



4 August 2015

Steven Bailey  
Inquiry Director  
Using Land for Housing Inquiry  
New Zealand Productivity Commission

Tēnā koe e Steven

This submission is made by the Mana Whenua Kaitiaki Forum. The Forum has been established by Mana Whenua entities that have interests in the Auckland Council – Tāmaki Makaurau area. Membership of the Forum is open to each of the 19 Mana Whenua entities that have interests in this area. The Forum does not speak on behalf of the individual Mana Whenua entities. The Forum meets quarterly and addresses a range of issues of mutual interest particularly involving Watercare, Auckland Council and selected government agencies.

The Forum is deeply concerned by the severe housing shortage facing Māori in Tamaki Makaurau and supports the inquiry into land for housing as this addresses one of the causes of housing shortage. The Commission notes that the shortfall in housing supply in Auckland is getting larger. We know that the lowest income whānau suffer the most as they have the least ability to compete for access to housing as rental prices rise in response to under supply.

While there are many important issues canvassed in the Commission's draft report, this submission focuses on those aspects of the draft report that are targeted at lower income households. This is because the median annual personal income for Māori in Tāmaki Makaurau is 18% lower than the median annual personal income for the general regional population<sup>1</sup>. This means that Māori households will tend to find it harder than many other households to access suitable housing and that they have a disproportionate need for access to social and affordable housing options.

We are pleased that the Commission's draft report directly addresses inclusionary housing policies as we do not believe that more general policies affecting land supply will be sufficient to deliver the required volume of social and affordable housing. Here we refer to the expert evidence of Mead where he states that it is necessary, reasonable and workable to require affordable housing to be built under specified circumstances<sup>2</sup>. This is in part because the market is unlikely to supply enough housing to drive house prices to a point where they are affordable to the lowest income households. We believe that inclusionary housing policies can have a significant beneficial impact on

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<sup>1</sup> Te Matapihi. 2014. *Affordable Housing for Māori in Tāmaki Makaurau*.

<sup>2</sup> Mead, D. 12 June 2015. Section 9.10. *Statement of primary evidence before the Auckland Unitary Plan Independent Hearings Panel on behalf of Auckland Council (Policies and Rules: Affordable Housing)*.

the lives of Māori and that the Commission should place greater emphasis on these in its final report.

The Forum is also pleased that Auckland Council has inclusionary housing policies in the Proposed Auckland Unitary Plan and that forms of inclusionary housing are required within Special Housing Areas in Auckland. We ask that the Commission seek specific advice from Auckland Council on the response of the development and social housing communities to these inclusionary housing policies.

The Forum believes that properly applied inclusionary housing policies have the ability to increase the supply of social and affordable housing and the speed of that supply<sup>3</sup>.

We ask that the Commission promote a greater role for inclusionary zoning as one mechanism to deliver sufficient social and affordable houses. In particular we ask that:

- Every regional or unitary council in the country be required to gather, update and publish relevant facts about the demand for social and affordable housing in their region and the extent to which that demand is being met or is likely to be met, taking account of recent trends for provision of this type of housing relative to other types. This data should include a specific breakdown of the demand generated by predominantly Māori households and the extent to which their needs are being met. This will establish an accurate picture of demand and supply for social and affordable housing.
- Every territorial authority or unitary council be required to have policies in their District or Unitary Plans that can be shown to be likely to enable enough social or affordable housing supply to meet reasonable demand projections, with specific consideration given to the use of inclusionary housing policies.

We also ask that the Commission recommend that Government issue national guidelines on ways in which the planning process can be used to rapidly increase the number of social and affordable houses being built, including the use of inclusionary housing policies. This will help develop consistent approaches and reduce the uncertainty and cost that developers might face.

Further, the Commission is seeking feedback on the potential design features of Urban Development Authorities (UDA). We believe that any UDA should have a specific responsibility to address the housing needs of low income households, particularly Māori. This is because:

- The UDA will be using public assets and we believe that those public assets should be targeted to those in most need in the first instance.
- The Commission's draft provides evidence that the lowest income households bear the brunt of the negative consequences of the planning system<sup>4</sup>. UDAs provide an opportunity to rebalance the current system which often provides windfall profits to existing land owners and leaves low income households unhoused or poorly housed.

Finally, a number of Māori entities in Tāmaki Makaurau are involved in property development and / or managing social housing, and there are other Māori entities that might become involved in the land for housing market in future years. We ask that the Commission recommend that the

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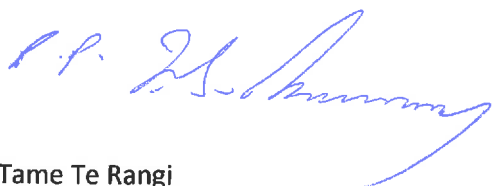
<sup>3</sup> Refer to Mead, 2015, Section 10.

<sup>4</sup> For example pages 26, 58 and 142

Government work proactively with Māori entities over the long term to help address Māori housing shortages. We suggest that the Mana Whenua Kaitiaki Forum is the place for this dialogue to be initiated.

The Forum seeks to be actively involved in seeking solutions to the Māori housing crises in Tāmaki Makaurau and we are happy to enter into direct dialogue with the Commission.

Ngā mihi

A handwritten signature in blue ink, appearing to read 'T. Te Rangi', written in a cursive style.

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