

Submission to the Auckland Council’s Long-Term Plan 2024-2034

Community Housing Aotearoa – Nga Wharerau o Aotearoa, the Auckland Community Housing Providers network and the Auckland Transitional Housing Network, thanks Auckland Council – Te Kaunihera o Tāmaki Makaurau for the opportunity to submit on the Auckland Council Long Term Plan 2024 – 2034 (10-year budget).

Who we are

Community Housing Aotearoa (CHA) is an Incorporated Society and a peak body for the community housing sector. To achieve our vision of all New Zealanders well-housed, we have a strategic focus on supporting a well-functioning housing system and working toward the realisation of the right to housing for all.

CHA’s 85 provider members provide homes for nearly 30,000 kiwis nationally across 18,520 homes, and our 44 partner members include developers, consultants, and local councils. Community Housing Providers (CHPs) are primarily not for dividend entities that develop, own, and manage social and affordable housing stock, with rental and progressive homeownership tenure offerings. We work closely with Māori housing advocate Te Matapihi, which represents iwi-based and Māori community housing providers. CHA is also a member of Te Ohu Whakawhanaunga, a broad based alliance in Tāmaki Makaurau.

The [Auckland Community Housing Providers' Network](#) (ACHPN) is a collection of community housing providers committed to increasing the supply of affordable, healthy, and quality housing options for the people of Auckland. ACHPN represents 23 Community Housing Providers who own or manage 6000 homes in the Auckland region and deliver affordable housing across a range of tenure options.

The Auckland Transitional Housing Providers Network (ATHPN) represents majority of the 24 transitional housing providers across Tāmaki Makaurau. Of the 6,246 transitional houses across Aotearoa New Zealand, Auckland hosts 44.2 percent (2,765), providing a diverse range of services to support people in housing need to succeed, sustain their own futures and plan for long term housing.

Overall comments and recommendations on the Auckland Council Long Term Plan 2024-2034

- We support the “Pay More, Get More” option that would significantly increase and speed up investment to support housing growth and infrastructure alignment.
- We support the direction to lead and influence better outcomes for Māori and in particular where the Long-Term Plan refers to dedicated resource and support for Papakāinga and Māori housing initiatives.
- We recommend Auckland Council continue to investigate Inclusionary Housing as a strategy for more affordable housing across the Auckland region.
- We recommend Auckland Council partner and engage with Auckland community housing providers to understand local housing needs to inform future housing growth and infrastructure planning.

- We support the commitments made by Mayor Brown prior to his election at the Te Ohu Whakawhanaunga Mayoral Forum in 2022 and seek to see implementation of these commitments during his term in office.
- We wish to make an oral submission on Auckland Council's Long-Term Plan.

Our submission

The Long-Term Plan proposes a more focused role for Auckland Council, key priorities around working better, faster and cheaper and improvements around policy initiatives to enable Auckland to be beautiful, thriving, and safe, for all Aucklanders. We particularly support the focus on investment into infrastructure for housing growth (stormwater, transport and community investment), as demonstrated through the “Pay More, Get More” option, and specifically regarding ongoing work under the Auckland Housing Programme Areas outlined in the Auckland Future Development Strategy. We also support the dedicated consenting resource for Papakāinga and Māori housing initiatives.

Our submission is guided by a shared vision of all New Zealanders well-housed. This aligns with the Auckland Plan 2050 which sets the direction for how Auckland will grow and develop over the next 30 years. We specifically support Outcome 4: Homes and Places, which envisions an Auckland where people live in secure, healthy and affordable homes, and have access to a range of inclusive public places. In consideration of the Long-Term Plan's proposal to significantly increase investment into infrastructure for housing, we strongly recommend that Auckland Council further explore the planning tools available to them to ensure housing growth remains affordable and in reach of all Aucklanders across the housing continuum. We also recommend partnering and engaging with Auckland's networks of affordable housing providers and we continue to call on Mayor Brown to implement the housing commitments he made at the Te Ohu Whakawhanaunga Mayoral Forum in 2022.

→ **Inclusionary Housing for Tāmaki Makaurau**

CHA has worked over many years to promote Inclusionary Housing as an effective tool to ensure a wide range of housing needs are met within communities across Aotearoa New Zealand. We have produced a series of papers on Inclusionary Housing to encourage central government to enable and codify the ability of local authorities to implement Inclusionary Housing through the Resource Management Act replacement legislation ¹.

Inclusionary Housing creates community benefits for generations. It is a proven tool commonly used by local authorities overseas to ensure affordability for local communities. Inclusionary Housing is a policy framework where a certain percentage of social and affordable housing is required or incentivised in new developments meaning more people have a shot at being able to flourish in a secure, healthy home. Linkage zoning is also used to ensure that value uplift created by public investment in infrastructure also returns community benefits. This is normally 'linked' to the properties which benefit from the investment in roads, mass transit and other infrastructure as envisaged in the Long-Term Plan.

¹ <https://communityhousing.org.nz/wp-content/uploads/2022/10/FINAL-IH-PAPER-3.pdf>

A report from Auckland Council’s Community and Social Policy department in 2018 on Affordable housing in Auckland speaks to housing need in the region and the relevant initiatives to increase low-cost housing, assisted rent and assisted home ownership². Importantly, the report references Inclusionary Housing as a strategy and tool for more affordable homes.

Further, Auckland Council’s Submission on the Resource Management (Enabling Housing Supply and Other Matters Amendment) Bill states that the enablement of Inclusionary Housing would “make a meaningful difference” to affordable housing in Auckland³. This is significant given the previous implementation of a flawed Inclusionary Housing policy in Auckland’s Special Housing Areas resulted in a short-lived and largely ineffectual programme.

It is clear that Auckland Council have begun exploring its role in enabling affordable housing and have advocated nationally for Inclusionary Housing. This recognises Inclusionary Housing’s potential value in delivering affordable homes when implemented within a national framework. However, we are not aware of any progress in the investigation of Inclusionary Housing as a policy framework for Auckland Council.

→ **Partnering with the Auckland Housing Sector**

We support the direction of the Long-Term Plan to work in partnership with Kāinga Ora and the Ministry of Housing and Urban Development. We strongly recommend Auckland Council and Eke Panuku also partner and engage with Auckland housing providers with a specific focus on delivering the affordable housing that is needed across Auckland.

Auckland’s housing providers provide high quality housing and support services across the housing continuum including transitional Housing, community housing, affordable rentals and progressive home ownership. They have a wealth of knowledge, experience and understanding of local housing needs that can inform long term planning for housing growth and infrastructure across Auckland.

→ **Auckland Mayoral Forum ‘Asks’ on Housing**

Te Ohu Whakawhanaunga – Tamaki Makaurau is a broad-based alliance based in Auckland and is made up of over 40 organisations. Te Ohu Tāmaki made a number of housing-related asks to local and central government prior to the last local and national elections and received commitments from politicians. This includes a pledge from National, Labour and the Greens to continue to increase the public housing stock in Tāmaki Makaurau by building new stock at least at the current net build rate of 1000 homes a year for the next three years⁴.

²https://infocouncil.aucklandcouncil.govt.nz/Open/2018/11/PLA_20181127_AGN_6740_AT_files/PLA_20181127_AGN_6740_AT_Attachment_64083_1.PDF

³ Auckland Council. (2021). Submission to the Environment Select Committee on the Resource Management (Enabling Housing Supply and Other Matters Amendment) Bill.

⁴ <https://www.rnz.co.nz/national/programmes/checkpoint/audio/2018905969/cross-party-support-to-build-1-000-state-homes-in-auckland>

During the 2022 Auckland local elections, Te Ohu Tāmaki made the following housing ‘asks’ to Mayoral candidates and received a commitment from Wayne Brown on these if he became Mayor. These commitments are:

1. Auckland Council adopting the right to a decent home
2. Establishing a coordination group made up of council and representatives of Te Ohu Whakawhanaunga with a council designated resource to:
 - a. Explore and support mechanisms implementing the right to a decent home
 - b. Receive progress reports on actions taken by Auckland Council or by Eke Panuku towards this outcome
3. Directing Auckland Council to investigate and report on councils ability to:
 - a. Provide and facilitate the provision of affordable, health, accessible, secure, and culturally adequate rental accommodation retained on council land;
 - b. Support Māori housing initiatives.
 - c. Support a range of affordable housing initiatives in partnership with CHP’s Kāinga Ora, and private developers.
4. Directing Auckland Council to investigate inclusionary zoning options for Auckland.

We urge Mayor Brown and the Governing Body to implement these commitments during his term in office.

Closing remarks

We believe that everyone has the right to a decent home. Through its strategic planning documents, Auckland Council and Aucklanders have set the vision of living in more secure, healthy and affordable homes. The Long-Term Plan is the decision point to set the budget and framework to realise this vision. We urge you to consider our recommendations as part of a pathway to provide more affordable homes for all Aucklanders.



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