



9 February 2023

Hon Willie Jackson  
Associate Minister of Housing (Māori Housing)  
Parliament Buildings

Tēnā koe Minister,

Congratulations on your appointment as Associate Minister of Housing.

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development is the government's primary advisor on housing and urban development. We provide advice on policy and legislation, collect and share data and insights to inform decisions, fund a range of programmes to deliver more housing and urban development where it is most needed, regulate community housing providers, and monitor Kāinga Ora – Homes and Communities and Tāmaki Regeneration Company.

The enclosed presentation provides you with a high level overview of the housing and urban development systems. As we discussed at our meeting yesterday, we will provide more detailed information to support you over the coming weeks.

We look forward to working with you.

Ngā mihi

Andrew Crisp  
Chief Executive

[UNCLASSIFIED]



**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development

# Introduction to housing and urban development

February 2023





# Our purpose – He kāinga ora, he hāpori ora

## Thriving communities where everyone has a place to call home

There are long-standing challenges in the housing system.

- Our cities have been poorly planned and haven't responded to population growth and demographic changes. We haven't built enough houses that are well connected to jobs, schools, and health services.
- A lack of investment in new infrastructure to support new housing development, has meant housing supply has not kept up with demand.
- Strong growth in house prices relative to rents over the last 20 years has been driven by low interest rates, tax settings, and restrictions on the supply of land. As a result, housing has become unaffordable for many.
- We see deepening inequalities – particularly for Māori, Pacific peoples, and young people, and too many people living in crowded homes, homeless, and in need of support.
- Our context and environment continue to change. The system needs to be resilient and adaptive to respond to significant challenges, including climate change, ongoing growth in our urban centres and an ageing society.

However, we now have a better understanding of those challenges, and are leading long-term change while helping people and communities now to meet their immediate needs.

- We're looking at what's needed across the board to help agencies and communities work together. This means building and construction, transport and infrastructure, social support services and our education and health systems working towards a common goal.
- For the first time, we have a long-term plan. The Government Policy Statement on Housing and Urban Development and MAIHI Ka Ora – the National Māori Housing Strategy together provide a shared vision and direction for housing in Aotearoa New Zealand.
- We know that a one-size-fits-all approach to housing and urban development doesn't work, we need tailored solutions so are taking a place-based approach.





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

<p><b>1. We have the biggest build programme in generations</b></p> <ul style="list-style-type: none"><li>○ <b>18,000</b> extra Public and Transitional homes by 2024, <b>15,570</b> added since October 2017</li><li>○ <b>268</b> Progressive Home Ownership homes</li><li>○ <b>15,501</b> Government-funded builds (Public, Transitional, KiwiBuild, Market) since June 2017</li><li>○ <b>49,538</b> new building consents in the year ended December 2022, up 1.1 percent from the year ended December 2021</li></ul>	<p><b>2. We're investing in infrastructure to develop build-ready land for thousands more affordable homes</b></p> <ul style="list-style-type: none"><li>○ The <b>\$3.8 billion</b> Housing Acceleration Fund for infrastructure</li><li>○ The <b>\$1 billion</b> Infrastructure Acceleration Fund for projects across Aotearoa</li><li>○ The <b>\$2 billion</b> Kāinga Ora land programme to purchase land for affordable housing</li><li>○ <b>\$350m</b> Affordable Housing Fund investment for homes in locations facing the biggest housing supply and affordability challenges</li><li>○ <b>\$730m</b> to support Māori housing - to build <b>1,000</b> homes, infrastructure for <b>2,700</b> new homes, repair <b>700</b> homes</li></ul>	<p><b>3. We're working with others across the housing and urban development system to join up and plan better</b></p> <ul style="list-style-type: none"><li>○ The GPS-HUD and MAIHI Ka Ora provide a long-term vision for housing in Aotearoa New Zealand for the first time</li><li>○ Supporting RMA reform and government's response to climate change</li><li>○ Enabling greater density - Medium Density Residential Standards</li><li>○ Supporting the construction sector - Construction Sector Accord - speeding up planning and consenting processes</li></ul>	<p><b>4. We're taking a place-based and MAIHI approach to improving housing</b></p> <ul style="list-style-type: none"><li>○ Investing in areas where the market has not delivered affordable housing</li><li>○ Six urban growth partnerships</li><li>○ Place-based partnerships in Rotorua and Hastings</li></ul>
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# About the housing and urban systems

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**Te Kāwanatanga o Aotearoa**  
New Zealand Government





# The GPS-HUD sets long-term direction for the system

The GPS-HUD was published in September 2021 and is a multi-decade system strategy that acts as an anchor from which aligned and consistent decisions can be made. This is the first time we have a shared strategy that sets out direction for the system.

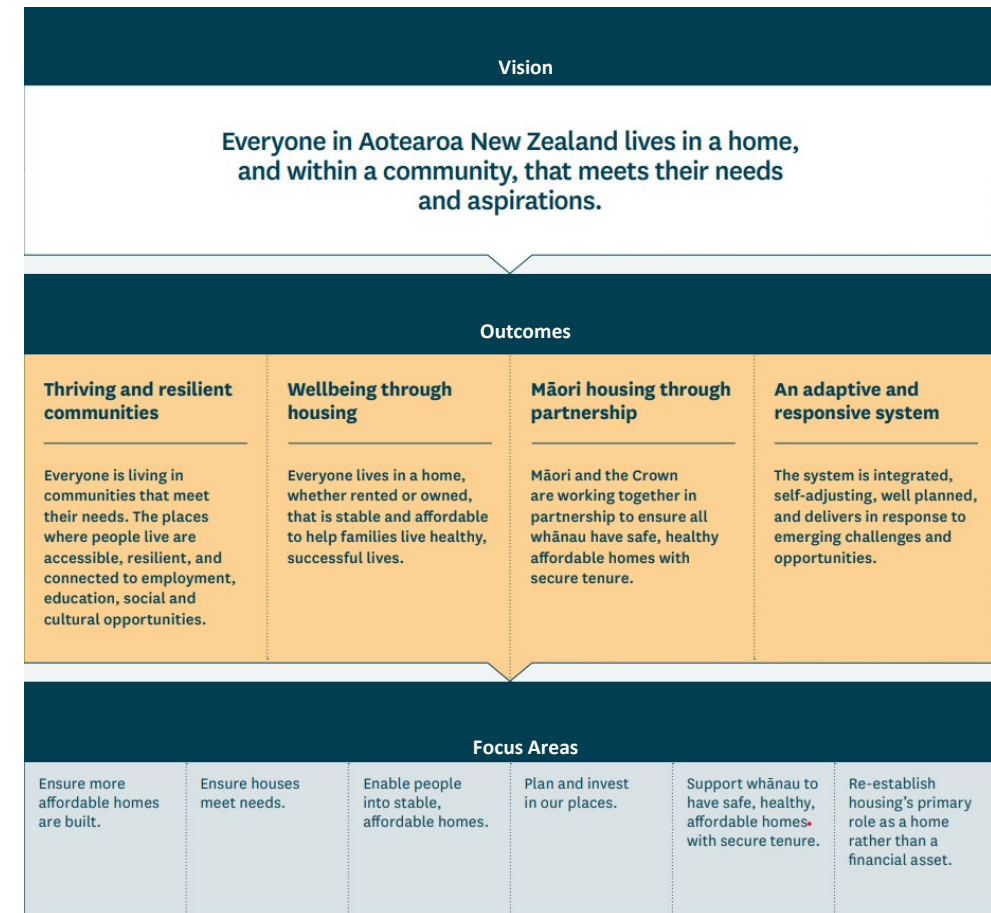
The Government expects all agencies to help implement the GPS-HUD, and to consider how they can shift and align their policy and investment to support it, while also delivering on their core roles.

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

For non-government organisations, the GPS-HUD provides important context to inform how they might wish to shift their own operations to respond to this direction independently, or in partnership with Government and each other.

Kāinga Ora, as the Crown's public housing provider and urban development agency, must give effect to the GPS-HUD.

The GPS-HUD is required to be reviewed every three years.



# *Implementing the GPS-HUD* identifies where we'll focus in the near term

The 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.

*Implementing the GPS-HUD*, published in September 2022, 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.



# MAIHI Ka Ora provides strategic direction for the Māori housing system

MAIHI Ka Ora has a shared vision for the Māori housing system that “all whānau have safe, healthy, affordable homes with secure tenure, across the Māori housing continuum”.

It takes Te Maihi o te Whare Māori – Māori and Iwi Housing Innovation Framework for Action (MAIHI Framework for Action), which drives a whole of system approach, and elevates it to provide the strategic direction for the whole Māori housing system.

MAIHI Ka Ora breaks down the problems facing Māori housing, puts in place actions that will help solve those problems, and timeframes to make sure we get the work done to improve housing outcomes and wellbeing for whānau.

It has been co-designed with Māori in the housing sector.

It demands that both Māori and the Crown work together in genuine partnership over the next 30 years to achieve our shared vision.

In partnership with Māori, we have identified the immediate and short-term challenges facing Māori housing, including a lack of supply of quality affordable housing for Māori whānau to rent or own.

To ensure that our strategy addresses these challenges as well as working for long-term change, we have identified six priorities and corresponding goals that will help us progress to our overall vision.

Shared Priorities	Ultimate Goals
<b>MĀORI CROWN PARTNERSHIPS</b>	To work in partnership where the Crown and Māori achieve balance through a collaborative work programme that strengthens housing solutions for whānau.
<b>MĀORI-LED LOCAL SOLUTIONS</b>	Māori leading and providing local housing solutions to whānau.
<b>MĀORI HOUSING SUPPLY</b>	The number of Māori owned homes, Iwi and hapū owned houses can meet the housing needs of all Māori.
<b>MĀORI HOUSING SUPPORT</b>	Whānau have better access to effective support that is ‘fit for purpose’ and enables them to attain and maintain their preferred housing option.
<b>MĀORI HOUSING SYSTEM</b>	The system supports Māori to accelerate Māori-led housing solutions.
<b>MĀORI HOUSING SUSTAINABILITY</b>	Whānau are supported to achieve mana-enhancing housing solutions on their whenua. Māori are able to sustain a connection to their own land through housing and their housing is innovative and responsive to the impacts and effects of climate change.





# The MAIHI Ka Ora Implementation Plan identifies where we'll focus in the near term, for the Māori housing system

The MAIHI Ka Ora Implementation Plan focuses on the steps we need to take in the near-term to bring us closer to achieving the vision set out in MAIHI Ka Ora.

The Implementation Plan has been co-designed with our Māori partners. We have worked with Te Puni Kōkiri, iwi, hapū and Māori organisations to take the aspirations of MAIHI Ka Ora and develop a plan that shows how we can partner to turn those aspirations into better housing outcomes for whānau

The Implementation Plan:

- identifies specific actions and key deliverables that will contribute to achieving a MAIHI Ka Ora priority
- indicates the lead agency responsible for bringing together the right agencies and organisations to deliver that action
- shows how these actions are grounded by the principles set out in the MAIHI Framework for Action
- states how success will be measured, and
- assigns a timeframe for delivery.

We intend to review MAIHI Ka Ora and the Implementation Plan every three years, at the same time as the GPS-HUD.



# Our approach to working with Māori is led by the MAIHI Framework for Action

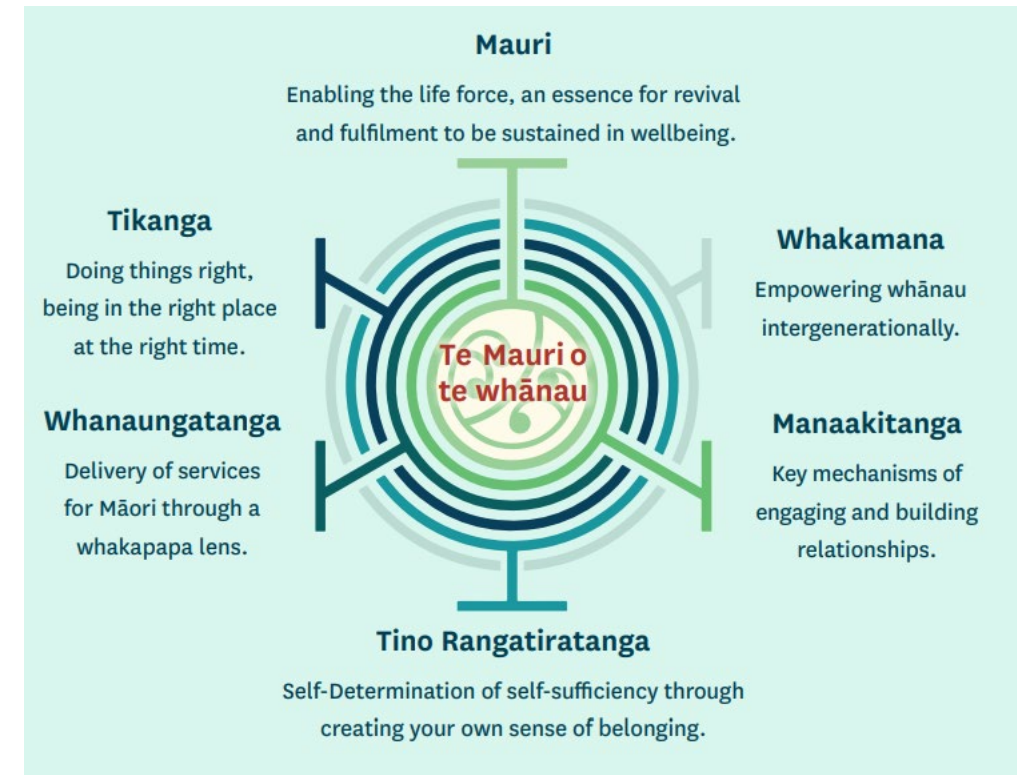
MAIHI puts Māori at the heart of Aotearoa's housing approach, acknowledges the history of Māori housing and responds to Māori needs through kaupapa Māori approaches.

The four main components of MAIHI are:

- The MAIHI Framework for Action
- MAIHI Ka Ora – the National Māori Housing Strategy
- MAIHI Implementation Plan
- MAIHI Partnerships Programme

MAIHI is not just about what we deliver in the Māori housing sector – but how we deliver.

The MAIHI Framework for Action was developed with key partners from across the Māori housing community. It aims to reshape the housing system, putting Māori at the centre.





## We take a place-based approach

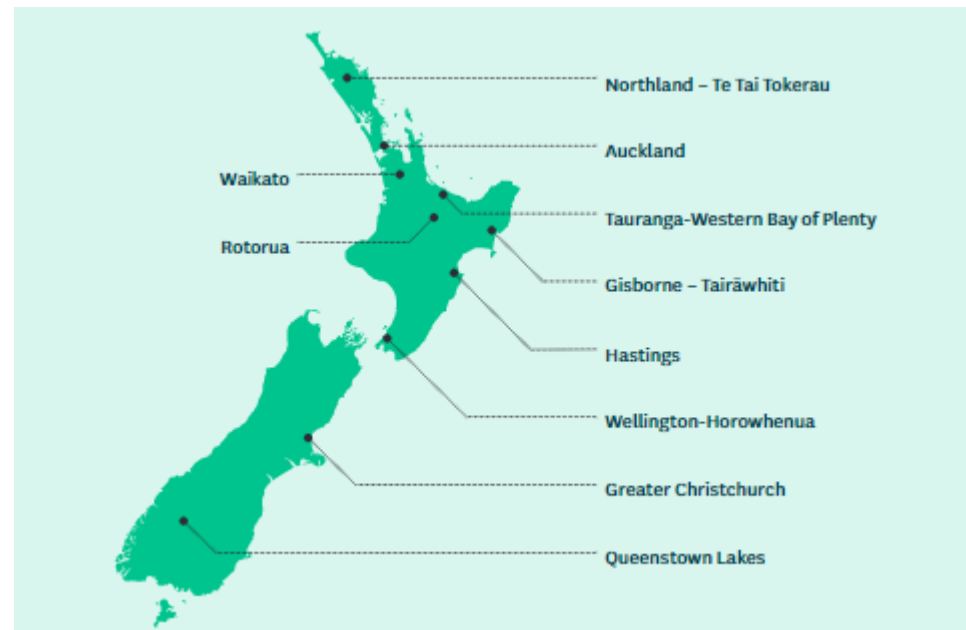
Place-based approaches enable communities to access and develop housing and urban solutions that work for them in each place. Solutions are developed collaboratively and are targeted to meet their needs.

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 or experiencing homelessness
- Better planning
- Liveable and resilient cities
- Investment in infrastructure
- Affordable houses.

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.





**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development

# About the Ministry of Housing and Urban Development

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# Te Tūāpapa Kura Kāinga – The Ministry of Housing and Urban Development

HUD is here to support you to deliver on your critical priorities.

Our role helps achieve the long-term vision for the system. We ensure all parts of the housing and urban development systems are working well and ensure outcomes are being realised by working together with others to enable, catalyse and deliver change.

We do this to achieve our purpose: **He kāinga ora, he hapori ora – thriving communities where everyone has a place to call home**. We are guided by MAIHI and our place-based approach.

We collaborate and influence across the system and partner with iwi and Māori, in accordance with the principles of Te Tiriti o Waitangi, to work towards the direction provided by the GPS- HUD and MAIHI Ka Ora.

## There are six key elements to fulfilling our role:

- Grow understanding of the system
- Understand what's happening now and identify future trends
- Help focus effort across the system
- Ensure the right settings, tools and funding are in place
- Enable and ensure delivery
- Drive action through collaboration and partnership.

**HUD currently has over 30 appropriations** to enable us to fulfil our role as system leaders. Over the next five years we are appropriated to spend over \$20 billion on housing supply and services. A considerable portion of this spend is in public housing but more recently we have received significant capital investment to increase the housing supply across all spectrums.

## HUD's Senior Leadership Team



**Andrew Crisp**  
Chief Executive

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**Kararaina Calcott-Cribb**  
Deputy Chief Executive,  
Tumuaki Te Kāhui – Māori Housing

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**Ben Dalton**  
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Deputy Chief Executive  
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**Brad Ward**  
Deputy Chief Executive  
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