

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

Christchurch Hui – 17 June

What do we need to do to meet future housing need in New Zealand?

- Social engineering by government philosophies and their staff to maintain employment
- Inter-agency relationships necessary in strategy
- Government focus in Auckland/Northland, but issues are just as severe in South, just not the same scale

Regulations

- Regulation costs acting as a barrier to affordability
- De-establish bureaucracy associated with RMA : unnecessary / unintended process of the Act
- Local Government regulations a problem
- Who's making the money - regulation to control requirements - Local Government absolved of responsibility through RMA, passed on to developers

Home Ownership

- Need more innovative home ownership
- Private sector limited in ability to deliver affordability and access (criteria)
- Dream is not unattainable
- Advocacy for rent-to-buy
- Free up capital for other houses – family investment
- Remove barrier (deposit) for people
- Stepping stone process - humble beginnings to home ownership
- Shifting a state of mind - incentives, education - changing a dream to a plan
- If state houses are sold, need not to be those that are obsolete
- Owning a home is an achievement and a catalyst to move forward
- The doer-upper is a good opportunity (development) vs buying something that will be a maintenance burden
- Education for home maintenance
- Better relationship between HNZA lending and individuals - possible to develop relationship, find a way to help vs 'here are the rules'
- Concern over those that 'fall in the middle'
- Home is not a look, its a feel
- Everything is market-driven with no allowance for organisations to provide affordable housing (eg government agencies)
- Providing a pathway (innovation, problem in Local Government)

Education About Home Ownership

- Young people unaware of how to start
- Get people thinking about owning
- Education and aspiration - what do people practically need to do - cornerstone to independence and community.
- Home ownership workshops could work anywhere - training

Social Housing

- Spreading state houses throughout community

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

- State housing an easier option

Private Rental Market

- Ownership to avoid prejudice in the rental sector housing is still race-related
- Owners are not educated landlords
- Driven by the market, the rent will rise because they (owners) can
- Professional groups needed to manage properties and dodgy tenants
- Will take more than HNZC to manage quality of tenants - this will take community initiatives, eg: creating employment. It's about the people.
- Dropping rents - for good tenancy, good tenants are good business.
- Encourage long-term sustainable housing - benefits to both - tenancy services enabling self-resolution
- People accept what is, do not have the knowledge and confidence to complain
- Missing role is advocacy – Tenancy Services can't do it.
- Needing support organisations in community for advocacy - and before problem vs after

Housing Quality

- What about Privacy Act? If you want to build it, the risk is yours (liability)
- Low incomes start at a different level (humble beginnings)
- Rural houses - eg: army houses, started off as camps, now sought after homes
- Minimum standards to be in place for people who are not in a position to afford re: quality
- Relationship with HNZC and MOH (legislation - impartial between landlord and tenant)
- Substandard housing in private sector - difficult to get out of the 'trap' / eg: may protect investment from outside but not willing to improve standard inside (paint house outside but inner poor condition)
- Overcrowding because of affordability issues
- Limited choice, prepared to trade-off quality
- Seasonal eg: students where rental accommodation is required but need somewhere to stay and will pay despite quality
- Broader view - what happens if standards/quality are not being maintained? Social impacts.

Housing Markets Under Stress

- egs: Nelson, South Canterbury - Cheviot/Kaipara - developments have pushed prices up
- In past, rural communities paid accommodation for workers
- Rating per dwelling on rural properties - local government cost
- Local government / central biggest employers but don't produce any trade workers?
- Privatisation in past / now social policy - how safe and secure is this?
- Structure of HNZC - crown entity - corporation landlord but has other programme
- MoH administers RTA (legislation) - government department

Capacity / Capability

- Trade training schemes - develop skilled workers but where do we house them?
- Polytechs / PTE - quality not matched / standards not same but get some qualification
- In terms of labour force - middle part - not many practical skills - better pay
- System for builders to manage work/developments appropriately
- DIY coming back - use initiative
- Local Government have authority to pull things down
- Building consent now requires a nominated builder / you could do it yourself but get a builder to sign off.

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

- Sometimes builders don't do a good job - DIY may do it better but they have the piece of paper
- Effective monitoring needed
- Accountability back to local government if things fall through (shoddy work)
- Certificate of Fitness
- If renting should have a certificate of fitness / standards/ guarantees that there is baseline safety

These notes reflect the views expressed at the consultation meetings held to obtain stakeholder feedback on the discussion document 'Building the Future: Towards a New Zealand Housing Strategy'. As far as possible, the notes are presented exactly as recorded at the meeting by participants and note-takers. The notes do not represent current Housing New Zealand Corporation or government policy.

Are the six areas the right areas? What is missing?

- Initiatives for young people to assist into affordable housing - home ownership, Pay rent for a certain time and have money towards building or buying home
- What about land owned by HNZA / Local Government? Land sitting not being used.

Priority Question: What is the one thing you would do?

- See what is happening / understand
- Revisit policies to see that it is meeting the needs of the people
- Change immigration policy
- Find a model in Christchurch where community have put in place building of accommodation, homes for community (sustainable cities)
- Information sharing to the people - practical eg: Hui for bringing community together
- Network meet monthly - use to get community and agencies together to discuss projects
- Get housing group together of local community, government agencies, private
- Look at bigger picture - tourism and its effect, buoyant market - who is taking advantage - who's being disadvantaged