

# Submission

**Discussion Document: Government Policy  
Statement on Housing and Urban Development**

**30 July 2021**

# WAIPĀ DISTRICT COUNCIL SUBMISSION ON GOVERNMENT POLICY STATEMENT ON HOUSING AND URBAN DEVELOPMENT DISCUSSION DOCUMENT

## INTRODUCTION

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Waipā District Council (the Council) welcomes the opportunity to provide comment on the Ministry of Housing and Urban Development's Government Policy Statement on Housing and Urban Development Discussion Document (GPS HUD).

## GENERAL COMMENTS

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1. The Council supports the overall vision, aspirational outcomes, six focus areas and broadly the proposed action areas for housing and urban development described in Section 2 of the GPS-HUD discussion document.
2. The Council notes that there will be need for the GPS-HUD to be well aligned with parallel Government reforms taking place of natural environment protection, land use and strategic spatial planning, local government, three waters and climate change.

## SPECIFIC COMMENTS

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### The GPS-HUD overall

1. The content of the discussion document is good in being aspirational. It does comprehensively detail what needs to be done to address many of the current issues with housing in New Zealand in Section 2. What is less clear is the how the 'what' is connected to the implementation plan outlined in Section 3. It would be helpful to more explicitly link the 'Proposed Actions' boxes contained at the end of each of the six focus areas outlined in Section 2, with the actions detailed in the implementation plan in Section 3.
2. Most of the content of the GPS-HUD relates to housing, but one of the six focus areas is about supporting resilient, sustainable, inclusive and prosperous communities which relates to the nature of urban environments and overlaps considerably with the existing NPS-UD (National Policy on Urban Development). There is a question as to whether this proposed government policy statement should just focus on housing and if the NPS-UD requires amendment, it may be preferable to do that rather than have an area of unnecessary overlap.

## OTHER SPECIFIC COMMENTS

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1. The GPS-HUD describes the role of local government and councils like Waipā District Council, with regard to housing delivery, as being to provide the supporting key infrastructure and community facilities. It should also acknowledge the equally crucial role in land use planning and regulation that has determined the form of our urban environments to a large extent.
2. One of the six outcome areas is regarding promoting access to housing for Māori that meets their needs. In this regard it isn't entirely clear if the GPS-UD is focused on housing on 'whenua Māori' or has more general application. This section would be helped by more specific detail about application. Māori owned land is very limited, particularly in regard to urban areas.
3. The place based approach is supported as is recognition of the need for Government support and funding to the various agencies involved in delivering housing, particularly through Kāinga Ora.
4. The Council supports the short term priority given to accelerating the construction of new social housing to meet the current housing crisis and growing lack of access to affordable housing.
5. Consideration should be given to making inclusionary zoning mandatory in the GPS-HUD and National Planning Framework so that housing developments would include a portion of affordable housing in return for having a greater development density allowance.
6. Supporting local government by including more flexible regulatory tools would be helpful. These could include:
  - Shorter expiration periods for subdivision consents to facilitate timely housing development.
  - The authority to approve or decline private covenants.
  - Allow MHUD compulsory acquisition of zoned land that is not being used as intended.

## CONCLUSION

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1. Should the Ministry require further clarification of this submission or have any questions, please contact David Totman – Principal Policy Advisor at david.totman@waipadc.govt.nz in the first instance.



**TE AWAMUTU - HEAD OFFICE**

101 Bank Street, Private Bag 2402, Te Awamutu Ph 07 872 0030

**CAMBRIDGE - SERVICE CENTRE**

23 Wilson Street, Cambridge Ph 07 823 3800

[f](#) /WaipaDistrictCouncil [@](#) /Waipa\_NZ [t](#) /Waipa\_DC