

Housing and Urban Development in Aotearoa

Help us shape thriving communities for the future.

Government Policy Statement on Housing and Urban Development Survey

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

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

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

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

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

Instructions

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

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

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

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The future we want to see

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

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

See Section 2 of the discussion document.

1. Do you agree with this vision statement?

No

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

We agree with the intent of the statement but not the emphasis on affordability in the statement. All New Zealanders have a right to live in a healthy, safe, and secure home, which they can afford, this will have different meanings for various groups.

We suggest “everyone in Aotearoa New Zealand lives in a healthy, safe, and secure home that meets their needs, within a thriving, inclusive and sustainable community”.

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Outcomes

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

See Section 2 of the discussion document.

Thriving communities

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

This means that we expect to see:

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

3. Do you agree this is an important outcome to be working towards?
Yes
4. Is there anything you would like to tell us about the reason for your choice?
Barriers to collective housing should be lowered to provide greater choice of tenure and occupancy for all New Zealanders.

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Wellbeing through housing

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

This means we expect to see:

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

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

Yes

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

As per question 1, the important point is "all New Zealanders live in homes which are healthy, accessible, secure and which meets their needs.

"Meets their needs" should be enough, assuming 'needs' includes empowerment to thrive and aspire. It's the ability to aspire to a better or particular future that's important, not that the home itself meets New Zealanders' aspirations.

Some "traditional" aspirations such as the "quarter acre section" cannot be reconciled with the other non-negotiable objectives relating to cost, sustainability and climate change.

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Partnering for Māori housing and urban solutions

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

This means we expect to see:

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

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

Mostly

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

Bullet 2-Building intergenerational wealth conflicts with the objective to “Re-establish housing’s primary role as a home rather than a financial asset”.

Suggest “iwi and Māori building autonomy and intergenerational wellbeing (as measured in the Living Standards Framework) through housing.”

Bullet 3- Remove “bespoke” from the statement as it has implications of bespoke designs which conflict with affordability, productivity, and sustainability. The statement is complete without using bespoke.

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An adaptive and responsive system

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

This means we expect to see:

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

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

Yes

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

Provision of “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” is vital to ensure the construction sector can invest in the technological and human capital needed to lift productivity, reduce carbon, and reduce cost.

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

See previous comments re enabling / supporting collective housing models.

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Six focus areas

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

See Section 2 of the discussion document.

Ensure that more affordable homes are being built

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

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

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

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

Mostly

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

Freeing up more land should only be considered in conjunction with increasing density and providing sustainable communities including good access to public transport and proximity to employment. This is essential to providing connected, sustainable communities. The construction sector has been subject to significant “boom bust” cycles which have been a deterrent to businesses making long term investments in training and innovation, which in turn has limited productivity. This cycle is exacerbated by three-year government investment plans and politically driven investment decisions. Smoothing the future pipeline for infrastructure and housing can be assisted by long term government investment plans and monetary policy. A smoother future pipeline increases confidence in the sector and encourages businesses to invest in capital and people which leads to improved productivity and reduced cost.

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

As for 13.

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Provide homes that meet people's needs

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

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

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

Yes

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

Ensure changes to the Building Code consider the internal environment of a home in a systematic way and not as individual components, e.g., raising requirements for insulation without considering ventilation may increase building costs without achieving the intended outcomes. The vision statement should be clear that renting is a viable, acceptable form of tenure.

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

Ensure local government planning requirements do not contradict government objectives for affordable housing.

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Support resilient, sustainable, inclusive and prosperous communities

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

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

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

Yes

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

Various reforms need to be considered collectively to be effective, along with alignment of infrastructure funding between central and local government.

Recognise the housing ecosystem includes services and transport infrastructure, community facilities (including shared open spaces) and focus needs to be at a macro level instead of regulating / planning at the level of individual houses / sections.

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

Ensure there is diverse and inclusive involvement in decision making and that appropriate expertise is sought – development should be deliberate, with objectives identified and driven at every level from individual housing units to localised communities, towns, and cities. Plan at a macro level – nationwide even. We cannot rely on organic development and market forces to build successful communities.

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Invest in Māori-driven housing and urban solutions

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

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

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

Yes

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

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

Address systemic barriers to a wide range of innovative housing solutions.

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Prevent and reduce homelessness

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

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

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

Yes

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

Support and funding for social housing providers and co-ordination with services across government agencies is vital to reduce homelessness. Cross agency support needs to be cohesive and comprehensive – including information / systems and processes transparency.

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

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

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

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

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

Yes

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

Residential real estate is seen by many in New Zealand as the only safe investment, which is perpetuated by banks preferring security over residential property to other asset classes. Reducing speculative investment should be one part of a much broader plan and needs to be implemented based on facts, not perceptions.

'Speculative investment' must be properly defined and differentiated between buying for capital gain versus investing for passive income. There will always be a need for rental housing and responsible investors who respect tenant's rights and comply with standards should not be penalised.

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

Take a holistic view; home ownership is not the only way to achieve the overall vision: "*...everyone in Aotearoa New Zealand lives in a healthy, safe, secure home that meets their needs, within a thriving, inclusive and sustainable community*"

There should be a balance of typologies to meet the needs of diverse demographics. Ownership is not the only option; and for many people may not be the best option depending on time of life, and wider circumstances.

The GPS must recognise regional variations, e.g., Auckland is different from Wellington, and both are different to Christchurch. A measure that is necessary in Auckland may have unintended consequences if applied in Christchurch. Planning is needed at a national level, but recognising regional ecosystems (including workforce mobility).

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Implementing the GPS

See Section 3 of the discussion document

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

Implementation of the HUD GPS must be co-ordinated with other reforms including Infrastructure for a Better Future, Three Waters, Resource Management Reform, Review of Local Government and Building for Climate Change.

In conclusion

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

The GPS can only be effective if it is set for the medium -long term and not subject to change with political cycles. The construction industry cannot make the investments in technological and human capital without a sustainable pipeline of work.

The construction industry has been subject to long standing skills shortages which are exacerbated by an aging population and falling birth rates. A long-term strategy is needed to lift capacity and capability of the sector. Skills gaps have been filled in recent years by migrant workers, changes to immigration settings could have a detrimental effect on the supply chain required to deliver the HUD GPS.

The construction industry is currently facing material shortages brought about by the COVID pandemic. A resilient supply chain is vital to deliver on government housing objectives and care must be taken to ensure local manufacturers and supply chain are not disadvantaged by initiatives such as Building for Climate Change.

Construction industry includes developers, property owners and investors. Need them onside, buying in to a long-term vision, not being continually penalised. The industry needs their know-how, supply chains and capital – education and broader, macro level planning is key.

Privacy Statement

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

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

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

32. Please select your age bracket

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Not applicable

33. Which region do you live in?

Not applicable

34. What is your Ethnicity?

Not applicable

35. What type of area do you live in?

Not applicable

The New Zealand Construction Industry Council (NZCIC) is a not-for-profit industry association of associations in the building and construction, design, and property sectors. It is the collaborative voice of the built environment industry in New Zealand and operates at the interface between government and industry. NZCIC Members are also not-for-profit organisations and peak bodies for professions involved in the delivery of our built environment — designers and specifiers, contractors and suppliers, and a range of other building professionals. [See full Member list here.](#)