to thrive well into the future.

This includes assessing how central and local government funding and interventions can support local innovation, economies, and products as well as support communities to grow the skills, capability and capacity that underpins thriving communities at any given time.

What needs to happen

Government needs to maintain a focus on undertaking the reforms that facilitate better strategic planning and investment at a regional and local level across Aotearoa New Zealand.

This includes maintaining a focus on delivering key urban outcomes that will unlock our communities and make them resilient in the future, as well as support them to adapt to the impacts of climate change. This will involve prioritising the development of public transport-oriented, accessible, and safe built environments whether they are in existing urban areas or new greenfield areas.

All housing and urban development investment and policy decisions should support the Government's emissions reduction goals. This includes investing more in public and active modes of transport, facilitating changes in land-use that will support people, households, and organisations to reduce their transport emissions, and providing more support for energy efficient buildings that have low embodied emissions.

Partnerships with iwi and Māori as well as local and community-led approaches should be integral components across all this work.

Proposed Actions

- Ensure that system reform (i.e. via Resource Management reform, Three Waters reform, Te Ture Whenua Māori reform, the Building for Climate Change programme and building regulatory system reform, and the Review into the Future of Local Government all align to deliver the set of strategic housing and urban outcomes important to community wellbeing.
- Integrate Government investment at a local level, and support more local government investment in infrastructure that supports urban growth and change that builds climate resilience, reduces emissions, and restores water and air quality. This could be complemented by optimising existing investments (such as underutilised transport assets) and leveraging this with planned investment from other parts of government.
- Ensure that the decisions made about social infrastructure and services (for example, health and education) are consistent with the housing and urban outcomes we want, in the way that they affect transport demand and accessibility, and help create connected communities.
- Support and enable broad iwi and Māori led developments through Te Maihi o te Whare Māori including Oranga Marae
- Through Kāinga Ora – Homes and Communities, Land-for-Housing, and other government initiatives deliver urban development that exemplifies evidence-based best practice and which supports resilient, sustainable, inclusive and prosperous communities
- Continue to support the Government's Place-Based and Urban Growth Partnerships.
- Develop an Emissions Reduction Plan that mitigates housing and urban greenhouse gas emissions, including from residential construction activity, design, and materials (not only in new builds).
- Develop a National Adaptation Plan to support climate resilience in the housing and urban development system.



TE HAUMI ATU KI NGĀ URUPARE WHARE, URUPARE TĀONE ANŌ HOKI, ĒRĀ E ĀKINA ANA E TE MĀORI INVEST IN MĀORI-DRIVEN HOUSING AND URBAN SOLUTIONS

Te mana ki te whakatau i ngā urupare pai ake hei whakawhanake whare, whakawhanake tāone mā ngā iwi me te Māori

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

Te mea e whai urupare nei mātau What are we responding to

He whānui tonu ngā wawata ā-kāinga o te Māori me ngā iwi – te tiro tiro i te kāinga koretanga, ngā whānau me tā rātau whai i ngā whare ora, whare utu-pai, tae noa rā ki ngā iwi me ngā rōpū e kimi nei i tētahi hoa whakawhanake whenua.

Kāore ngā iwi me te Māori e manaakitia ana i roto i te pūnaha whakawhanake whare, whakawhanake tāone, ā, ko rātau kei te noho hei papa i roto i ngā āhuetanga whai whare, tērā i ētahi atu, i Aotearoa.

He nui ake te tūpono ka noho te Māori ki tētahi whare opuru, whare pākarukaru, waihoki he uaua ake te whakamahana i aua whare, ā, kei ngā whare tūmatanui me ngā whare hāpori, kāinga rēti rānei.

Waihoki, kua tino aukati nuitia ā-punaha nei te Māori i te ākitia o ngā urupare whakawhanake whare, whakawhanake tāone mā ngā iwi me te Māori. Otirā i te tāpaetia atu o ngā urupare whānui ake a te Kāwanatanga me ngā rangatōpū ā-rohe ki ngā wero whakawhanake whare, whakawhanake tāone anō hoki i Aotearoa.

Ka rerekē pea ngā hiahia whakawhanake whare, whakawhanake tāone o ngā iwi me te Māori e ai ki te wāhi, tērā i ngā hiahia o te porihanga whānui. Arā ētahi āhuetanga o te pūnaha e motuhake ana ki te wheako Māori pēnei i ngā uauatanga ā-utu nei ki te hanga i runga i ngā whenua Māori, te hiahia ki te hanga kāinga i runga i ngā whenua Māori ki ngā wāhi tuawhenua, ā, ngā hiahia ā-ahurea me ngā utanga o te tuku atu me te whai hoki i tētahi kāinga.

Te mea e whai urupare nei mātau

What are we responding to

Māori and iwi have housing aspirations across the system – from addressing homelessness, whānau wanting to access healthy, affordable homes through to iwi and rūpū looking to partner for development opportunities.

Iwi and Māori are underserved by our housing and urban development system and continue to experience poorer housing outcomes than other people in Aotearoa New Zealand.

Māori are more likely to live in overcrowded and run-down houses that are harder to heat, and in public and community housing or rental homes.

Māori have also by and large been systemically locked out of driving housing and urban development solutions for iwi and Māori, as well as from contributing to broader Government and local solutions to housing and urban challenges in Aotearoa New Zealand.

The housing and urban development needs of iwi and Māori may differ from place to place and in relation to the general population. There are aspects of the system that are specific to Māori experience such as the difficulties of financing building on whenua Māori, the need to build kāinga on whenua Māori in remote and rural areas, and cultural requirements and obligations of providing and being provided a home.

Tā mātau e whakapae nei

What we expect to see

- He āheinga ō te Māori ki ngā kāinga e hāngai ana ki ō rātau hiahia, me te mōhio ka whai kāinga tonu rātau
 - Ka piki ake te nui o ngā Māori hoko whare, ā, ka nui ake hoki te whai whare hei oranga
 - Kei te āwhina te whakahoahoatanga me te wāhi e tū ai ngā kāinga i ngā tūhononga me te oranga
 - Ka māmā ake, ka nui ake hoki te hanga whare i runga i ngā whenua Māori
 - Ka whai hua te Māori i ngā hāpori tōnui me ngā whakahoahoatanga tāone kounga
 - Kua piki, kei te piki tonu rānei te āheitanga o te Māori i roto i ngā whakawhanaketanga whare ā-hāpori
 - Kei te whakamahi te Māori i ōna tika i raro i Te Tiriti o Waitangi, ā, kei te tautoko te Karauna i tā rātau whakamahi i aua mana, kei te tiaki hoki i ngā takenga o te Māori.
- Māori have access to quality homes that meet their needs, with security of tenure
 - An increase in Māori home ownership rates, and an increasing in housing for wellbeing
 - Kāinga design and locations facilitate for social connection and wellbeing
 - Building on whenua Māori will be easier and plentiful
 - Māori build and benefit from thriving communities and quality urban design
 - Māori have built or are building capability and capacity in community and housing development
 - Māori exercising their rights under Te Tiriti o Waitangi with Crown support to exercise those rights and protect Māori interests.

Ngā āhuatanga me panoni

What needs to change

Kei te āki a MAIHI i ngā panonitanga i roto i ngā mahi a te kāwanatanga nōna ka whai urupare ki te mōreareatanga whai whare.

Me kaha ake te mahi tahi a ngā rangatōpū ā-rohe ki ngā iwi, ki te Māori anō hoki hei tuku atu i ngā whakawhanake whare, whakawhanake tāone hei whakapūmau i te mana ki te whakatau i ngā urupare whai whare, urupare tāone mā ngā iwi, mā te Māori anō hoki. E kore e māmā i ngā wā katoa – he wā ōna me āta whai urupare ki ngā whakaaro kē me ngā taupā e mōhio ai he aha te ara tika hei whai mā tātau.

Me whai tētahi waka whakarato reretahi, mahi tahi mai i te whānuitanga o te kāwanatanga anō hoki e kaha rawa atu ai te whakapātanga o te haumitanga ki ngā iwi, ki ngā kāinga Māori me ngā hāpori, kia puta wawe ai he hua pai ake.

Me aro tonu te Kāwanatanga ki te whakairo i tētahi pūnaha e manaaki ana i ngā iwi me te Māori hoki. Ko te mahi tuatahi ko te whakaaro nui ki ngā tūhononga i mea rā i runga, ā, me hua ake ko ngā mahi me ngā ara haumi Kaupapa Māori, nā te Māori, mō te Māori.

The Māori and Iwi Housing Innovation (MAIHI) framework for action drives fundamental shifts in the way that Government operates as it responds to the housing crisis.

Central and local government must more actively partner with iwi and Māori to deliver housing and urban development and ensure that it supports the right to self-determine better housing and urban development solutions for iwi and Māori. This won't always be easy – sometimes differing opinions or obstacles to development will need to be worked through to unlock the best way forward.

We need a coordinated, cross-government delivery pipeline that maximises the impact of investment in iwi and Māori housing and communities delivering better outcomes as quickly as possible.

Government also needs to maintain a focus on shaping a system that responds to iwi and Māori. This starts with investing in the partnerships referenced above and needs to result in action and investment streams that have Kaupapa Māori approaches, by Māori, for Māori.

Me aha rā

What needs to happen

Me nui ake te whakahoahoa, te tahua me te hanganga o ngā kāinga hei manaaki i ngā whānau Māori, nā te Māori, mō te Māori.

I runga i te pikinga o te pūtea ki ngā whare Māori i roto i te Tahua 2021, ka aro nui ake te Kāwanatanga ki te whakapiki ake i te nui me te āhei o ngā kaiwhakarato whare Māori. Ka tautoko i ngā iwi me te Māori ki te whakapiki i tōna āhei ki te tuku i ngā urupare whakawhanake whare, whakawhanake tāone anō hoki.

Kia nui ake te whakaaro ki te whakawhanake me te whāngai i ngā mātauranga ki ngā rangatōpū ā-rohe, me ētahi atu wāhanga o te pūnaha hei tautoko i ngā urupare pai ake, whānui hoki ki ngā wawata whai whare, urupare tāone hoki, me te orange o te Māori anō hoki.

More homes need to be designed, funded, and built to accommodate whānau Māori, by Māori, for Māori.

Building on the boost for Māori housing in Budget 2021, the Government will place a significant focus on increasing the number and capacity of Māori housing providers, as well as on supporting iwi and Māori to build their capacity and capability to deliver housing and urban development solutions.

More emphasis also needs to be placed on developing and delivering ongoing education across central and local government, and other parts of the system to support better and holistic responses to iwi and Māori housing and urban aspirations as well as Māori wellbeing.

Proposed Actions

Ngā mahi

- Te arotake i te Rautaki Whai Whare Māori 2014, He Whare Āhuru He Oranga Tāngata, hei whakakaha i a MAIHI, ā, kia haere tonu ngā mahi e tutuki ai ngā hua nui, ngā hua toitū me te Māori, mā te Māori, nā te Māori anō hoki.
- Te whakaū i te Hōtaka Mahitahi MAIHI hei tautoko i ngā iwi me ngā wāhimahi Māori hei tuku i ngā kaupapa whare whakapiki i te nui, kaupare i te kāinga koretanga me te whakapai ake i te whakamarumarutanga o te Māori.
- Kei te anga ngā haumitanga me te tautoko a te Karauna ki ngā urupare kaupapa Māori, ki ngā ratonga me ngā whare tūmatanui, whare hapori anō hoki. Otirā te whakapiki i te nui o ngā kaiwhakarato whai whare ā-hapori Māori.
- Kei te anga ngā haumitanga me te tautoko a te Kāwanatanga ki te whakapikinga o te āhei o ngā iwi me te Māori ki te whai urupare ki ngā whare, tae noa atu ki ngā hinonga kua oti nei ngā kerēme te whakatau.
- Te whakapiki tonu i te nui o ngā whare tūmatanui me ngā whare hapori e hangaia ana ki ngā hapori Māori
- Kei te anga ngā haumitanga me te tautoko a te Kāwanatanga ki ngā hanganga e tautoko nei i te Māori me ngā kaiwhakarato ā-iwi hei hanga i ngā kāinga mō ngā whānau Māori i runga i ngā whenua Māori me ngā whenua hanga-whare o te Māori.

Proposed Actions

Ngā mahi

- Review the 2014 Māori Housing Strategy, He Whare Āhuru He Oranga Tāngata, to strengthen MAIHI and continue the momentum to achieve significant and enduring housing outcomes with, for and by Māori.
- Implement the MAIHI Partnership Programme to support iwi and Māori organisations to deliver housing projects that increase supply, prevent homelessness, and improve tenure security for Māori.
- Government investment and support directed towards kaupapa Māori responses, services and public and community housing places, including increasing the number of Māori community housing providers.
- Government investment and support directed towards increasing iwi and Māori capability to provide housing solutions, including via post-settlement entities.
- Continue to increase the supply of public and community housing places that are built and contracted in Māori communities.
- Government investment and support directed towards infrastructure to support Māori and iwi providers to build homes for whānau Māori on whenua Māori and Māori owned land for housing.



TE KAUPARE ME TE WHAKAHEKE I TE NUI O TE KĀINGA KORETANGA PREVENT AND REDUCE HOMELESSNESS

Homelessness is rare, brief and non-recurring because and 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.

What we are responding to

Homelessness, and families and whānau in insecure or overcrowded accommodation, is driven by a complex set of systemic issues. Certain groups, particularly Māori, Pacific peoples, and women, have been disproportionately affected. The economic fallout from COVID-19 has further highlighted and exacerbated these pre-existing inequalities.

Homelessness and housing insecurity are symptoms of a broken system, one that has failed to:

- address the needs of iwi and Māori and the aspects of the housing system that are specific to Māori experience, like disenfranchisement from land
- provide sufficient affordable housing supply for all household incomes and needs
- provide timely and adequate support for people to manage the personal and social issues that place them at risk of homelessness.

What we expect to see

- Kaupapa Māori approaches and responses, supports and services targeted at Māori who are homelessness
 - Increased iwi and Māori capacity and capability to deliver housing relief for Māori
-

- Fewer people in temporary or emergency accommodation because of homelessness triggered by affordability
- An end to reliance on motels as emergency housing
- Reduced number of people on the public housing waitlist and reduced time to wait for public housing places.

What needs to change

We need to recognise that the housing market by itself will never respond adequately to prevent homelessness. There will always be a need for a certain amount of supported housing, and a need for a human connection with people at risk of homelessness, to work with people to resolve the personal and systemic issues that can lead to homelessness.

We also need to recognise that local people and organisations understand local problems. Preventing homelessness across Aotearoa New Zealand will come about through partnership, leveraging local knowledge to fund and deliver fit-for-purpose supports and services for people at risk of homelessness at a local level.

What needs to happen

In the short to medium term, preventing homelessness includes maintaining a focus on building more affordable, secure homes for individuals, families and whānau that find themselves homeless or in insecure or overcrowded accommodation.

In the longer term, preventing homelessness means revisiting the support and services available to people at risk of homelessness to ensure they resonate with them, and support them to meet their needs.

Together, this means implementing the suite of complementary actions contained in the Public Housing Plan, Homelessness Action Plan, and Te Maihi o Te Whare Māori – Māori and iwi housing innovation framework for action (MAIHI) in partnership between central government, iwi and Māori, community housing providers, local government, and others.

Proposed Actions

- Support Māori community housing providers and other Māori and Iwi providers, and partner with them to prevent homelessness through kaupapa Māori initiatives.
- Continue the increased construction of new public housing supply and the upgrade of existing houses through Kāinga Ora and in partnership with community housing providers.
- Continue to increase the supply of supported housing to reduce the use of emergency accommodation such as motels.
- Continue to implement the actions outlined in the Homelessness Action Plan as a key mechanism for aligning government activity as it responds to homelessness.
- Provide more support for individuals, families and whānau experiencing homelessness to move into stable accommodation as quickly as possible, and to stay there to access wider social support agencies.
- Undertake a suite of prevention actions to sustain tenancies, to expand and improve support for young people leaving care, people transitioning from acute mental health and addiction inpatient units, and people leaving prison or returned overseas offenders.



TE WHAKAPŪMAU ANŌ I TE WĀHI MATUA O TE WHAI WHARE HEI KĀINGA, TĒRĀ I TE WHAI WHARE HEI RAWA. 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.

What are we responding to

Home ownership has traditionally been a way for many New Zealand families to create the stability that supports children's education and development, build up an asset, and save for retirement. It was a pathway that was available to many more people than is currently the case. Now, limited housing supply and choice, low interest rates and low returns on other investments, as well as easier access (for some) to credit have combined to increase the attraction of housing purely as a financial investment, and often a speculative one based solely on expectations of ongoing capital gains. This has fuelled house-price inflation, put home ownership increasingly out of reach of many, especially Māori and Pacific families, skewed investment in the productive economy, and — with the emphasis on trading existing houses rather than building new ones — has had flow on impacts on the supply, quality, and security of rental stock at a time when more and more households have no other choice except to rent.

In the current state, the pathway to wealth and financial wellbeing through housing is now largely only accessible to those with access to existing private capital including 'the bank of mum and dad', and those who earn well above New Zealand's median income.

Government cannot control access to flows of capital and credit – Aotearoa New Zealand is a net receiver of global market trends. However, our domestic market has not responded to housing demands by increasing housing supply to meet diversity of needs.

In hindsight, if Aotearoa New Zealand had continued to build enough affordable homes, and supported Māori to develop whenua Māori by Māori, for Māori, the impact of speculative behaviour in residential property market may have been reduced. Our property markets would still exist, but they would look different, and people would perhaps be channelling their financial capabilities into other wealth-creation opportunities.

There are now significant health, wealth and wellbeing disadvantages for renters compared to homeowners that carry across generations and embed a growing inequity, many of which stem from security of tenure and increases in wealth associated with buoyant property markets.

What we expect to see

- An increase in owner-occupier properties, including an increased proportion of Māori and Pacific peoples living in owner-occupier dwellings
- Tax and regulatory settings that incentivise investment in new builds, including for rental and other tenures, and property investment directed more towards increasing new housing supply rather than trading existing properties
- More investment in iwi and Māori housing solutions, including intergenerational ownership models
- More investment in other productive parts of the economy, leading to economic stability.

What needs to change

Actions taken under the other focus areas will address the scarcity of housing supply that underpins our current speculative behaviour in residential property markets.

A steady supply of more affordable homes will make room for first home buyers and a different but ongoing investment in quality rental homes and reduce the pressure and competition we are currently seeing in the rental sector.

The focus on delivering more houses needs to be complemented by policy and regulatory shifts to address housing speculation and demand for houses.

Significant time and resource need to be spent working with investors, developers, and others to identify and nurture more diverse investment streams in property that deliver additional supply, including purpose-built rental supply.

What needs to happen

Government needs to continue to review policy and regulatory settings, including tax and fiscal settings, to understand what is driving adverse behaviour across the housing and urban market, and what need to change to support better housing outcomes for more of Aotearoa New Zealand.

This includes working with the property investment sector to develop regulatory and policy settings that direct private investor capital towards increasing housing supply, as well as working to balance the attraction of residential property relative to other investments.

Proposed Actions

- Continue to implement and refine new demand-side measures to limit speculative investment in existing residential property.
- Increase housing supply over time to dampen future expectations of high capital gain.
- Make new builds and associated markets more attractive to investors (for example, purpose-built rentals).
- Identify and remove barriers to other alternative tenures to outright home ownership (for example, shared ownership, rent to buy, or leasehold arrangements) that may also meet some people's needs.



WĀHANGA 3:

**TĀ MĀTAU
WHAKAŪ I
TE TAUĀKĪ
KAUPAPA
HERE A TE
KĀWANATANGA**

SECTION 3:

**HOW WE WILL
IMPLEMENT
THE
GOVERNMENT
POLICY
STATEMENT**

KA MAHI TAHI TE KĀWANATANGA KI ĒTAHI ATU HEI WHAKAŪ I TE GPS-HUD

GOVERNMENT WILL COLLABORATE WITH OTHERS TO IMPLEMENT THE GPS-HUD

Successfully implementing the GPS-HUD requires government to align its advice and decision-making powers across portfolios to unlock the housing and urban development system so that government and others can deliver better housing and urban outcomes across Aotearoa New Zealand.

Government's key role in housing and urban development is to enable a system-wide response. We do this through a range of roles:

- Government as funder: Funding, financing and providing direct support for housing and urban development, for example: funding and providing public housing, delivering infrastructure directly, or supporting investment through tools like the Infrastructure Funding and Financing Act and associated Government Support Package, and financing and delivering large-scale urban redevelopment projects via Kāinga Ora.
- Government as partner and enabler: Enabling other organisations, such as iwi, the private sector, community organisations and local government to support housing and urban development that meets the needs of communities. This GPS-HUD and other work programmes suggest greater central government action to build connections, solve co-ordination problems and build consensus, for example, via spatial planning. It also suggests a greater role for central government to de-risk urban development opportunities using tools like the Urban Development Act 2020, and to support proof-of-concept for new and changing development models such as purpose-built rental.
- Government as regulator: Ensuring that legislative, policy and regulatory settings (for example, via the Resource Management system, Land Transport Management Act 2003, Building Act 2004, and our tax settings) are working efficiently, and well together, to deliver housing and urban development that will support communities to thrive.

Government must partner with iwi and Māori and collaborate with others across the system, leveraging their skills and knowledge to deliver effective change as quickly as possible.

Broadly, there are four critical groups that government must partner or collaborate with to deliver the better housing and urban outcomes we want for all of Aotearoa New Zealand.

Iwi and Māori

Many iwi and Māori organisations play crucial roles across the housing and urban development system and are best placed to deliver effective housing and urban solutions for Māori communities. Iwi and Māori organisations support government to respond to homelessness and provide public housing. They also provide investment that supports housing and urban development for the general population and for whānau Māori through post-settlement entities, including through the provision of land returned through redress and right of first refusal.

Community and Social Sector

A range of non-governmental organisations (NGOs) and social agencies provide housing and support for households in need across Aotearoa New Zealand. Community and transitional housing deliver social or affordable rental housing, often under contract with government. Many housing providers also access philanthropic funding to support households. Some provide housing and services targeted to specific groups, such as people with disabilities, or for particular ethnic groups. Typically, housing providers are not-for-profit groups meeting housing need through a range of housing options such as emergency housing, affordable rentals, wrap-around services, or home ownership assistance. They provide around 13,000 homes throughout Aotearoa New Zealand.

Local government

Local government works to promote the social, economic, environmental, and cultural wellbeing of their communities, now and into the future, playing a pivotal role in ensuring that places are functional, healthy and enjoyable for people. City, district and regional councils, and unitary authorities play key roles in housing and urban development.

- Regional councils and unitary authorities are generally responsible for environmental management and public transport in places. This includes strategic integration of infrastructure with land use and ensuring there is sufficient development capacity in relation to housing and business land.
- District and city councils, and unitary authorities provide local transport, water, wastewater, stormwater, flood management, waste, and social and community infrastructure and issue building consent and inspect building work. Some district and city councils, or unitary authorities also provide social and pensioner housing,

Local government are a key enabler and delivery agent for central government direction on housing and urban growth.

Private Sector

The private sector plays a significant role in funding, financing, designing, constructing, delivering, and maintaining the built environment. New Zealand has a range of privately owned energy and telecommunication infrastructure providers, as well as the broader funding, financing, law, engineering, planning, design, and construction organisations that support the provision of all types of infrastructure. Collectively these organisations play a key role in enabling and supporting urban development and supporting the wellbeing of all New Zealanders.

We all rely on the development and building and construction sectors to design, supply, construct, repair and maintain the houses and the built environment in which we live, work and play, and the infrastructure we depend on. Well-functioning development, building and construction sectors will support growth in productivity and employment, and have the capacity to design and develop the homes, buildings, infrastructure and places our communities need to thrive.

Property investors and property owners are the largest providers of rental accommodation in Aotearoa New Zealand. Most are individual or family investors rather than corporate or institutional providers of rental accommodation.

KA PANONI TĀ TE KĀWANATANGA WHIU I TŌNA MANA E TAEA AI NGĀ HUA PAI AKE

THE GOVERNMENT WILL ACT DIFFERENTLY TO ENABLE BETTER OUTCOMES

To effectively enable others and support implementation of the GPS-HUD there are things that government will need to do differently.

The way we as government partner with Māori, think about the needs of places, collaborate, and build relationships matters, as does the way housing and urban development is funded and financed.

These shifts, and the way government will act in response are outlined below.

Te Maihi o te Whare Māori

Kāore te Māori i noho ki te iho o ngā urupare a te kāwanatanga i roto i tana titiro ki te mōreareatanga ā-kāinga, ā, ka noho ko te Māori hei papa. Kei te whakaarotia tēnei mā te Pakirehua a Te Taraipiunara o Waitangi ki ngā Kaupapa Here me ngā Whakarātonga ā-Kāinga (WAI2750).

Kua whakaae te Kāwanatanga ki a MAIHI, ko te Māori kei te iho o ngā kōrero mō ngā kāinga. Ka noho hei tauira mō:

- te mahi tahi ki te Māori hei whai urupare ki te mōreareatanga ā-kainga o Aotearoa, ā,
- te whakamahi i ngā whakaaro kaupapa Māori hei āta tiroiro i ngā mahi a te kāwanatanga me te haumitanga kia whai urupare ki te mōreareatanga ā-kāinga kia hāngai tonu ai ki te Māori, ā, kia whakaarotia hoki ko ngā wāhanga katoa o tēnei mea te hauora tae noa ki ngā uaratanga ā-ahurea.

Kei roto ko ētahi urupare pūnaha pae tata, pae tawhiti anō hoki. He urupare ki ngā āputa hirahira mō te Māori i roto i ngā urupare tauiri i roto i ngā momo mahi matua e toru.

Māori have not previously been central to government's responses to addressing the growing housing crisis and has resulted in inequity for Māori. This is currently being considered through the Waitangi Tribunal Housing Policy and Services Kaupapa Inquiry (WAI2750).

The Government has adopted MAIHI, which puts Māori at the heart of the housing narrative. It sets a precedent for:

- 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.

It includes both urgent and long-term system responses to critical gaps for Māori in mainstream housing solutions, in three key workstreams.

Te Urupare**Respond**

Te whai urupare ki ngā hiahia pae tata, te aro ki te whakaheke i te nui o te kāinga koretanga, te whakapiki ake i te nui o ngā whare, te waihanga tahi i ngā urupare ā-wāhi me ngā Māori mōrearea, te whakahoro i tā te Māori hoko whare, ā, ngā kaupapa whare ā-hapori e arahina ana e te Māori me ngā papakāinga.

Te Arotake**Review**

Te arotake i ngā kaupapa here a te Karauna o te wā nei me āna hōtaka hei tūtohu, hei tango hoki i ngā taipā (tae ana ki ngā ture), te arotake i ngā wawaotanga (kia kaua e hua ake ai ngā pānga kino), me te āta whakamātau i ngā āhuatanga o te pūnaha i pēnei ai te mōrearea.

Te Whakatika**Reset**

Te whakatika i ngā pūnaha me ngā hātepe e hua ake ai i te pūnaha whare ngā urupare taurite mā te Māori. Te whakamana i te wāhi ki te Māori i roto i te waihangatanga me te whakaūnga o ngā urupare, te whakamana i ngā takohanga i raro i Te Tiriti o Waitangi me ngā whakataunga. Waihoki te kore e tōwai i aua tūkinotanga, me te hanganga o tētahi hononga Tiriti hou kia riro mā te Māori anō ōna urupare whare e ārahi āpōpō. Ka piritahi te Kāwanatanga ki ngā iwi me te Māori hei āki i ngā urupare motuhake, urupare toitū hoki hei whakapiki ake i te nui o ngā whare, e aro nui ana ki ngā hiahia Māori, e whakaheke ana i te nui o te kāinga koretanga me te whakapakari ake i te whakamarumarutanga ā-kāinga.

Nā konei me tōmua, me rite tonu hoki tā mātau whakapā atu, ā, me haumi atu ki ngā tūhononga. Me whakapakari hoki i te āheinga ki te tautoko i ā te tangata whakatau kia pai ake ngā urupare whare, tāone anō hoki mā ngā iwi me te Māori.

Ka whakarārangi ake a MAIHI i ngā whāinga o te Kāwanatanga e pā ana ki ngā hiahia o te Māori, te mahi tahi ki ngā iwi me te Māori, waihoki ngā tiakitanga mō ngā iwi me ngā hiahia ā-whare Māori.

Te Urupare**Respond**

Responding to immediate needs, focusing on reducing homelessness, increasing housing stock, co-designing place-based solutions with Māori in critical need, accelerating home ownership, and Māori-led community-based housing projects and papakāinga.

Te Arotake**Review**

Reviewing current Crown policies and programmes to identify and remove barriers (including regulatory), assessing interventions (to ensure no unintended negative consequences), and examining fully the systemic levers that have led to this crisis.

Te Whakatika**Reset**

Fundamentally resetting systems and processes so that the housing system provides equitable solutions for Māori. Ensuring that Māori are partnering in the design and implementation of solutions, Te Tiriti o Waitangi obligations and settlements are upheld, and injustices are not repeated, and a new contemporary Treaty partnership is established that enables Māori to lead their housing solutions in the future. The Government will align and partner with iwi and Māori to drive tailored and enduring solutions to increase housing supply, which attend to Māori needs, prevent homelessness, and improve housing security.

This requires us to engage early and often and invest in relationships, as well as build capacity and capability to support the right to self-determine better housing and urban solutions for iwi and Māori. MAIHI sets out the Government's expectations in relation to Māori interests, partnering with iwi and Māori and protections for iwi and Māori housing interests.

Ngā whakahoahoa ā-wāhi

Place-based approaches

A one-size-fits-all solution for housing and urban development will not deliver the thriving communities we want.

If we were to work in and with Auckland to resolve their housing and urban issues, the same formula and set of solutions are unlikely to have the same affect across rural Aotearoa New Zealand, or even in Hamilton or Christchurch. The characteristics of places – including their challenges or problems – arise from local history, geography, economy, and resources.

That’s because Aotearoa New Zealand is made up of main urban centres, growing regional centres and network of smaller areas that are changing and growing at much slower rates and for very different reasons than their urban and regional counterparts.

Housing and urban outcomes, the drivers of those outcomes, and the opportunities and barriers to improving outcomes vary widely across the country, so the solutions for improving housing and urban outcomes will be different from place to place.

To deliver on the Government’s six focus areas for housing and urban development, we will be taking a place-based approach to policy and interventions that recognises that local conditions, partnerships, and solutions are integral to designing interventions that work.

Place-based approaches enable us to understand how settings and strategies play out differently in different places and learn from this so that national settings can reflect and support these differing needs. Importantly, this is informing the approach we take to system change, including the Resource Management Reforms (and the proposal for a Strategic Planning Act), and the review into the Future for Local Government.

Ngā hononga pono, hononga mauroa

Genuine and enduring partnership

Maximising the benefits of housing and urban development requires proactive and genuine collaboration between numerous organisations.

Government is committed to expanding our capacity to nurture our relationship with iwi and Māori as our Te Tiriti o Waitangi partner and are essential to generating the right housing and urban outcomes moving forwards.

Government also needs to pursue meaningful and real relationships with local government, industry, non-government organisations, local voices, and voices of lived experience.

It is particularly important that Kāinga Ora develops genuine and enduring partnerships to deliver the best outcomes for communities.

Across our work we will pursue partnerships and relationships for people and places, leveraging the knowledge and connections that come with being a part of the Crown.

Government agencies will work more closely with each other to align investment and outcomes thereby maximising the impact that government intervention can make in places and for people.

Te whanake i ngā haumitanga toitū, pūmau anō hoki

Develop sustainable and reliable funding

Government investment in housing and urban development has been ad hoc and variable year-on-year and over decades. This has impacted on the gains we have consistently been able to make towards our vision, in some instances causing steps away from our vision.

Shifting towards more certain and sustainable funding will enable Kāinga Ora, other agencies, and local government to plan ahead to deliver essential housing and urban development for Aotearoa New Zealand, as well as providing more stability and productivity in the construction sector.

The system has lacked the right policy, regulatory, funding and participatory settings that enable others, including iwi and Māori as partners, local government and private and non-government (e.g. philanthropic, social impact) capital to invest confidently and consistently in housing and urban development for the long-term. We need to build on new government initiatives like the Infrastructure Funding and Finance Act 2020, as well as support other non-government initiatives like the community housing sector's Community Finance scheme, to open a greater range of funding and finance possibilities.

Knowing the tap will not dry up or be turned off by Government, and that there is a lot more depth and stability in the finance avenues available to developers and housing providers, will also help smooth some of the boom-and-bust cycles of our economy. A focus on sustainable funding must also include regular analysis of the tools and instruments government funds maintains to support wellbeing through housing, housing affordability and the provision of infrastructure deliver the outcomes we want.

Government will work towards more certain, durable, and sustainable schemes and sources of funding for the delivery of housing and urban development that operate over five to ten years, and which will catalyse a reliable pipeline of construction activity.

Ngā pātai mō te korero tahi:

- *Me i pai ake tā te kāwanatanga whai i tēnei rautaki mahi, ka whakapakari rānei tēnā i te pūnaha?*
- *He aha ētahi mahi kē atu hei whakapai tahi i te pūnaha?*

Questions for consultation:

- *If government improved working in these ways, would it strengthen how the system works?*
- *What else could the system to do improve together?*

NGĀ MAHI PAE TATA A TE KĀWANATANGA NŌ MĀTAU KA WHAKAŪ NEI I TE GPS-HUD

GOVERNMENT SHORT-MEDIUM TERM PRIORITY ACTIVITY AS WE IMPLEMENT THE GPS-HUD

Other players in the system are looking for strong, clear signals from the Government to provide greater confidence and certainty about their own actions and investments. For that reason, it is important to clarify the approach that the Government intends to take over the short- to medium-term to start delivering on the direction and focus areas proposed for the GPS-HUD.

Meeting immediate housing needs

The Government will continue to focus on supporting those experiencing the most housing-related stress, including continuing to prevent and reduce homelessness and increasing the supply and affordability of homes. This includes:

- accelerating the construction of new public and community housing and iwi-led housing
- working with iwi, hapū, community housing providers and others to deliver on the actions within the Homelessness Action Plan and Te Maihi o Te Whare Māori-framework for action.

Even when we are successful in implementing the structural and system-wide changes, there will always be individuals, family and whānau who need support, and the Government will make sure that those people have a warm, secure home to live in, in the right place and with access to the right support.

Delivering system reform

At the same time the Government is to deliver enduring system reform, to help ensure a plentiful and ongoing supply of land, infrastructure, and housing. The fact that more and more resource and effort have to be allocated to meeting urgent needs is often a consequence of delayed action on long-term systemic reform, because the outcomes from that are not as immediately tangible.

The reform of the resource management system sits at the heart of our approach to this and is complemented by a continued focus on infrastructure funding and financing settings, including local government institutional settings, and ongoing reform of the building regulatory system.

Aronga matua: te whakapiki ake i te nui o ngā whare me te utu-pai o ngā whare

Key Focus: Increasing housing supply and affordability

In March 2021, the Government announced a suite of policy and funding decisions designed to reduce speculative investment in existing housing and increase the construction of new housing supply.

The focus will now be on successfully implementing these decisions, and super-charging the role the Government is already playing to drive, de-risk and facilitate new housing supply, particularly within large-scale developments that better meet our climate change, child wellbeing and other objectives.

This includes a multi-billion-dollar investment in new infrastructure to support housing development, and funding to support the delivery of more affordable housing supply, including purpose-built rental, community housing, and papakāinga.

This investment provides certainty that will support a short-term focus on increasing capacity, capability, and productivity in the construction sector, facilitating additional investment in skills and innovation to bring down the cost of building new housing.

Ka tautoko ngā tari kāwanatanga i te ahunga me ngā aronga kei tēnei GPS-HUD

Government agencies will support the direction and focus areas in this GPS-HUD

It is proposed that to effectively deliver the GPS-HUD, government agencies will take the following action:

Action	Lead agency
Coordinate and align action across government to deliver the GPS-HUD outcomes.	Ministry of Housing and Urban Development
Invest and operate consistent with the GPS-HUD.	All agencies
Agencies working together to apply the MAIHI- framework for action to deliver, at pace, a system-wide response to Māori housing stress in partnership with Māori that places whānau at the centre of the response, and applies Kaupapa Māori approaches and principles.	All agencies
Agencies working together to develop and implement data, evidence and tools to understand climate impacts of housing and urban development, and operational and embodied emissions resulting from policy, investment and planning decisions.	All agencies
Participate collectively in regional strategic planning exercises in collaboration with local government and iwi, identifying land for development or redevelopment and pre-planning for the necessary investment to meet GPS-HUD objectives.	All agencies
Ensure the building and construction system is set up to support building performance (quality, productivity and innovation), building for climate change, and universal design principles.	Ministry of Business, Innovation and Employment
Reducing emissions from buildings during their construction and operation and preparing buildings to withstand changes in the climate.	Ministry of Business, Innovation and Employment
Prioritise public transport and active modes in urban transport planning and investments, to support new housing developments in appropriate areas, reduce emissions, improve health and safety, and create well-functioning urban environments.	Ministry of Transport Waka Kotahi
Ensure decisions made about the location of education infrastructure and services (including enrolment zone planning) supports the urban outcomes in this GPS-HUD, including housing development, more efficient land use and greater use of public transport and active modes.	Ministry of Education

<p>Ensure that reforms and changes to our systems of resource management, land-use planning, local government, and infrastructure are delivered and aligned in a way that supports the achievement of the housing and urban objectives in this GPS-HUD.</p>	<p>Ministry for the Environment Department of Internal Affairs Ministry of Transport Ministry of Housing and Urban Development</p>
<p>Ensure people have access to the right social and health services and community-based care and support to achieve their housing outcomes, and that those services are connected to transport systems including public transport.</p>	<p>Ministry of Social Development Ministry of Health</p>
<p>Support Pacific Peoples to gain improved housing conditions and home ownership through the implementation of the Pacific Housing Initiative.</p>	<p>Ministry for Pacific Peoples</p>
<p>Improve the quality and standards of existing housing stock through the Healthy Homes Initiative and Healthy Homes Standards.</p>	<p>Ministry of Health Ministry of Housing and Urban Development</p>
<p>Coordinate planning and delivery of home-centred health services and outcomes by Ministry of Health, ACC, Kāinga Ora, and other service providers.</p>	<p>Ministry of Health</p>
<p>Engage and advise on the integration of health and disability services, community-based care and associated transport requirements with the physical accessibility of buildings and neighbourhoods.</p>	<p>Ministry of Health</p>
<p>Ensure that housing and urban development programmes consider co-benefits with regard to factors such as the future of work, climate change mitigation and adaptation, and responses to pandemic/s or natural hazards</p>	<p>Ministry of Housing and Urban Development</p>

E NONOI ANA TE KĀWANATANGA KIA ĀTA WHAKAHAERE A KĀINGA ORA – KĀINGA ME NGĀ HAPORI, I ANA MAHI KIA HĀNGAI RĀ KI TE PAE TAWHITI ME TE AHUNGA I TE GPS-HUD.

THE GOVERNMENT REQUIRES KĀINGA ORA – HOMES AND COMMUNITIES TO MANAGE ITS FUNCTIONS AND OPERATIONS TO MEET THE VISION AND DIRECTION IN THE GPS-HUD

Kāinga Ora must align its work programme with the outcomes and focus areas that will be outlined in the GPS-HUD. It should work alongside HUD, the Ministry of Social Development, Te Puni Kōkiri, the Ministry for Pacific Peoples, the Ministry of Transport, Waka Kotahi and other agencies to support delivery of healthy, secure, and affordable homes within thriving, inclusive and sustainable communities.

To do this, Kāinga Ora should maintain a focus on establishing partnerships, supporting and working with others wherever possible.

This includes taking a cross-government and a place-based approach to developing options and strategies that deliver the Government’s housing and urban development priorities.

Kāinga Ora must manage its functions and operations to deliver the following actions. These will be reinforced, and adjusted as necessary, through the annual process of responsible Ministers communicating expectations to the Board of Kāinga Ora.

Implementation plans (see next section) will be developed to provide greater detail on how the GPS-HUD will be implemented.

Key proposed actions for Kāinga Ora are outlined below. It is anticipated that these will be further refined for inclusion in the GPS-HUD, including to indicate priorities and clarify Kāinga Ora decision making accountabilities.

Actions
Deliver new public and supported housing supply (e.g. transitional housing) as funded through successive and future Budgets, and as aligned with the Public Housing Plan 2021-2024.
Improve the wellbeing of public housing tenants, including through tenancy management that meets the diverse needs and aspirations of tenants, through improving the quality and performance of existing public housing stock, and through developing cultural sensitivity and competencies.
In undertaking its functions Kāinga Ora should operate in a way that complements, rather than competes with, private sector and non-government partners, helping build capability and capacity across the system to deliver on the objectives in this GPS-HUD. This will require a variety of operating models from facilitation to direct delivery.
Lead by example and ensure urban development projects offer a diverse range of sizes, types, locations, including offering better accessibility (universal design) in a large proportion of new builds, to meet needs.

Successfully deliver the current set of urban development projects, including the large-scale redevelopment projects across Auckland.
Consistent with agreed priority areas and the outcomes in this GPS-HUD, look for opportunities to facilitate development in existing and new urban areas with good connections and matched with need, including land aggregation and master planning, to achieve a greater supply of development capacity, infrastructure, and housing.
Maintain a pipeline of future urban development projects to provide greater certainty to the infrastructure, development and building and construction sectors, and future residents.
Participate alongside other government agencies in joint strategic (spatial) planning with local government, iwi and others, and help give effect to those plans once agreed.
Lead investment in new, more innovative, and productive methods of construction, including offsite manufacturing, in a way that supports capability-building across the construction sector, and in line with the Construction Sector Accord to which Kāinga Ora is a signatory.

Me tūhono a Kāinga Ora ki te Māori, me tiaki hoki i ngā hiahia o te Māori.

Kāinga Ora must partner with Māori and protect Māori interests

Me whai, me pupuri hoki a Kāinga Ora i ngā hononga ki te Māori, tae ana ki ngā iwi me ngā hinonga whenua Māori. Me mahi hoki i ngā mahi e tika ana, tērā kua whakaaetia me te Māori, hei tiaki i ngā hiahia o te Māori.

Kāinga Ora is required to pursue and maintain partnerships with Māori, including iwi and Māori land entities, and take the appropriate action as agreed with Māori to protect Māori interests.

I runga i tana noho hei māngai mā te Karauna, me noho a Kāinga Ora hei hoa Tiriti ki te tiaki, ki te whakarei hoki i ngā hiahia o te Māori. Ka whakaatu ngā mahi katoa a Kāinga Ora i Te Tiriti o Waitangi me ōna atikara, ōna mātāpono anō hoki.

Whakawhanake i te āheitanga e taea ai e ia te tūhono atu me te mahi tahi ki te Māori. Me mārakerake te whakaatu mai i tā te Poari me ngā kaimahi whakaū i Te Tiriti me ōna mātāpono, tae ana rā ki ngā pānga motuhake ki te whakapai ake i ngā hua whai whare Māori.

Me noho ngā hiahia me ngā wawata Māori ki te iho o Kāinga Ora me āna mahi katoa, me hāngai hoki ki a MAIHI.

Te whai me te pupuri i ngā hononga ki te Māori, tae noa ki ngā iwi me ngā hinonga whenua Māori hei tuku i ngā whakawhanaketanga whare, kāinga hoki me te tuku whakaaro, tuku mana me ngā rauemi, tērā i kitea rā i Te Tiriti o Waitangi. Me mātua aro hoki ki te tōmua, te whai tikanga me te rite tonutanga o ngā whakapātanga ki te Māori.

Mahi tahi me ngā iwi, me te Māori hoki hei tūtohu, hei whakatinana hoki i ngā wawata Māori, tae noa rā ki ngā mahi whakawhanake motuhake e whakaatu ana i ngā hiahia me ngā wawata o ngā Māori me ngā iwi, ā, he kimi hoki i ngā āheinga mā te Māori hei ārahi, hei tāpae hoki atu ki ngā urupare whai whare, whakawhanake tāone me ngā Kaupapa Whakawhanake Motuhake (SDP's).

Mahi i ngā mahi e tika ana e mārama ai, e tika hoki ai te urupare ki te tiakitanga o ngā whenua o te Māori i tuhia rā ki Te Ture Whakawhanake Tāone 2020. Me whakamahi a Kāinga Ora i ngā hātepe me ngā punaha hei whakatutuki i te takune o ēnā whakaritenga.

<p>As a representative of the Crown, Kāinga Ora must play the role expected of a Treaty partner to protect and enhance Māori interests. Te Tiriti o Waitangi and its articles and principles will be reflected across everything that Kāinga Ora does.</p>
<p>Develop the capability to ensure it can effectively engage and partner with Māori. It should clearly demonstrate how the Board and staff apply the Treaty and its principles, as well as the specific impacts that it is having on improving Māori housing outcomes.</p>
<p>Kāinga Ora must place Māori interests and aspirations at the heart of all it does while also fitting in with the Māori and Iwi Innovation Framework for Action (MAIHI).</p>
<p>Pursue and maintain relationships and partnerships with Māori, including iwi and Māori land entities to deliver housing and urban development and share knowledge, power and resources as envisaged in Te Tiriti o Waitangi. A specific focus should be placed on engaging with Māori early, meaningfully and continuously.</p>
<p>Work and collaborate effectively with iwi and Māori to identify and realise Māori aspirations, this includes taking unique approaches to development that reflect the needs and aspirations of different Māori and iwi and seeking out opportunities for Māori to both lead and contribute to housing solutions urban development and Special Development Projects (SDP's).</p>
<p>Take all appropriate actions to understand and respond appropriately to the protections for land in which Māori have an interest as is outlined in the Urban Development Act 2020. Kāinga Ora should operationalise processes and systems to deliver on the intent of these provisions.</p>

Kāinga ora must manage its functions and operations to mitigate and adapt to the effects of climate change

Kāinga Ora is required to play a lead role in helping meet the Government's 2050 climate change obligations, and to ensure a just transition to a zero carbon and climate-resilient economy and society.

<p>Directly through the public housing build programme, and indirectly through its urban development role, lead by example in mitigating emissions and adapting to the effects of climate change. This will be done through: investment in buildings that are warm in winter and cool in summer while minimising energy use and costs for occupants and are constructed with materials and in a manner that lowers embodied emissions and minimises construction waste.</p>
<p>Lead by example in mitigating emissions and adapting to the effects of climate change by progressing and facilitating urban development — consistent with the objectives in his GPS-HUD — that supports shift away from private vehicle use, better access and more walkable neighbourhoods, and more efficient urban form.</p>
<p>Ensure that it does not deliver or facilitate new housing and urban development in places which are increasingly exposed to natural hazards and have an unmanageable climate adaptation risk.</p>
<p>Ensure that it is supporting communities within which it is operating to also adapt to the effects of climate change.</p>

TE ARO Ā-WĀHI PLACE-BASED FOCUS

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. Many of these places are projected to continue to grow strongly over the longer-term, while others – particularly smaller regional centres – are experiencing the spill-over consequences of wider dysfunction in the housing and urban system.

In priority places, our activity will remain focused on aligning government and other investment and policy to achieve better outcomes for places. We will seek to:

- plan, design, and invest in communities so they have the elements to meet NZ’s long-term social, environmental, and economic challenges
- increase overall housing supply and ensure it is affordable, high quality, and meet the needs of New Zealanders in different circumstances
- integrate housing, infrastructure, and urban design to achieve integrated, well-located, transit-oriented, human-scale, safe and accessible built environments, and
- reduce emissions and build climate resilience.

Ngā pātai mō te kōrerorero tahi:

- ***He aha ētahi mahi anō e pīrangī nei koe te kite atu?***

Questions for consultation:

- ***What additional actions would you expect to see?***

Housing and urban development focus areas

*Auckland

Including:

Kāinga Ora Regeneration Areas

Northcote, Mt Roskill/Ōwairaka, Oranga, Mangere and Tāmaki

Kāinga Ora and the Tāmaki Regeneration Company are transforming suburbs and communities with public housing to provide more and better-quality public housing, and to deliver more affordable housing options for both rental and ownership, as well as improved amenities, public spaces, and infrastructure.

Redevelopment Areas

City Centre and Mt Eden, Manukau, and Carrington/Unitec

These are areas where central and local government investment in infrastructure is providing significant opportunities for urban redevelopment and intensification, including opportunities to partner with mana whenua to redevelop underutilised Crown land for new housing supply.

Priority greenfield growth areas

Drury and North West

The Government and the Auckland Council have identified Drury and the NorthWest as the two greenfield growth areas for priority focus and investment within the Urban Growth Partnership.

**Wellington-Horowhenua

Kāinga Ora Regeneration Area

Porirua

Kāinga Ora are working alongside the community, Porirua City Council and Ngāti Toa Rangatira to regenerate Eastern Porirua.

Key

 **Place-based partnership need identified**

HUD is taking a place-based approach to housing in key regional locations with high needs, working with Kāinga Ora, councils, iwi and others based in the community to develop and implement joined up local solutions.

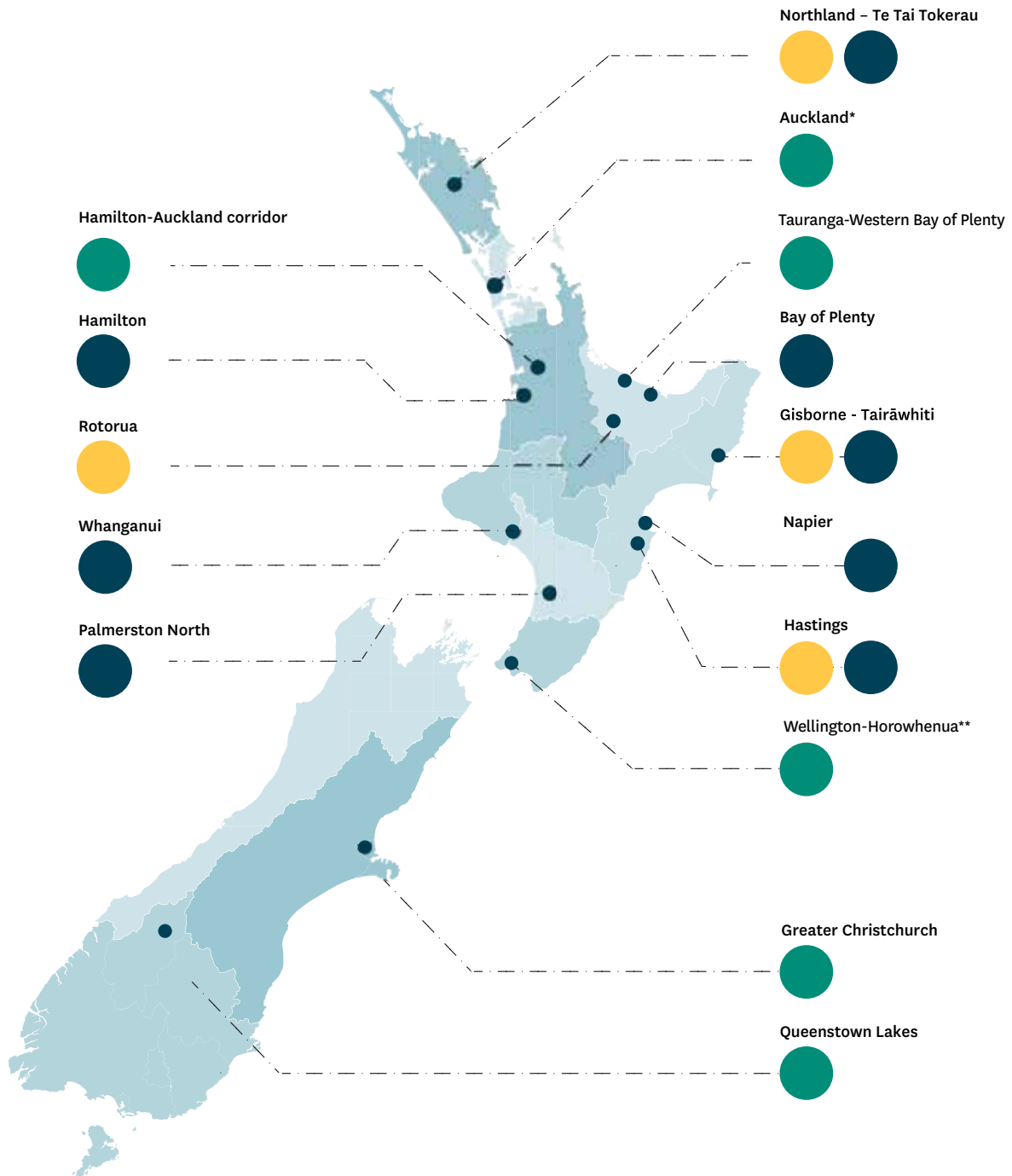
 **Locations where public housing need is urgent**

As outlined in the Public Housing Plan 2021-2024 the Government has identified regional centres where the need for public housing has grown the fastest and a step change is required. These are locations where population has exceeded new housing development leading to rising rents and housing shortfalls.

 **Urban Growth Partnership area**

The Urban Growth Partnerships provide a forum for central government, local government and mana whenua to collaborate on the strategic direction for New Zealand's high-growth urban areas or corridors. With a focus on a long-term and integrated approach to land use and infrastructure planning, they inaugurate a collaborative approach that will become more commonplace under the proposed resource management reforms.

This map shows those parts of New Zealand that HUD and Kāinga Ora are prioritising effort and investment.



While our focus is on regions where there is the greatest demand, priorities will change over time in response to need and areas across the country will continue to receive services, funding and other support.



KA WHAKAWHANAKEHIA NGĀ MAHERE WHAKAŪ HEI ĀRAHI, HEI AROTURUKI HOKI I NGĀ MAHI IMPLEMENTATION PLANS WILL BE DEVELOPED TO GUIDE AND MONITOR ACTIVITY

In a rapidly changing environment, it is important that we review and adapt as we progress.

Implementation plans will be developed to sit alongside the GPS-HUD and provide more detail on how it will be implemented, and provide clarity and further direction to guide delivery and inform stakeholders.

We expect that the implementation plans will include:

- implementation approach and priorities
- planned delivery
- collaboration opportunities
- key performance indicators.

The implementation plans may be new, or may comprise existing agreed plans such as the Public Housing Plan 2021-2024 that lays out the medium-term plan to increase public housing supply. Like the Public Housing Plan, new implementation plans will detail key performance indicators that we can use to monitor successful implementation of the GPS-HUD. It is anticipated that implementation plans will be updated more frequently than the GPS-HUD, to reflect changing needs.

We are looking for feedback on what these plans should cover.

Te aroturuki i te haere **Monitoring progress**

A monitoring framework will be developed for the final GPS once the direction is finalised. This will be focussed on tracking progress towards the outcomes proposed in this document.

Government and others need better information, forecasting, and modelling of different scenarios to understand trends and generate insights to inform the action we take to create more responsive housing and urban development systems.

We will continue to build our capacity to maintain a robust evidence base and undertake effective and timely monitoring to ensure that the system can achieve the housing and urban outcomes we want for all of Aotearoa.

This growing evidence-base alongside monitoring is critical to helping us identify the government's short- and longer-term focus.



Te Kāwanatanga o Aotearoa
New Zealand Government