

Implementing the Government Policy Statement on Housing and Urban Development



Te Kāwanatanga o Aotearoa
New Zealand Government



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

About this document

The challenges facing housing and urban development in Aotearoa New Zealand have not come about overnight

For decades, the supply of land and housing has not kept pace with demand. As a result, not enough homes have been built in the right places at the right time. There is a shortage of affordable homes and our urban areas and cities haven't responded to our changing population and needs.

Government is responding to the challenge. Billions of dollars have been invested. New settings and tools have been established to support redevelopment in our existing urban areas. More land has been unlocked and more homes have been delivered by government and the private sector. More support has been provided for those in immediate housing need.

This represents significant progress. Nonetheless, resolving the underlying challenges will require a concerted and aligned effort, over a sustained period of time.

This document identifies where we will focus in the near term

The Government Policy Statement on Housing and Urban Development (GPS-HUD) sets a long-term direction that we are working towards. It's not possible to realise the outcomes we want to see all at once, so we need to carefully plan and prioritise.

This document translates the 30-year vision for housing and urban development set out in the GPS-HUD into a near term implementation strategy that government will lead over the next few years. It provides more information about the actions, roles and responsibilities for delivering the change required to realise the outcomes we want to see. It strikes a balance between working towards resolving long term issues and responding to current challenges.

That isn't to say that there won't be other things that we will do and are already doing. However, progressing the key actions, alongside partners and other stakeholders, will ensure we move as quickly as possible towards realising the GPS-HUD and the outcomes we want to see.

This is a first step

This is the first in a series of implementation strategy documents that set out how we plan to deliver on the GPS-HUD. We anticipate that a new document will be released every three years.

We'll report our progress

By the end of 2022 we will publish a set of indicators to track progress towards realising the GPS-HUD outcomes. We will report against the indicators and the actions in this document regularly.

About the Government Policy Statement on Housing and Urban Development

The GPS-HUD states the Government’s long-term direction and priorities for housing and urban development

The GPS-HUD was published in September 2021, and alongside MAIHI Ka Ora – the national Māori housing strategy, it informs, influences and aligns activity across the system to respond to the challenges we face.

For government, the GPS-HUD is an anchor from which aligned and consistent decisions can be made. The Government expects all agencies to help implement the GPS-HUD and to consider how they can shift and align their policy and investment to support it, while also delivering on their core roles.

The GPS-HUD also gives the wider system visibility of how central and local government intends to focus energy and resources. It helps align and enable the different players to contribute as we set about improving our housing and urban outcomes together.

The GPS-HUD can be read in full at: hud.govt.nz/our-work/government-policy-statement-on-housing-and-urban-development/

Everyone in Aotearoa New Zealand lives in a home, and within a community, that meets their needs and aspirations.

Thriving and resilient communities

Everyone is living in communities that meet their needs. The places where people live are accessible, resilient, and connected to employment, education, social and cultural opportunities.

Wellbeing through housing

Everyone lives in a home, whether rented or owned, that is stable and affordable to help families live healthy, successful lives.

Māori housing through partnership

Māori and the Crown are working together in partnership to ensure all whānau have safe, healthy affordable homes with secure tenure.

An adaptive and responsive system

The system is integrated, self-adjusting, well planned, and delivers in response to emerging challenges and opportunities.

Ensure more affordable homes are built.

Ensure houses meet needs.

Enable people into stable, affordable homes.

Plan and invest in our places.

Support whānau to have safe, healthy, affordable homes with secure tenure.

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

Connection to MAIHI Ka Ora

MAIHI Ka Ora, the national Māori housing strategy, sits alongside the GPS-HUD

MAIHI Ka Ora was co-designed with Māori and focuses on our shared priorities and how both Māori and the Crown intend to address them. As direction setting documents, both MAIHI Ka Ora and the GPS-HUD sit alongside each other and set the vision for all housing in Aotearoa New Zealand.

MAIHI Ka Ora and the GPS-HUD are deeply connected. The MAIHI Ka Ora vision – ‘All whānau have safe, healthy, affordable homes with secure tenure, across the Māori housing continuum’ is represented in the GPS-HUD as an outcome (Māori housing through partnership) and a focus area (Support whānau to have safe, healthy affordable homes with secure tenure). MAIHI Ka Ora and the GPS-HUD are also connected through Te Maihi o te Whare Māori (MAIHI) framework – a new way of working across government that responds to housing needs through kaupapa Māori approaches.

The deep connections between MAIHI Ka Ora and the GPS-HUD will help ensure that the entire system is positioned to deliver better housing outcomes for Māori. These connections have also been made in recognition that housing outcomes that work for Māori can work for everyone, and that all of Aotearoa New Zealand will benefit from a strong and vibrant Māori housing sector.

MAIHI Ka Ora has its own, more specific, implementation plan which focuses on Māori housing. However, some of the most important actions in the MAIHI Ka Ora Implementation Plan are also captured in this document, reflecting their importance.

MAIHI Ka Ora can be read in full at: hud.govt.nz/our-work/maihi-ka-ora-the-national-maori-housing-strategy/





Responding to the challenge

Responding to the challenge

There are few things more important to New Zealanders than their home and the community they live in. That's why Government is making multi-billion dollar investments into housing and infrastructure to help ensure every person in Aotearoa New Zealand has a warm, dry and safe place to call home and is part of a thriving and resilient community.

There's a long way to go, but we have momentum

We know there's a long way to go before we can realise the vision for housing and urban development in Aotearoa New Zealand. However, there have been significant achievements that have already made a difference to people's lives and which we can build on in the future.

We've kicked off once in a generation reform of the resource management system that will improve housing supply and affordability. We've introduced a new National Policy Statement on Urban Development (NPS-UD), which removes restrictive barriers to development in locations that have good access to services, public transport networks and infrastructure. We've introduced Medium Density Residential Standards (MDRS), which will give people more choices about where they can live affordably in our cities.

The pace and scale of housing supply has been increasing year on year. Through the Kāinga Ora led large scale projects, we've begun the largest urban regeneration ever undertaken in Aotearoa New Zealand, which will transform cities and towns across the country.

We introduced the Whai Kāinga Whai Oranga programme, the largest ever investment in Māori housing. We also launched MAIHI Ka Ora, the national Māori housing strategy.

We've delivered 10,000 additional places in public and transitional homes. We've committed to action under the Aotearoa Homelessness Action Plan, and funded a range of supporting programmes such as Housing First, Rapid Rehousing, Sustaining Tenancies, and Creating Positive Pathways.

The Healthy Homes Guarantee Act introduced new rental standards that make it easier for tenants to keep their homes warm and dry. The Residential Tenancies Amendment Act has modernised tenancy law to improve security of tenure for renters, ensure the rights and responsibilities of tenants and landlords are balanced, and help renters feel at home.

The extension of the bright-line period for selling residential property and the removal of interest deductibility for existing rental properties is helping to discourage speculative investment in existing housing stock while still incentivising new builds.

New approaches to how we think about housing and urban development have been put in place. Te Maihi o te Whare Māori – Māori and Iwi Housing Innovation (MAIHI), puts Māori at the heart of the Aotearoa New Zealand housing narrative. Investment has been made to strengthen MAIHI approaches and partnerships with iwi and Māori to deliver more whenua-based housing and papakāinga. Through our place-based approach, we're building enduring relationships with local partners and working together to address the housing and urban challenges communities across Aotearoa New Zealand.

Responding to the challenge

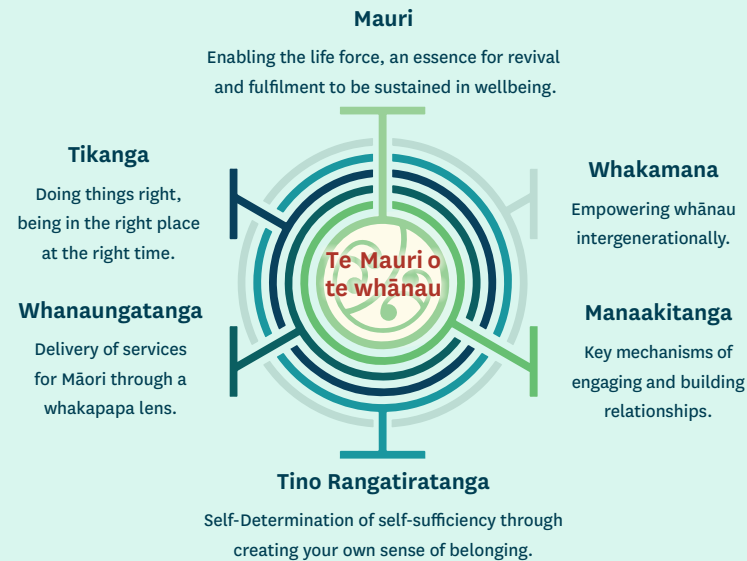


Te Maihi o te Whare Māori – Māori and Iwi Housing Innovation

The MAIHI framework puts Māori at the heart of the Aotearoa New Zealand housing narrative, acknowledges the history of Māori housing and responds to Māori needs through kaupapa Māori approaches. MAIHI is not just about what we deliver in the Māori housing sector – but how we deliver.

MAIHI requires that we work collaboratively across government through a single door approach to increase housing supply that attends to whānau needs, prevents homelessness and works to improve Māori housing security.

Our MAIHI Partnership Programme makes it easier for hapū, iwi, and Māori housing providers to find and access the funding and support that's available from different government agencies for Māori-led housing projects.



The MAIHI principles identify te mauri o te whānau at the centre of all our responses – that is



Responding to the challenge



Place-based approaches

Place-based partnerships provide a way for central government and local partners to decide how working together can address the housing and urban challenges in their community. All our partnerships apply a kaupapa Māori lens to deliver solutions that are relevant to and co-delivered by Māori.

Through our partnerships we consider how we can support:

- Māori-led solutions
- people at risk of or experiencing homelessness
- better planning
- liveable and resilient cities
- investment in infrastructure
- affordable homes

We have ten partnerships in areas of high and complex need. Government also provides housing and support services and works with stakeholders and partners right across Aotearoa New Zealand.





Action areas

Action areas

Our near-term strategy for delivering the GPS-HUD is built around four connected action areas that translate the long-term direction set out in the GPS-HUD into short to medium-term priorities.

The action areas are the basis for a system-wide response

Together, the action areas provide the basis for a connected system strategy. Each action area is strengthened and enabled by the action areas that precede it:

- By reducing barriers to building we are creating the conditions for more homes to be built where people need them
- More homes where people need them will create more options for affordable home ownership and reduce pressure on the rental market
- A better functioning rental market will mean fewer people will experience housing stress and there will be reduced demand for emergency housing and less homelessness

Each of the action areas also aligns to and delivers against multiple GPS-HUD focus areas. By delivering the actions we will make substantive progress towards delivering the overall GPS-HUD.

01

Reduce barriers to building

- 1.1 Ensure planning and regulation settings allow more homes to be built
- 1.2 Make funding for housing, urban development and infrastructure more sustainable and accessible
- 1.3 Partner with industry to increase the performance of the construction sector

02

Build homes where people need them

- 2.1 Build and sustain MAIHI and place-based partnerships
- 2.2 Increase housing supply through urban development

03

Help people into affordable homes

- 3.1 Help more New Zealanders own their own home

04

Help people in urgent housing need

- 4.1 Continue to deliver the Aotearoa Homelessness Action Plan

Actions across the system

Government is leading work across our housing and urban system to help ensure everyone lives in a home, and within a community, that meets their aspirations and needs.

Resource management system reform will enable more development within environmental limits and help improve housing supply and affordability.

Kāinga Ora Large Scale Projects represent the largest urban regeneration ever undertaken in New Zealand.

Government will work with local partners through MAIHI and place-based partnerships to find local solutions for housing and urban challenges.

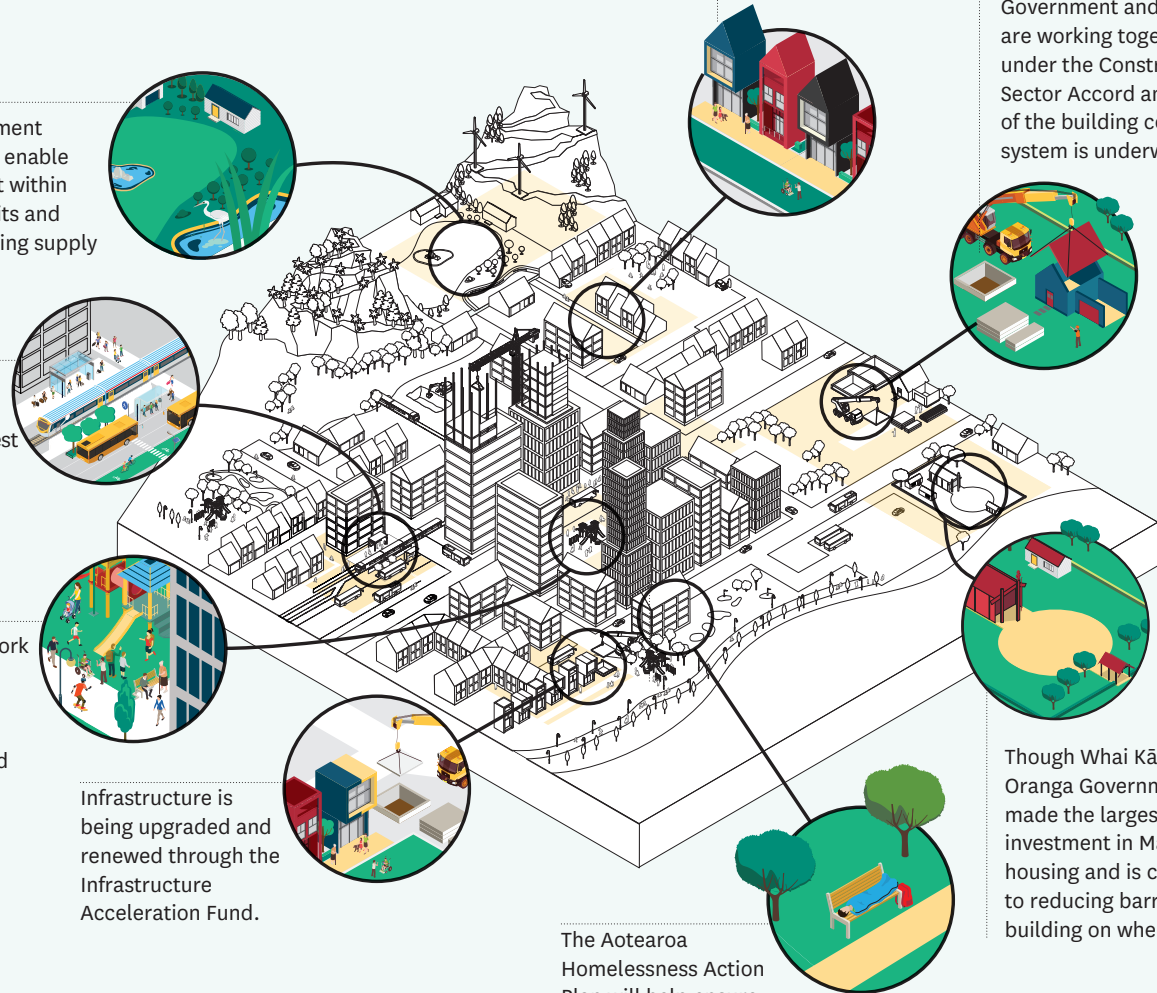
Infrastructure is being upgraded and renewed through the Infrastructure Acceleration Fund.

The Aotearoa Homelessness Action Plan will help ensure homelessness is rare, brief and non-recurring.

More people will be helped into warm, stable and affordable housing through new public housing, modernised first home loan products, progressive home ownership schemes and funding for affordable rental homes.

Government and industry are working together under the Construction Sector Accord and a review of the building consent system is underway.

Though Whai Kāinga Whai Oranga Government has made the largest ever investment in Māori housing and is committed to reducing barriers to building on whenua Māori.



Reduce barriers to building

Reduce long-standing barriers to building, infrastructure and land supply and minimise the impact of market headwinds on the delivery of more affordable homes.

The actions we're taking:

- 1.1 Ensure planning and regulation settings allow more homes to be built**
- 1.2 Make funding for housing, urban development, and infrastructure more sustainable and accessible**
- 1.3 Partner with industry to increase the performance of the construction sector**

We know that not enough homes have been built in the right places, at the right prices and at the right time to meet people's needs. That's why reducing barriers to building is an ongoing priority.

Government will continue its efforts to reduce long standing barriers around planning and regulation, land supply, infrastructure development, funding, and construction sector capability. We're also committed to reducing barriers preventing Māori from building on their own land. This will also help ensure that we're building homes in a way that supports thriving and resilient communities and enables sustainable urban development.

We also know that the construction sector is facing new challenges caused by growing market 'headwinds', such as the availability and cost of building materials and labour, the costs of finance, and declining house prices and demand. These headwinds are increasing the risk that the housing developments that are most needed – affordable housing, higher density developments in well-connected urban areas, and delivery in regional locations with unmet housing needs – will be delayed or discontinued.

To help counter market headwinds, government is working with the construction sector and other partners to address unnecessary barriers, build sector capacity and resilience, and consider how government can use the tools at its disposal to proactively respond to some emerging issues.

Work in this action area will be supported by increased cooperation between Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development, Te Tai Ōhanga – The Treasury and the Reserve Bank of New Zealand – Te Pūtea Matua on housing and urban development (while fully respecting the independence of Te Pūtea Matua with respect to formulating monetary policy).

Kāinga Ora – Homes and Communities (Kāinga Ora) also has a crucial part to play – through its urban development role and its position as a market leader and one of New Zealand's largest building developers.



The actions we're taking

1.1 Ensure planning and regulation settings allow more homes to be built

Over the coming years Manatū Mō Te Taiao (Ministry for the Environment), Te Puni Kōkiri, and Te Tūāpapa Kura Kāinga will continue to reduce barriers to building and construction by reforming planning and regulation settings.

Resource management system reform will result in three new pieces of legislation – the Natural and Built Environments Act, the Spatial Planning Act, and the Climate Adaptation Act. This reform will support the GPS-HUD by enabling more developments within environmental limits, providing an effective role for Māori, and providing the conditions for improved housing supply and affordability.

Government will also review the barriers that make it difficult for Māori to build on their own and are prohibiting them from establishing a physical connection to their own whenua. This will include reviewing settings for the establishment of papakāinga to address barriers and exploring options to simplify building consents processes and financing development for whenua Māori.

There will also be a sustained focus on implementing the National Policy Statement on Urban Development and Medium Density Residential Standards. This will help remove overly restrictive barriers to intensification and development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.



The actions we're taking

1.2 Make funding for housing, urban development, and infrastructure more sustainable and accessible

Sustainable and reliable funding is recognised in the GPS-HUD as a key enabler of the right housing and urban development outcomes. The right funding settings will encourage more organisations to make long term investments into housing and urban development and to borrow and plan with more certainty.

Beginning 2022, Te Tūāpapa Kura Kāinga will lead a long-term programme of work to make housing and urban development funding more sustainable and accessible. This work is at an early stage of development, but is expected to include:

- exploring options for longer term funding models
- making funding settings and tools more responsive and easier to use
- making better use of evidence, insight and expertise to improve the outcomes from our investment in housing and urban development

To succeed we need to ensure that there is a clear vision and strategy for a fit-for-purpose housing and urban development funding system. National and regional priorities need to be balanced and long-term planning and capability building incentivised. We also need to focus on developing joined-up, long term housing and urban development plans for key places.

We know that funding housing and urban development is a complex challenge. It's an area where we plan to collaborate to deepen our understanding and ensure the actions we're proposing will address some of the complex issues we're facing. It's also an area that has significant financial implications and where important decisions are required for the future.



Funding our infrastructure deficit

To increase housing supply and enable good urban development we need to build enough infrastructure in the right places. However the funding and financing of infrastructure poses a significant challenge, especially in the local government sector.

The Infrastructure Funding and Financing Act 2020 provides a new way of funding and financing infrastructure. In 2021 the Infrastructure Acceleration Fund was established. Government is also now working through the Urban Growth Agenda to identify and address infrastructure funding, financing and delivery barriers that limit our ability to achieve long-term housing and urban development objectives. This work will link closely with Government's response to the Future for Local Government Review. Government is also preparing its response to Te Waihanga New Zealand Infrastructure Strategy, which sets the full scale of our infrastructure challenge and the actions we might take to meet it.

Read more about the Urban Growth Agenda here:

www.hud.govt.nz/urban-development/urban-growth-agenda/

The actions we're taking

1.3 Partner with industry to increase the performance of the construction sector

Through the Construction Sector Accord, government and industry have made a joint commitment to work together to create a thriving, fair and sustainable construction sector for a better Aotearoa New Zealand..

The Accord's mid-term goals are:

1. Increased capabilities of leaders to drive change
2. A more skilled and diverse workforce that is future ready
3. More thriving people and organisations
4. Greater Māori construction economy success
5. Reduced waste and embodied and operational carbon
6. Increased productivity through innovation, technology, and an enabling regulatory environment

The plan for the Accord, including how progress will be measured, is set out in full in the Construction Sector Transformation Plan.

In addition, the Ministry for Business, Innovation and Employment has begun a first principles review of the building consent system. The aim of the review is to modernise the system to provide assurance to building owners and users that building work will be done right the first time, thereby ensuring that buildings are well-made, healthy, durable and safe. The review will examine all elements of the building consent system starting from the point at which buildings are designed.



Adapting to climate change

Changing the way we plan and build homes, towns and cities is critical to meeting our emissions reduction targets and to helping us build resilience and adapt to the impacts of a changing climate. Government has a leading role to play in ensuring that the housing and urban development system evolves to meet the challenges of climate change – through emissions reduction, adaptation, and by redeveloping our urban areas and providing for more intensification in areas with good sustainable transport options.

Over the coming years a key challenge is how government can best collaborate across the system to complete the actions set out in the Emissions Reduction Plan and National Adaptation Plan. We need to ensure that our planning, regulation and building standards drive emissions reduction and broader benefits such as warmer and healthier homes, but at the same time do not result in worsening housing supply and affordability due to increased building and compliance costs. We also need to make sure that homes and buildings are designed and managed to be resilient to more extreme weather events that will accompany climate change.

To meet this challenge government will work closely with partners (through our place-based and MAIHI approaches and the Construction Sector Accord), improve our ability to identify and balance trade-offs and, where required, provide clear policy, guidelines and direction.

Read more about the Emissions Reduction Plan here: environment.govt.nz/what-government-is-doing/areas-of-work/climate-change/emissions-reduction-plan/

01

Reduce barriers to building – action summary

Action	Deliverables	Who is involved	Timeframe
<p>Reforming the Resource Management System – will support the GPS-HUD by enabling more development within environmental limits, providing an effective role for Māori, and providing the conditions for improved housing supply and affordability.</p> <p>Read more about resource management reform here: environment.govt.nz/what-government-is-doing/areas-of-work/rma/resource-management-system-reform/</p>	<p>Repeal the Resource Management Act 1991 and replace with:</p> <ul style="list-style-type: none"> • Natural and Built Environments Act • Spatial Planning Act • Climate Adaptation Act 	<p>Ministry for the Environment (lead).</p> <p>Several government agencies providing input.</p> <p>Public consultation included in process.</p>	2021 to 2023.
<p>Reviewing barriers to building on whenua Māori – Government will review the barriers that make it difficult for Māori to use their land for housing development, which prohibit them from establishing a physical connection to their own whenua.</p>	<p>Assessment of barriers to Māori utilising their whenua with recommendations for change.</p> <p>Work programme to reduce barriers will be developed and piloted.</p>	<p>Te Tūāpapa Kura Kāinga (lead).</p> <p>Te Puni Kōkiri</p> <p>Input from Te Kooti Whenua Māori and Councils.</p>	2023 to 2024.
<p>Establishing a Long Term Funding and Investment Approach – long-term work programme to make housing and urban development funding more reliable, sustainable and strategic. Will increase funding stability and encourage long-term investment in housing and urban development.</p>	<p>There will be an initial focus on making investing for outcomes and providing expert strategic advice on value for money and benefits realisation across the system a key capability for Te Tūāpapa Kura Kāinga capability.</p> <p>Longer-term deliverables will be identified when this work programme starts.</p>	<p>Te Tūāpapa Kura Kāinga (lead).</p> <p>Kāinga Ora.</p> <p>Te Tai Ōhanga.</p> <p>Community Housing sector.</p> <p>Consultation with and other system partners.</p>	Start in 2022.
<p>Increasing sector performance by delivering the outcomes and goals of the Construction Sector Accord – a joint commitment from government and industry to work together to create a high-performing construction sector.</p> <p>Read more about the Construction Sector Accord here: constructionaccord.nz/</p>	<p>Delivery of midterm goals under the Construction Sector Transformation Plan 2022–2025.</p>	<p>Includes a range of people, agencies, organisations and businesses from government and industry.</p>	Ongoing.
<p>Reviewing the building consent system – first principles review examining all elements of the building consent system. The aim of the review is to modernise the system to provide assurance to building owners and users that building work will be done right the first time, thereby ensuring that buildings are well-made, healthy, durable and safe.</p>	<p>Public consultation on an issues discussion document started on 21 July 2022. The Ministry of Business Innovation and Employment (MBIE) aims to seek feedback on potential options and approaches for change through a further round of public consultation in mid 2023.</p>	<p>MBIE (lead).</p> <p>Public consultation closes on 4 September 2022.</p>	2022 to 2023.

Build homes where people need them

Partner nationally and locally to deliver new housing supply through urban development.

The actions we're taking:

- 2.1 Build and sustain MAIHI and place-based partnerships**
- 2.2 Deliver new housing supply through urban development**
- 2.3 Continue to build public housing at pace**

This action area is about delivering on the Government's record investment in housing and urban development by building homes where people want to live and creating thriving and resilient communities.

Removing regulatory, resource and planning barriers is essential to the long-term health of our housing and urban development system. However, much of this change will not have an immediate impact. In the meantime it is essential to focus on delivering – or enabling the delivery of – as many new homes as possible. Importantly, a range of different homes need to be built across the country, in partnership with iwi and regional partners.

Having the right connections and following a consistent and integrated implementation approach will be crucial to success. We need to:

- **deepen central government's partnerships in regions and with iwi Māori to ensure what we deliver meets the specific needs of different places and people**
- **increase the supply of a range of homes (particularly affordable homes) through urban development and redevelopment in areas well-connected to amenities and sustainable public transport options. This will be delivered directly through the government build programme and by making more funding and support available to our partners**
- **continue to deliver new public housing across Aotearoa New Zealand, concentrating on areas which are facing high population growth and where the Housing Register is growing the fastest**

As the government's housing delivery and urban development agent, Kāinga Ora has a vital role in the delivery of this action area.



The actions we're taking

2.1 Build and sustain MAIHI and place-based partnerships

Building deep and enduring partnerships underpins everything we do. It is one of the most effective ways that central government, iwi and Māori, and local partners can work together to balance different needs and best address the housing and urban challenges in different communities.

Through its MAIHI and place-based approach, Te Tūāpapa Kura Kāinga uses an understanding of place to implement solutions alongside local communities and has active place-based partnerships in communities across Aotearoa New Zealand. These partnerships include central and local government, iwi and Māori, and other housing providers. A key focus of these partnerships is to ensure that more affordable homes are built by government and the private sector, and that there are pathways to affordable housing options. All our partnerships apply a kaupapa Māori lens to deliver solutions that are relevant to and co-delivered by Māori.

MAIHI and place-based partnerships are complemented by He Toa Takitini, the Kāinga Ora partnership and engagement framework. Through this framework, Kāinga Ora is building trust with Māori and communities across the country, while acknowledging the need for stronger relationships and for partnering to become the default position for Kāinga Ora when undertaking urban development.



The actions we're taking

2.2 Deliver new housing supply through urban development

In 2021, the Government established the \$3.8 billion Housing Acceleration Fund (HAF). This investment includes both funding to accelerate and unlock private and Māori-led developments and direct delivery of large-scale urban development projects through Kāinga Ora. Over the coming years we will focus on ensuring this record investment delivers the right affordable housing and urban development outcomes.

Unlocking the ability of our partners to deliver new housing supply is a crucial part of government's approach. To help do this we've established a set of strategic funding mechanisms to support key housing supply and urban development projects:

- The Infrastructure Acceleration Fund, a contestable fund of \$1 billion from the HAF will open up land for housing development and fund critical infrastructure needed for development
- Whai Kāinga Whai Oranga, a commitment of \$730 million over four years to accelerate Māori-led housing solutions. This investment will increase organisational capability to deliver Māori-led housing solutions, deliver new and updated infrastructure, repair whānau homes, and increase the supply of Māori housing
- The Kāinga Ora Land Programme, an initiative that enables Kāinga Ora to acquire and develop land over a 20-year period with the aim of increasing the scale, pace and affordability of housing and urban development
- The Land for Housing Programme, where government buys land parcels and sells to developers in return for them delivering new housing, with targets for public and affordable homes. The majority of development is being completed by Māori partners. These partnerships improve Māori housing outcomes through additional public and affordable housing delivery and support commitments made in Treaty of Waitangi settlements

Government, working closely with local partners, is also acting directly through Large-scale Projects (LSPs) led by Kāinga Ora. LSPs represent the largest urban regeneration ever undertaken in New Zealand, which will transform cities and towns across the country. LSPs provide quality housing where it is needed most and the investment in infrastructure unlocks the potential for future market-led development.

There are five LSPs in Auckland (Mangere, Northcote, Mt Roskill, Oranga and Tāmaki) and one in Porirua. Kāinga Ora is partnering with industry, iwi, local communities, local government, transport agencies and central government on these projects.

Kāinga Ora will also publish and implement an Urban Development Strategy. The strategy will set a vision, principles, and priorities for Kāinga Ora urban development. It will prioritise where Kāinga Ora will concentrate its activities. The strategy will provide aspirations and national direction, but also reflect the opportunities and the challenges that exist in different places.



Auckland Large-scale Projects – funding boost

A \$1.4 billion investment, which is part of the Housing Acceleration Fund, will enable up to 16,000 new homes on Kāinga Ora land in the existing areas of Mangere, Northcote, Mt Roskill, Oranga and Tāmaki – including around 2,000 additional public homes, 4,000 replacement Kāinga Ora home and 10,000 additional affordable and market homes.

Significant infrastructure upgrades in transport, wastewater, stormwater and clear water will also create the potential for up to 11,000 homes to be enabled on adjacent privately owned land.

The government investment, which is complemented by investment from Auckland Council, will support work programmes at each of the five Kāinga Ora large scale projects over the next five years.

The actions we're taking

2.3 Continue to build public housing at pace

Public housing is a vital part of the social support system. As set out in the Public Housing Plan, government is building new public housing at the fastest pace in decades, which is providing more people in need with a warm, dry, safe place to live. We have delivered more than 9,000 new public houses and we will continue delivering more in the future.

There will be a continued focus on delivery in areas where need for public housing has grown the fastest and a step change in delivery is required. The locations are regional centres where population growth has exceeded new housing development leading to rising rents and housing shortfalls.

In line with our place-based and MAIHI approach, we will continue to work with councils, iwi and Māori, Community Housing Providers and others based in the community to develop and implement joined-up local solutions.



Connections with the land transport system

The housing and urban development system and the land transport system are deeply connected. Land transport that is good for people and the planet is critical to transforming housing and urban outcomes for New Zealanders. At the same time, decisions that shape our urban areas play a major role in shaping people's transport options and choices.

The Government Policy Statement on Land Transport sets out how central and local government will invest in the land transport system to help our towns and cities to function smoothly and grow well.

Read more about the Government Policy Statement on Land Transport here: transport.govt.nz/area-of-interest/strategy-and-direction/government-policy-statement-on-land-transport-2021/



Exploring brownfield development opportunities

Brownfield development usually happens on urban, often already developed land, where infrastructure is in place. In contrast, greenfield development often happens on rural land that hasn't been developed before.

Brownfield development has some significant advantages over greenfield, giving better urban environment outcomes. It means existing infrastructure can be used and improved and people can access school, jobs and amenities that already exist in the area. It helps reduce transport emissions, because more people use the public transport that exists in the area instead of driving cars. But, despite having good urban development outcomes, brownfields can be challenging. Assembling and preparing the land can be tricky, and sometimes people don't want development. It's just more complex to make happen.

By focusing our housing efforts on brownfield opportunities, we are making the most of our existing infrastructure, in particular our public and active transport networks and three waters networks, and reducing future costs of funding infrastructure needed to support sustainable greenfield developments.

The actions we're taking



Accessible housing

Work is currently underway across government to increase the supply of universally designed and accessible housing. Homes are being built that are safer and easier to use for everyone all the time, including people with limited mobility, temporary injuries or permanent disabilities.

A cross-government approach will help ensure there is a coordinated, consistent and system-wide approach to accessible housing. This approach should include:

- taking an all-of-government investment approach to accessibility – for example considering the long-term health benefits from accessible homes so these can be factored into decision making
- increasing the proportion of new-build homes that are accessible and universally-designed, including through regulation and better integration with contract and purchasing models
- changes to the housing modification process to make it easier and faster for people to get the modifications they need
- adopting clear standards and setting increased universal design standards targets for government development and redevelopment activity and encouraging private developers to adopt these
- increasing the availability of accessible rental properties and make it easier for disabled people to find existing rentals

This is an area where government needs to engage with disabled people and disability advocates, iwi and Māori, and industry to understand what works and what doesn't. We're actively seeking input on how best to do this.



02

Build homes where people need them – summary of key actions

Action	Deliverables	Who is involved	Timeframe
<p>Building and sustaining MAIHI and place-based partnerships – provide a way for central government and local partners to decide how working together can address the housing and urban challenges in their communities.</p> <p>Read more about our place-based partnerships here: hud.govt.nz/our-focus/our-place-based-approach/</p>	<p>Better tools to enable local communities to understand what is causing housing challenges and initiate local solutions.</p> <p>Partnerships that deliver solutions that address the housing and urban development challenges in each community.</p> <p>Partnerships that provide practical insights that inform national policy settings.</p>	<p>Te Tūāpapa Kura Kāinga (lead).</p> <p>Central and local government agencies partner with organisations in each community.</p>	Ongoing.
<p>Upgrading and renewing infrastructure through the Infrastructure Acceleration Fund – a contestable fund of at least \$1 billion to unlock housing development in the short to medium-term.</p> <p>Read more about the fund here: kaingaora.govt.nz/working-with-us/housing-acceleration-fund/infrastructure-acceleration-fund/</p>	<p>Funding of projects for new or upgraded infrastructure that will allow more homes to be built.</p>	<p>Kāinga Ora (administers fund)</p> <p>Open to councils, iwi and developers.</p>	<p>2021 to 2026.</p> <p>Funding Agreements and Housing Outcomes Agreements concluded by 2022.</p>
<p>Accelerating Māori-led housing solutions through Whai Kāinga Whai Oranga – three funds (He Taupua, He Taupae and He Kūkū Ki Te Kāinga) designed to strengthen Māori organisations' capacity and capability and contribute to increasing housing supply projects on whenua Māori.</p> <p>Read more about Whai Kāinga Whai Oranga here: hud.govt.nz/our-work/whai-kainga-whai-oranga/</p>	<p>1000 additional new homes by 2024.</p> <p>Complete infrastructure for another 2700 new houses.</p> <p>Partnerships with iwi and Māori organisations to deliver new homes for Māori.</p>	<p>Te Tūāpapa Kura Kāinga, Te Puni Kōkiri (joint lead).</p> <p>Kāinga Ora.</p> <p>Partnerships with Ka Uruora, Toitū Tairāwhiti, and Ngāti Kahungunu (as at August 2022).</p>	2021 to 2024.
<p>Accelerating infrastructure improvements through large-scale projects (LSPs) – large-scale projects (LSPs) – a 20-year portfolio of land development and infrastructure activities to enable large scale urban development.</p> <p>Read more about LSPs here: kaingaora.govt.nz/developments-and-programmes/what-were-building/large-scale-projects/</p>	<p>Six suburbs (five in Auckland, one in Wellington) to get improved infrastructure.</p> <p>Up to 16,000 new homes on Crown owned land.</p> <p>Capacity for another 11,000 homes on private land.</p>	<p>Kāinga Ora (lead).</p> <p>Kāinga Ora works with developers and housing providers to undertake LSPs.</p>	Next 5 to 16 years.

02

Build homes where people need them – summary of key actions

Action	Deliverables	Who is involved	Timeframe
<p>Delivering new public housing, through the Public Housing Plan, including more new public housing in regional centres and towns where housing demand is growing fastest.</p> <p>Read more about the Public Housing Plan here: hud.govt.nz/our-work/public-housing-plan/</p>	6000 new public homes between 1 July 2022 and 30 June 2024.	<p>Kāinga Ora.</p> <p>Community Housing Providers.</p> <p>Te Tūāpapa Kura Kāinga.</p>	<p>2022 to 2026 (\$1b Budget 22 investment).</p> <p>Ongoing (sustaining public and transitional housing).</p>
<p>Kāinga Ora Land Programme – a 20-year initiative that enables Kāinga Ora to acquire and develop land to increase the scale, pace and affordability of housing and urban development.</p>	Initial deliverable is to finalise the Strategic Land Acquisition Plan for the Kāinga Ora Land Programme in 2022/2023.	Kāinga Ora.	2021 onwards.
<p>Adopt an Urban Development Strategy and implementation plan that sets a vision, principles and strategy to guide Kāinga Ora urban development.</p>	Published strategy and associated implementation plan.	Kāinga Ora (lead).	2022 to 2023.
<p>Unlocking new affordable housing through the Land for Housing programme, where government buys land parcels and sells to developers in return for them delivering new housing, with targets for public and affordable homes.</p>	<p>Delivery of existing developments.</p> <p>New developments agreed with commercial partners.</p> <p>New developments delivered.</p>	<p>Te Tūāpapa Kura Kāinga (lead).</p> <p>Hapu and iwi.</p> <p>Commercial providers.</p>	Ongoing.

Help people into affordable homes

Help more New Zealanders own their own homes and increase the supply of rentals that are affordable for people on low to moderate incomes.

The actions we're taking:

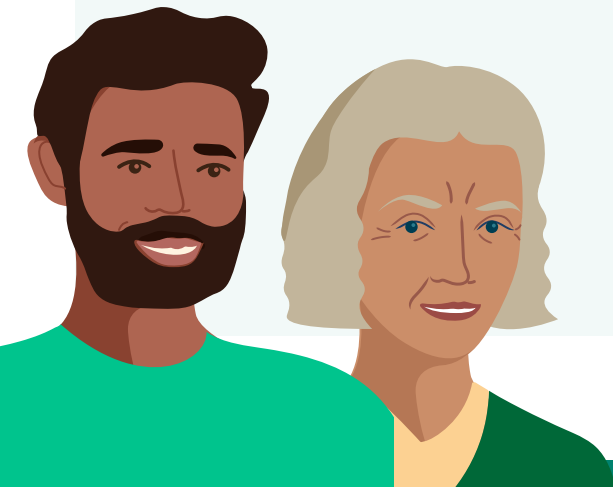
- 3.1 Help more New Zealanders own their own home**
- 3.2 Increase the supply of quality, affordable rentals**

For many New Zealanders home ownership is an important life goal. Home ownership affords a social, economic, and cultural security that renters, people in temporary or emergency housing, and people who experience homelessness will not have. That's why government is delivering more support to first home buyers by expanding Progressive Home Ownership options and modernising First Home loan products.

We also need to make sure there are better housing options, security and support for people who either do not want or are not in a position to own their own home. Currently, too many New Zealanders are struggling to find healthy, stable and affordable rental homes. We know that not enough homes are available at the right price and that too often rental homes can be cold and damp.

Government is committed to ensuring that everyone can have access to a warm, safe and affordable rental home. Over the past few years important progress has been made – the Healthy Homes Guarantee Act and the Residential Tenancies Amendment reform have modernised tenancy laws to help make tenancies more secure and ensure rental properties are warm, safe and dry. We've also continued to provide support, such as the Accommodation Supplement, to help people manage housing costs, and we will keep working to help raise the incomes of people who need it most.

We know, however, that the problem won't be solved until the supply of rental homes has been significantly increased. We've already been partnering across the system to increase housing supply. Over the next few years, we'll place additional focus on increasing the supply of affordable rental housing that will help people who struggle to meet the cost of a market rental but can't access public housing.



The actions we're taking

3.1 Help more New Zealanders own their own home

The Progressive Home Ownership Fund is a \$400 million investment that will help between 1,500 and 4,000 households and whānau buy their own home by partnering with a provider to address the deposit barrier and share the cost of home ownership.

The fund creates more opportunities for independent home ownership for people who can't afford to purchase their own home at current house prices. The fund targets three groups – Māori, Pacific peoples, and families with children.

We're also modernising First Home products by removing the First Home Loan prices cap and increasing the First Home Grants price cap. This will mean that more New Zealanders can access these products to overcome the deposit barrier and purchase a first home. The Kāinga Whenua Loan cap has been increased to provide more choice and opportunities for people building, relocating, or purchasing a home on whenua Māori.



Pacific housing

Pacific people have been disproportionately impacted by the housing crisis and this has been further worsened by the impacts of COVID-19. Pacific people are a priority group and we need to ensure that the housing and urban development system better meets their needs.

Government will be providing more support to help deliver:

- **financial literacy services to strengthen Pacific families to be able to cope with significant economic shocks, and support savings towards home ownership**
- **the Community Housing Provider Registration Support programme to increase presence of Pacific organisations delivering social, transitional and emergency housing services**
- **the Feasibility Support Service to identify housing development opportunities on land owned by Pacific organisations**
- **investment in building affordable, quality, fit for purpose homes for Pacific families**

We are also developing a Pacific housing strategy to increase our focus on Pacific housing outcomes and to guide the implementation of key Pacific housing priorities.

The actions we're taking

3.2 Increase the supply of quality, affordable rentals

Unlike some other countries, affordable rentals that complement public housing are not a sufficiently established part of New Zealand's housing system. This is why the Government is investing in the Affordable Housing Fund, an initiative that will support the development of the affordable housing sector. This will start to address the needs of New Zealanders who struggle to meet the cost of a market rental but can't access public housing. The fund will support the development of affordable homes for low to moderate income households in locations facing the biggest housing supply and affordability challenges. The first stage will offer \$50m of grant funding to not-for-profit organisations to deliver affordable rental housing.

Government is also working with the private sector to deliver better rental options. This includes fostering the growth of the build-to-rent sector, which delivers medium to large scale housing development specifically as long-term rental accommodation. Build-to-rent represents an opportunity to increase the supply of secure, affordable and quality rental developments in Aotearoa New Zealand. Recommendations and potential decisions on policy changes that will promote the growth of this asset class are expected during 2022/2023.



Partnering to deliver affordable rental housing

In Budget 2022, Government is making \$50 million from the Affordable Housing Fund available to support not-for-profit organisations in a first funding round to deliver new-build community affordable housing. These not-for-profits include organisations such as community housing providers, Māori and iwi organisations, councils, churches, or charitable trusts.

Community affordable rental housing is priced either at a discount to market rent, or as a proportion of household income and is targeted at lower income households. Generally, it is too expensive to construct and sustain new housing and offer rent at a rate that is affordable for lower income families and whānau. The Affordable Housing Fund helps to address this by offering funding to make these projects financially viable.

The initial focus recognises the essential role many not-for-profit organisations already play in providing affordable rental homes. It also recognises that these organisations continue to use the investment to provide affordable housing long after contracts with government have expired.

03

Help people into affordable homes

Action	Deliverables	Who is involved	Timeframe
<p>Supporting people to purchase a home through the Progressive Home Ownership (PHO) fund – enabling housing providers to develop and expand their PHO schemes, supporting iwi and Māori organisation to offer PHO, and providing financial support for eligible first home buyers.</p> <p>Read more about Progressive Home Ownership here: hud.govt.nz/our-work/progressive-home-ownership-fund/</p>	<p>Eligible organisations establish or expand their PHO programmes through two pathways – provider pathway and Te Au Taketake.</p> <p>Eligible people can purchase a home using the First Home Partner pathway.</p>	<p>Te Tūāpapa Kura Kāinga (lead).</p> <p>Kāinga Ora (administers First Home Partner).</p> <p>Organisations can become an approved PHO provider.</p>	2021 to 2024.
<p>Modernising first home products – adjustments to the First Home Loan, First Home Grant and Kāinga Whenua loan settings to help more first home buyers overcome the deposit barrier to buying a first home.</p>	<p>House price cap for First Home Grants increased from 19 May 2022.</p> <p>House price cap for First Home Loan removed from 1 June 2022.</p> <p>Kāinga Whenua Loan cap raised from 1 June 2022.</p>	<p>Kāinga Ora administers the first home products.</p> <p>Kāinga Whenua loans jointly provided by Kiwibank and Kāinga Ora.</p>	From 19 May 2022.
<p>Delivering affordable rental homes through the Affordable Housing Fund – a \$350 million fund to support development of new affordable homes for low-to-moderate income families and whānau.</p>	<p>First funding round: \$50 million grant funding to deliver community affordable rental housing.</p> <p>Decisions about future funding allocations will be made in the context of the changing housing market.</p>	<p>Te Tūāpapa Kura Kāinga (administers fund).</p> <p>Partner with not-for profit organisations, investors, and developers in each community.</p>	<p>2022 to 2025.</p> <p>First funding round commencing mid-2022.</p> <p>Timing of future funding rounds to be confirmed.</p>
<p>Encouraging the growth of the build-to-rent sector – to deliver medium to large scale developments specifically for long-term rental accommodation.</p>	<p>Advice will be provided to Ministers in 2022.</p>	<p>Inland Revenue – Te Tari Taake.</p> <p>Te Tūāpapa Kura Kāinga.</p> <p>Kāinga Ora.</p>	Ongoing.

Help people in urgent housing need

Help people who are experiencing homelessness or who are reliant on temporary accommodation to find safe and stable housing.

The actions we're taking:

4.1 Continue to deliver the Aotearoa Homelessness Action Plan

4.2 Reform the emergency housing system

We know that too many people in New Zealand are in urgent housing need. This is a complex problem caused by systemic issues, such as a lack of housing supply, rental unaffordability, discrimination, poverty, and barriers to building on whenua Māori, that will take years to address.

Over the coming years, government will continue its focus on helping people experiencing homelessness or who are reliant on temporary accommodation. Our work will strike a balance between providing immediate support to those in housing need, while working to address the long term causes of homelessness and housing insecurity in New Zealand.

Like all of our work, having the right place-based and kaupapa Māori approaches will be crucial to success. We need to ensure that solutions are developed in partnership and support local communities to address the issues they face, in ways that respond to their different needs and build on responses already in place.



The actions we're taking

4.1 Continue to deliver the Aotearoa Homelessness Action Plan

Our vision is that homelessness is prevented where possible, or is rare, brief and non-recurring. To deliver on this vision we will continue to deliver on the Aotearoa Homelessness Action Plan, which is entering its next phase of implementation after the completion of an 18-month review.

The next period of implementation will focus on:

- the ongoing need to increase housing supply as a prerequisite to addressing homelessness
- meeting the needs of specific vulnerable groups, particularly rangatahi/young people
- addressing mental health and addiction needs for people experiencing homelessness
- strengthening homelessness prevention measures to reduce the need for emergency housing

As we implement the longer-term actions to address homelessness, we will also implement immediate responses such as funding kaupapa Māori wraparound support services, expanding rangatahi/youth focused transitional housing places, and homelessness outreach services.



The actions we're taking

4.2 Reform the emergency housing system

The emergency housing system is under pressure. People are living in temporary, emergency accommodation settings for months at time. Emergency accommodation was not intended to be used for longer-term stays of this nature, so does not always deliver safe and quality accommodation, or support people appropriately.

Our vision is an emergency housing system in which emergency accommodation is rarely needed and, when it is used, stays are brief and non-recurring. Ideally emergency accommodation would be used by individuals and whānau who have experienced a shock or crisis (e.g. family breakdown, unexpected change in circumstances), and people would be supported to quickly move into suitable, long-term housing, including affordable rental housing, public housing, and supported housing solutions.

In 2022 work will begin to redesign the emergency housing system, to make sure that it is supporting New Zealanders in the manner they need. There will be a focus on:

- **improving the wellbeing of people in emergency housing**
- **improving access to suitable accommodation and other support for people in urgent housing need**
- **enabling Māori-led solutions to address urgent housing need**

The work will build on strong foundations and programmes already in place, including progress on the HAP and delivery of more public housing places by Kāinga Ora and Community Housing Providers.



Long-term solutions

Long-term solutions to homelessness and housing stress and insecurity rely on us resolving the underlying causes of Aotearoa New Zealand's housing challenges and ensuring that we have an adaptive and responsive housing and urban development system.

If we're to ensure that homelessness and reliance on emergency accommodation is rare, brief and non-recurring, we have to succeed in delivering all of the parts of this implementation plan. Ultimately, if there are more affordable homes that people are supported to buy or rent, more public housing, and more supported housing, then there'll be less demand on the emergency housing system and less homelessness. This in turn will allow more time and effort to be spent helping people in the greatest need.

04

Help people in urgent housing need – summary of key actions

Action	Deliverables	Who is involved	Timeframe
<p>Implementing the Aotearoa Homelessness Action Plan.</p> <p>Read more about the plan here: hud.govt.nz/our-work/aotearoa-new-zealand-homelessness-action-plan-2020-2023/</p>	<p>First phase of HAP will be implemented by 2023. \$350 million of funding was provided in 2020 and 2021 to implement the plan.</p> <p>\$75 million new funding in Budget 2022 to fund kaupapa Māori support services, homelessness outreach services and the expansion of transitional housing and a new supported accommodation service for rangatahi.</p>	<p>Jointly owned by Te Tūāpapa Kura Kāinga, Ministry of Social Development, Kāinga Ora, Ministry of Health, Te Puni Kōkiri, Ministry for Pacific Peoples, Ara Poutama Aotearoa – Department of Corrections, New Zealand Police and Oranga Tamariki.</p> <p>HAP was developed in collaboration with iwi and Māori organisations, NGOs, people with lived experience of homelessness, and local government.</p>	<p>First phase – 2020 to 2023.</p> <p>Second phase – 2024 onwards.</p>
<p>Reviewing and redesigning the Emergency Housing System in the following areas:</p> <ul style="list-style-type: none"> Resetting the Emergency Housing Special Needs Grant, including entry pathways. Delivering fit-for-purpose accommodation. Reviewing the provision of social support services for people in Emergency Housing. Reviewing the role of supported housing. 	<p>Advice provided to housing Ministers on progressing the reset and redesign of the emergency housing and support system.</p> <p>Design and implementation of system changes to be determined. Will be implemented by 2025.</p>	<p>Te Tūāpapa Kura Kāinga.</p> <p>Ministry of Social Development.</p>	<p>Phase one completed by end of 2023.</p> <p>Fully implemented by end of 2025.</p>



Looking ahead

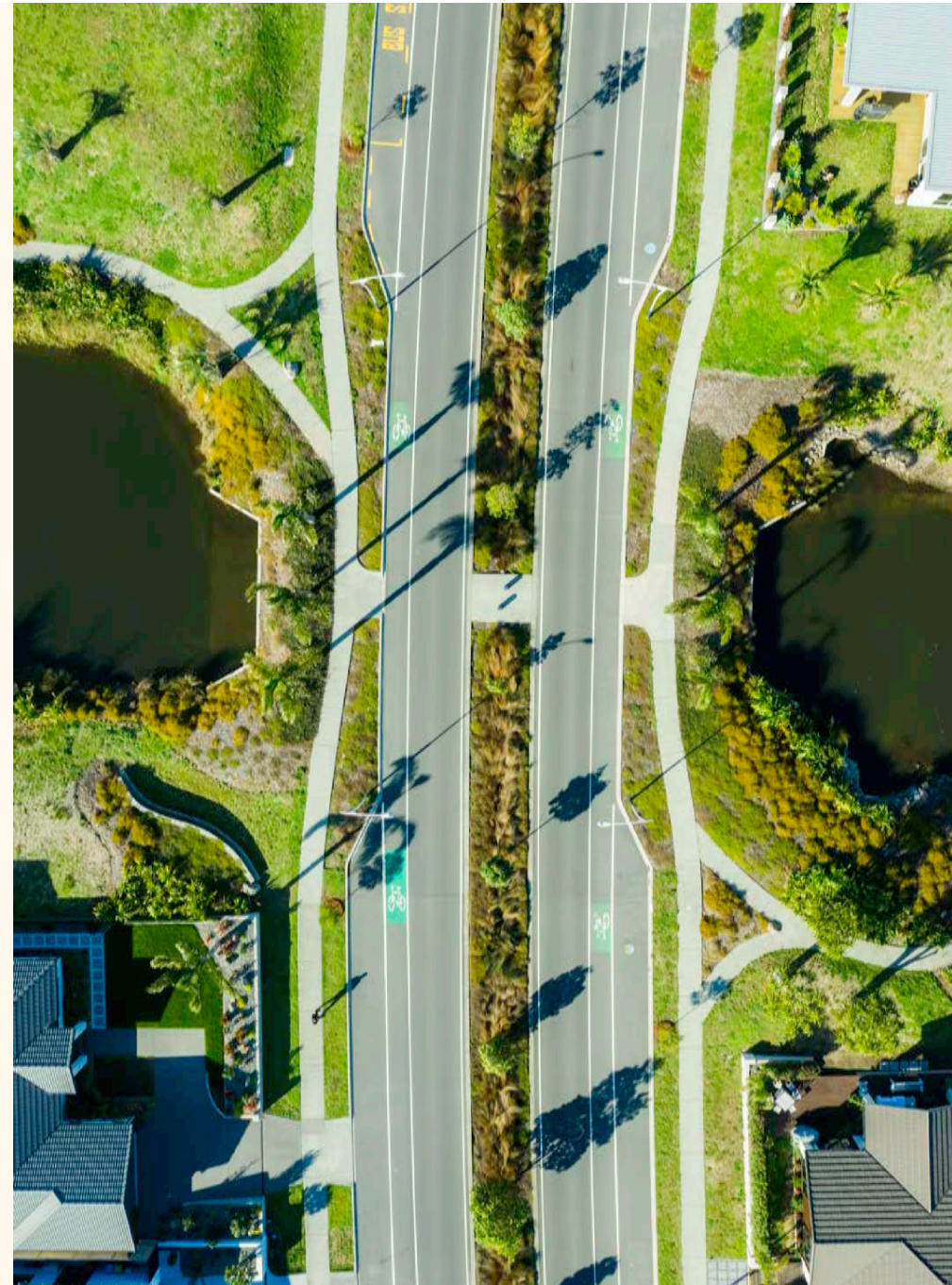
Looking ahead

Making longer-term system shifts

The actions set out in this document won't get us all the way to where we want to be. However, they will enable us to respond to the immediate issues people face, while helping to resolve some of the underlying issues that have led us to this point.

As we move forward, we want to evolve our approach to delivering on the GPS-HUD. Continued delivery of our work programme will reduce the immediate issues we need to respond to, which will free up resources to focus on resolving longer term, systemic issues. It will also enable us to position the housing and urban development system to meet future challenges, such as climate change and the changing needs of an aging population.

We've already started this work and have identified areas that will need special focus over the coming years. This includes the work on funding and investment we've identified under the 'reduce barriers to building' action area.



Looking ahead

The future of renting

In the future most New Zealanders will continue to aspire to own their own home. However, we know that an increasing number of people are reliant on renting and that these people tend to have fewer choices and reduced wellbeing compared to homeowners.

Providing effective pathways to home ownership will continue to be a priority. However, the current rental system may not be what we need in the future. We need to deepen our understanding of the long-term implications of and challenges to the current approach to renting in Aotearoa New Zealand and facilitate a wider conversation about the future.

We need to understand the degree to which increased housing supply will or will not resolve the issues renters face. We also need to understand what it will mean in the long term if more people retire without owning their own home and the investment options government has to improve the long-term performance of the system and ensure people have good housing options in the future.

Strengthening connections and managing trade-offs

Several interconnected systems come together to create the housing and urban development system. This includes the housing market, the building and construction, transport and infrastructure sectors, social support services, and our education and health systems. The housing and urban development system is deeply influenced by factors such as financial and monetary policy, changes in our natural environment, supply chains and the wider labour market.

As we move forward, the public sector will continue to improve its capability to understand and, where possible, predict how other systems and macroeconomic and environmental factors will impact upon the housing and urban development system. We need to make sure that we can identify, understand and actively manage trade-offs between systems, and that we always improve our ability to take proactive action in response to emerging issues. We also need to ensure we support decision makers to make the tough calls needed when balancing competing priorities.

This work closely links to our place-based approach, as managing trade-offs in place and balancing local versus national needs is crucial to delivery.

This will be a key focus as we implement the GPS-HUD.

We want your input

This is our first time outlining how we will implement the Government Policy Statement on Housing and Urban Development (GPS-HUD). It's the start of an ongoing process where we'll use the GPS-HUD as a tool to connect across the system and ensure we're all pulling in the same direction.

We know that we're trying to fix tricky problems in a complex system. When deciding where and how to work we need to make sure we understand the problems we're trying to solve and the opportunities we can collaborate on.

We want your input to ensure we're delivering and supporting activity across the system. To do this we're inviting our partners and stakeholders to provide ongoing input on our implementation and to signal where they'd like to be more deeply involved.

Please get in touch with us at hud_gps@hud.govt.nz

Examples of the input you may like to provide include:

- suggestions to help scope the actions
- information or insights that will help effective investment and intervention
- thoughts on how we can better connect and coordinate across the system
- signalling areas of particular interest where you'd like to engage further

image: Waka Kotahi – NZTA



Thank you

Ngā mihi nui



Te Kāwanatanga o Aotearoa
New Zealand Government



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development