

Housing and Urban Development in Aotearoa

Help us shape thriving communities for the future.

Government Policy Statement on Housing and Urban Development Survey

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

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

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

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

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

Instructions

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

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

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

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The future we want to see

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

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

See Section 2 of the discussion document.

1. Do you agree with this vision statement?

Yes

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

We absolutely agree with this vision, which aligns closely with the vision of the New Zealand Green Building Council (NZGBC) which is

**For all homes and buildings in Aotearoa to be green and sustainable,
making healthier, happier New Zealanders.**

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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?

Without people and the environment at the heart of their design, neighbourhoods and communities will continue to fail those who live in them. Without good urban design, spatial planning, and an eye to the future we cannot hope to cater to the high density living we need to cope with our rising population, nor will we be able to ensure our buildings and people play their part in tackling our massive climate change emissions and challenges.

Planning for the future is essential if we're to enable the transition away from private fossil fuel powered vehicles and towards public and active transport, if we're to ensure our homes and buildings are efficient, climate resilient, and cater to our needs, wants, and prosperity. Given the societal shift required for us to slash our emissions, creating communities that enable and promote these changes is crucial, and needs to start now.

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We have already seen uptake from the likes of Eke Panuku Development Auckland of our Green Star Communities rating tool which allows benchmarking of liveability, resilience to climate change, stakeholder engagement, employment against international best practice. This standard has been used over 55 times in Australia to deliver higher quality communities.

If we want to know whether our goals are being followed through with there is already knowledge and resources available to help guide the way. Let us know how we can help.

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?

Everyone deserves to live in a warm, healthy, dry home. Unfortunately, New Zealand has suffered from neglect when it comes to ensuring supply keeps up with demand, and that homes meet the needs of our people and planet.

We have shameful respiratory illness statistics in New Zealand in part because of the poor state of our homes. Cold and damp New Zealand houses [have been linked](#) to asthma, rheumatic fever and respiratory infections. Respiratory disease affects 700,000 Kiwis, is responsible for almost 80,000 hospital admissions, one-third of which are children, and costs New Zealand \$6 billion a year, [according to the Asthma and Respiratory Foundation](#).

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We have a huge proportion of our population living in cold, damp, mouldy places – often at great expense to their health and prospects. And, to make it worse, they're often spending a large proportion of their income to do so. Housing is a human right, and unfortunately not one we as a country are providing everyone.

There is a huge opportunity to ensure the new homes we are building are of a good quality, accessible and sustainable. There is an even greater opportunity to retrofit our aging existing stock to ensure they're warm, dry, and importantly efficient- helping not only those living there reduce running costs and comfort, but reducing energy and water demand, and our emissions.

The improvements government makes to homes, such as the Warmer Kiwi Homes programme should be to the Healthy Homes Standard, or beyond.

With fuel and energy poverty already prevalent in this country, we must help households become more efficient. This in turn has position implications for our emission reduction efforts and pressure on our national electricity grid and water resource.

Unfortunately, we know many of our poor and most vulnerable will be most affected by the impacts of climate change. It is essential we consider this vulnerability and provide support to mitigate and build resilience to these future events.

The NZ Green Building Council is doing a lot of work to improve new and existing housing in Aotearoa. We are happy to help.

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.

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

Yes

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

In order to create an equitable housing and urban environment in Aotearoa, prioritising kaupapa Māori initiatives and obligations under Te Tiriti o Waitangi is critical. We must also ensure iwi and Māori are supported and resourced by the government to provide quality homes that meet the needs of Māori.

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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?

It is key that our system can respond and adapt as challenges and opportunities present themselves. Importantly, it is also important that the principles guiding that system consistently contribute to improving the lives of all New Zealanders, reducing our emissions, and building a better future.

We would also suggest it's crucial the system provides stability through construction pipelines and investment, with long-term planning allowing the sector to transition away from old methods and systems, invest in technologies and training, and avoid the boom/bust cycles we've seen in the past.

We need to be able to adapt to a low carbon future. For that to happen we need proper resourcing throughout the building consent process, we need building control officers to have processes and capacity to learn from each other and keep up with new technology and methodologies. Regulatory authorities need to be more open to offshore products and modern methods of construction.

We would argue both local and central government have the opportunity to incentivise healthier, lower-carbon buildings which would help deliver on the vision of this Government Policy Statement yet they are yet to do so.

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There is currently no incentive for the market to address the climate emergencies many councils have declared. Things like offering faster consenting speeds, discounts on development contributions etc. could help push the sector to adapt and deliver. It will also help upskill the industry and reduce any shock to the market from Building Code changes proposed under the Building for Climate Change programme.

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

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

Another outcome we believe would help achieve the vision is to get the building industry ready and equipped to deliver change. With buildings accounting for as much as 20% of our emissions, we know we need to do things differently. We'd argue there is much the Government can do through its regulatory system and procurement to prepare and develop our sector to drive our low carbon future.

Another key outcome to consider is dealing with the dry year problem. We know from [Otago University research](#) and their submission to the climate change commission that homes and buildings are major contributors to our massive energy peaks over winter. If we were to improve efficiency, incentivise and facilitate local renewable energy generation and household water collection, we could massively reduce the strain on our electricity grid, saving billions in future energy infrastructure investment.

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Six focus areas

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

See Section 2 of the discussion document.

Ensure that more affordable homes are being built

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

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

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

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

Yes

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

With a housing crisis we absolutely must tackle affordability and ensure we're facilitating and building to greater density.

Alongside affordability there must also be consideration of quality. As well as a housing quantity crisis, we have a housing quality crisis.

Affordability should not, and does not, need to come at the expense of good design. We must ensure all homes, regardless of price point, are able to provide comfortable, dry, healthy places. We also have an obligation to ensure homes don't lock in high emissions, inefficient systems, or poor use of space for years to come. As a large procurer, tenant and landlord, the Government can play a leading role in embedding these practices in our industry, as we're seeing through Kainga Ora's uptake of Homestar certification.

To normalise and gear up the supply chain and the building industry, these standards should be regulated through the Building Code and well signalled. It's worth noting Kāinga Ora are already building to Homestar standards and provide affordable homes with more sustainable credentials. Private developers such as Solution Street offer Homestar rated homes to first home buyers in Auckland, showing these measures don't need to result in unaffordable places.

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

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Together we must all provide for higher density living and ensure urban planning equips those communities with amenities, transport links and green space to help make higher density living more appealing. There is work to do to shift the paradigm from the quarter acre dream to the successful apartment/high density community living we need. Part of that is showcasing what amazing communities can be created and ensuring our future planning/regulatory system protects our cities from poor design and implementation.

Additionally, the Government should be considering policy instruments to incentivise private developers to build above building code, preparing them for required changes under the Building for Climate Change programme.

We would also welcome further financial support for first home buyers and low-income earners.

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.

We strongly support providing homes that meet people's needs. In much of our work, we advocate and educate to provide whānau and communities with warm, cosy, dry, healthy, and safe homes. In providing homes that meet the needs of everyone, we can protect vulnerable families, reduce health-related costs, achieve equitable housing outcomes for Māori and by Māori, and eliminate energy and fuel hardship.

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?

As [outlined with the UN Rapporteur report on Housing in Aotearoa New Zealand](#), adequate housing is a human right, and currently this is not recognised in legislation or through our housing stock. To have thriving, resilient, and prosperous communities, nuanced needs must be met through housing. Homes cannot be seen in isolation, but as key pieces in the puzzle of creating community prosperity and resilience. This involves home quality, safety, accessibility, and the ability to live intergenerationally.

On the foundations of Te Tiriti o Waitangi and housing as a human right, homes in Aotearoa must and will improve. Improving Aotearoa New Zealand homes to the healthy standards that people

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deserve would benefit net of [1.5 to 3.1 billion](#) – economic stimulus, lower carbon emissions, create jobs throughout Aotearoa, improve health outcomes and help kick start a just transition towards zero-carbon.

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?

All actions outlined play a role in providing homes that meet people’s needs. However, they could go further.

Again, we call for higher ambition. Housing should be legislated as a human right as laid out in the UN Rapporteur Report on Housing. Bigger commitments need to be made to change the status quo of housing.

There must be urgent changes to the Building Code, that goes beyond the current Healthy Home standards, that ensure the retrofitting and building of warm, dry, safe, accessible, and healthy rental homes. The Ministry of Housing and Urban Development could support the implementation of the Building for Climate Change programme to include our existing housing stock.

There is also work to do to ensure our rental properties support this vision. The Healthy Homes Standards are a good first step however much more could be done to embed efficiency and ensure our rental stock is up to the standards of health and comfort we need.

The Government also signalled it would introduce residential energy performance certificates. We believe would be a big step in improving our housing stock not just for energy performance but comfort and warmth.

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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.

Here at the NZGBC, we support and advocate for healthy housing, buildings, and people. Resilient, sustainable, inclusive, and prosperous communities will see reduced health-related costs, enduring resilience in the face of the climate crisis, a reduction in pollution, and an increase in thriving happy households. We strongly support the governments initiative in this focus area.

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

To achieve this, there must be emphasis placed on the development of climate resilience in buildings, interconnected infrastructure, low carbon options in transport, buildings, and housing, and locally sourced goods and services. It is important that the housing portfolio across Aotearoa is seen as an interconnected whole. To allow for flourishing communities, housing across Aotearoa must be connected through well-designed and collaborative infrastructure.

Within this, is seeing a shift from homeownership in Aotearoa to the creation of an affordable, well-regulated, and high-quality rental housing market. The primary perception of housing in Aotearoa is based around homeownership, and this must transform to include long-term, renting solutions to create resilient, sustainable, and inclusive communities. To allow for this there must be better protection and rights for renters and more stability in long-term tenancies.

We all have an obligation to act in the face of the climate crisis, and as noted within our [report put together by thinkstep-anz](#), the construction sector contributes to 20% of the nations carbon outputs. Working towards a carbon zero built environment, as laid out within our [roadmap to zero carbon](#), we must act with urgency and care. To create prosperous, resilient, sustainable, inclusive communities, a zero-carbon future and a genuine commitment to Te Tiriti o Waitangi must be at the forefront of this focus area.

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

Overall, we agree with the proposed actions for supporting resilient, sustainable, inclusive, and prosperous communities. System reform and collaboration is vital in building resilience in the face of climate change, as well as wellbeing for whānau and communities.

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As much as we are in support of these proposed actions. We believe they can and should be more ambitious. Instead of an 'Emissions Reduction Plan' the government must introduce a zero-carbon plan for housing and building in Aotearoa. As mentioned, construction contributes a huge 20% to Aotearoa's carbon footprint, this must be considered within the Building Code as well as Building for Climate through the urgent implementation of a Zero Carbon Roadmap as laid out by the NZGBC.

As well as this, a genuine and enduring commitment from the government to constitutional transformation based on Te Tiriti o Waitangi is critical in supporting resilient, sustainable, inclusive, and prosperous 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?

The NZGBC strongly support the focus area to invest in Māori driven housing and urban solutions. As stated within the [UN Rapporteur Report on Housing](#) to face our current housing crisis, Te Tiriti o Waitangi and kaupapa Māori initiatives must be put at the foundations of solutions.

The government should invest in kaupapa Māori responses to the housing crisis, as well as kaupapa Māori initiatives building our urban futures. Our obligations under Te Tiriti o Waitangi must see the government shift power and resources to allow for tino rangatiratanga in response to our current housing and environmental crises.

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

The NZGBC agree with the proposed actions to create enduring Māori driven housing and urban solutions and see this as a key part in creating resilient, prosperous, and thriving communities. It is critical that there are enduring efforts to increase supply, prevent homelessness, and improve tenure security for Māori through kaupapa Māori initiatives in urban and housing environments.

Again, the NZGBC call for bigger ambitions for the proposed actions. For these actions to have lasting effect, there must be legislative, genuine and meaningful commitment to housing as a human right, to honouring Te Tiriti o Waitangi, and to legislating the United Declaration of the Rights of Indigenous Peoples.

It's also worth noting that with Māori [more likely to live in cold, mouldy homes](#) and over-represented in New Zealand's [child poverty statistics](#), they stand to benefit significantly from healthy homes that cost less to run and from more climate resilient communities.

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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?

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. It is important other investments are made to be as attractive as housing. We would argue much of that is how housing is treated in the tax system.

There also needs to be better protection for people renting to ensure a more just, affordable and stable system for those unable to afford their own home.

Additionally, in future there should be consideration of the carbon costs of running and building a home.

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?

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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?

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?

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

<i>14, 15-24, 25-34, 35-49, 50-65, 65+</i>

33. Which region do you live in?

<i>Tāmaki Makaurau</i>

34. What is your Ethnicity?

35. What type of area do you live in?

<i>Tāmaki Makaurau</i>
