

Dunedin Hui – 2 June 2004

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

Home Ownership

- Temporary employment - breaks the dream of home ownership
- Flexibility of lending approaches to meet needs of whānau as a combined group - combines income, outgoings and investment.
- \$M spent on education - but none on financial education (money paid for rent better invested into a mortgage) - work the percentages, use the AS.
- Ownership, innovation, operated like a supported landlord - current programme in Dunedin not enabling anything for future maintenance - limits capital use, better to divide the capital into deposit chunks.
- Difficulty to obtain mortgage finance as a single parent (link to employment).
- Some whānau wish to be part of the whole - something that is everybody's, sole ownership alien for some.
- Investigation into the cost of building materials - need to build in knowledge of local housing situations to feed into consultation feedback to Government.

Social Housing

- Need to look at providers who provide for those who probably won't own their home.
- Support for alternative non-profit housing providers - looking for Marae type housing, using Kaumatua and Kuia to support communities - supported housing (ensure maintenance and payments) - housing that builds and supports a community.
- Invalids Benefit at minimal rate for those most vulnerable.

Housing Quality

- Standard of housing key issue, \$ needs to be affordable.
- HNZC as landlord - substandard work being carried out.
- Requires personal responsibility and pride to care for home
- So many things need to change before housing standards can raise - automatically looking 10 years out - contractors, govt agencies as advocates, need to be there before standards can be raised.
- A matter of thinking what we're prepared to accept in NZ.

Rental Market

- Desire for control over the home and personal circumstances - landlord in position of power, insecurity of tenure.
- Trade-off for tenants between quality and affordability - functioning of the rental market.

Capacity and Capability

- Immigration pressuring current infrastructure, needs to be developed to support population demands.
- Māori not prepared to access services such as Tenancy Services - perceived as aggressive - practical acceptance - people not advocating on their own behalf - how can assistance be provided in an appropriate way.
- So many things need to change before housing standards can raise - automatically looking 10 years out - contractors, govt agencies as advocates, need to be there before standards can be raised.
- Policing will need to be very strong with a lot of power.

Housing Design

- Māori and Pacific involvement in design of homes themselves.
- Needs of key population groups - young and old - protection for elderly.
- Debate over apartments
 - re - economies of scale

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.

- re - perceptions of threats to personal safety
- Making sure design maintains connection to the whānau.

Māori Needs

- Māori and Pacific involvement in design of homes themselves.
- Hau Ora and housing should be a beacon.
- Making sure design maintains connection to the whānau.

Education

- Reinforcing people's capacity to make decisions for themselves, building on that with systems/ways for that to be enabled.

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

- Reduce immigration
- Restructure HNZC to look outward - to help people into sustainable solution - too paternalistic, need to be facilitators.
- Holding providers to account for housing standards
- Increase in income levels
- Turning things back to the community (\$, control) - regulation of price in private rental market. Māori are good at looking after Māori - waiting list does not accurately reflect demand. Māori do not fill in forms.