



Building Better Homes Towns and Cities

National Science Challenge:

LGNZ Housing Forum 2020

*Ko Te Manu E Kai Ana I Te Miro Nona Te Ngahere
Ko Te Manu E Kai Ana I Te Mātauranga Nona Te Ao*

*The Bird Who Feeds On The Miro Partakes Of The Forest
The Bird Who Feeds On Knowledge Partakes Of The World*

National
SCIENCE
Challenges

**BUILDING BETTER
HOMES, TOWNS
AND CITIES**

.....
Ko ngā wā kāinga hei
whakamāhorahora

A photograph of a family of five jumping joyfully in front of a modern, multi-story building with large windows and a flat roof. The scene is overlaid with a semi-transparent red filter. The family consists of a woman on the left with her arms raised, a young girl in the center with her arms outstretched, a young boy on the right with his arms raised, and a woman on the far right holding a baby. A young girl is crouching in the foreground. The building has a contemporary design with vertical slats and large glass panels. Two horizontal white lines are positioned above and below the text.

Housing Supply



Affordable housing

Primarily focused on housing supply and why the market is not delivering in some sectors, particularly affordable housing. Key knowledge produced includes:

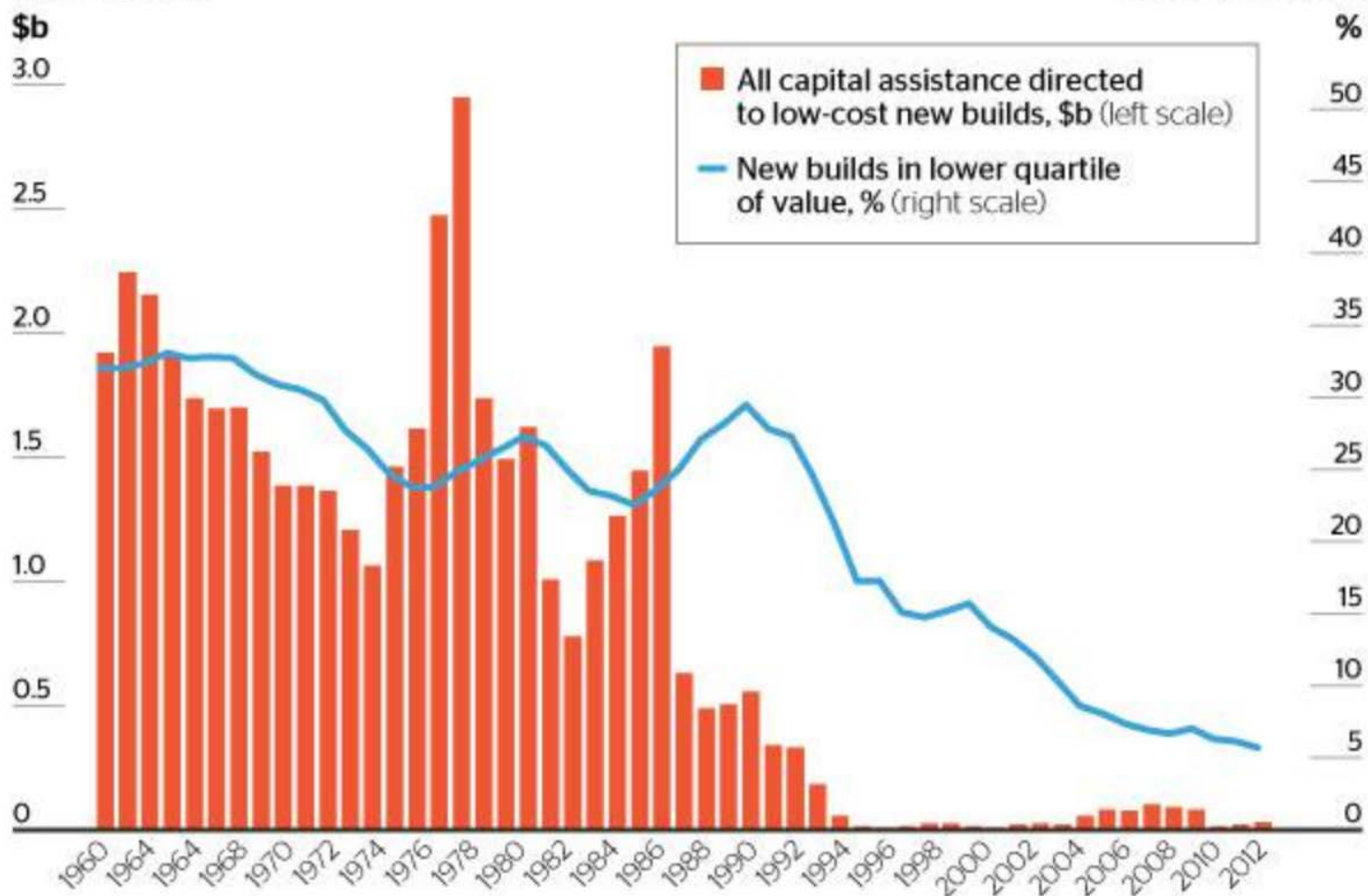
- 🏠 Developers and financiers – relationships & behaviour.
- 🏠 Land covenants and their effect on urban development
- 🏠 Evaluation of the impact of special housing areas
- 🏠 Experience of older people in the rental market
- 🏠 Accessory Dwelling Potential & current barriers
- 🏠 Revitalising the development of lower quartile housing
- 🏠 Procurement and community housing providers
- 🏠 Shared rentals for Community Housing Providers

Estimated Government capital assistance to low-cost new builds and proportion of all new builds delivered as affordable housing

1960-2012

Government capital assistance
(2017 values)

New builds in lower
quartile of value



Source: National Science Challenge / Cresa / Herald Network graphic



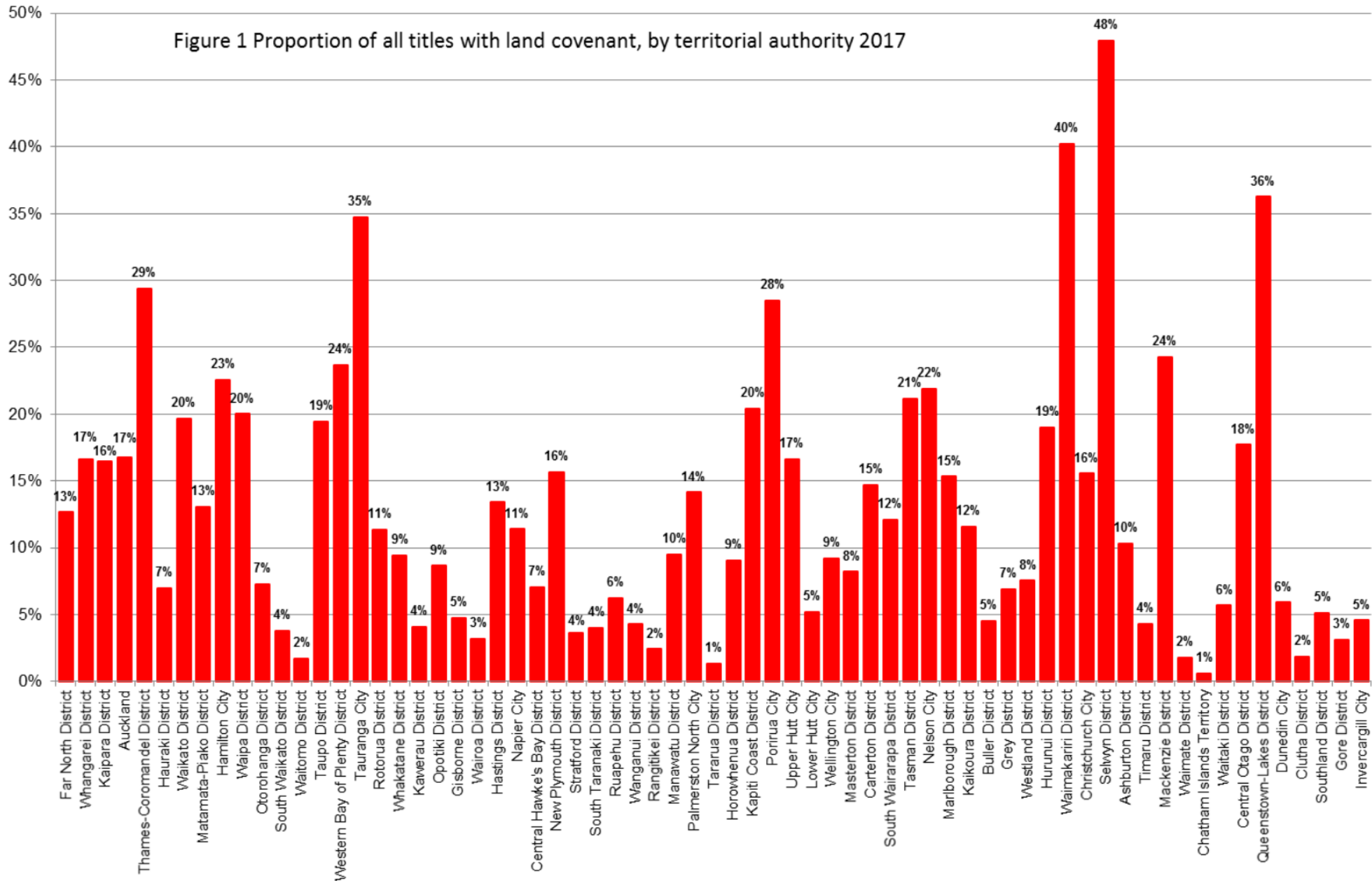
**Financiers and Developers:
Interviews
concerning their interests,
relationships, and
the residential development
process**

Laurence Murphy
School of Environment
University of Auckland

Financiers and Developers: findings

- findings of a series of interviews with senior developer, valuation and finance professionals working in the residential development sector.
- The interviews focused on the complex interactions, interests and relationships that exist between financiers and developers, and how these interactions are embedded in residential development feasibility analysis.
- Two themes emerged from the interviews.
 - First, counter to the policy accounts that construct developers and financiers as simply responding to market wide forces of supply and demand, it is clear that developers and financiers actively create and operationalise practices that govern acceptable profit margins, operational structures and house prices.
 - Second, access to finance and the conditions under which finance is offered have profound impacts on residential development practices and processes.

Figure 1 Proportion of all titles with land covenant, by territorial authority 2017

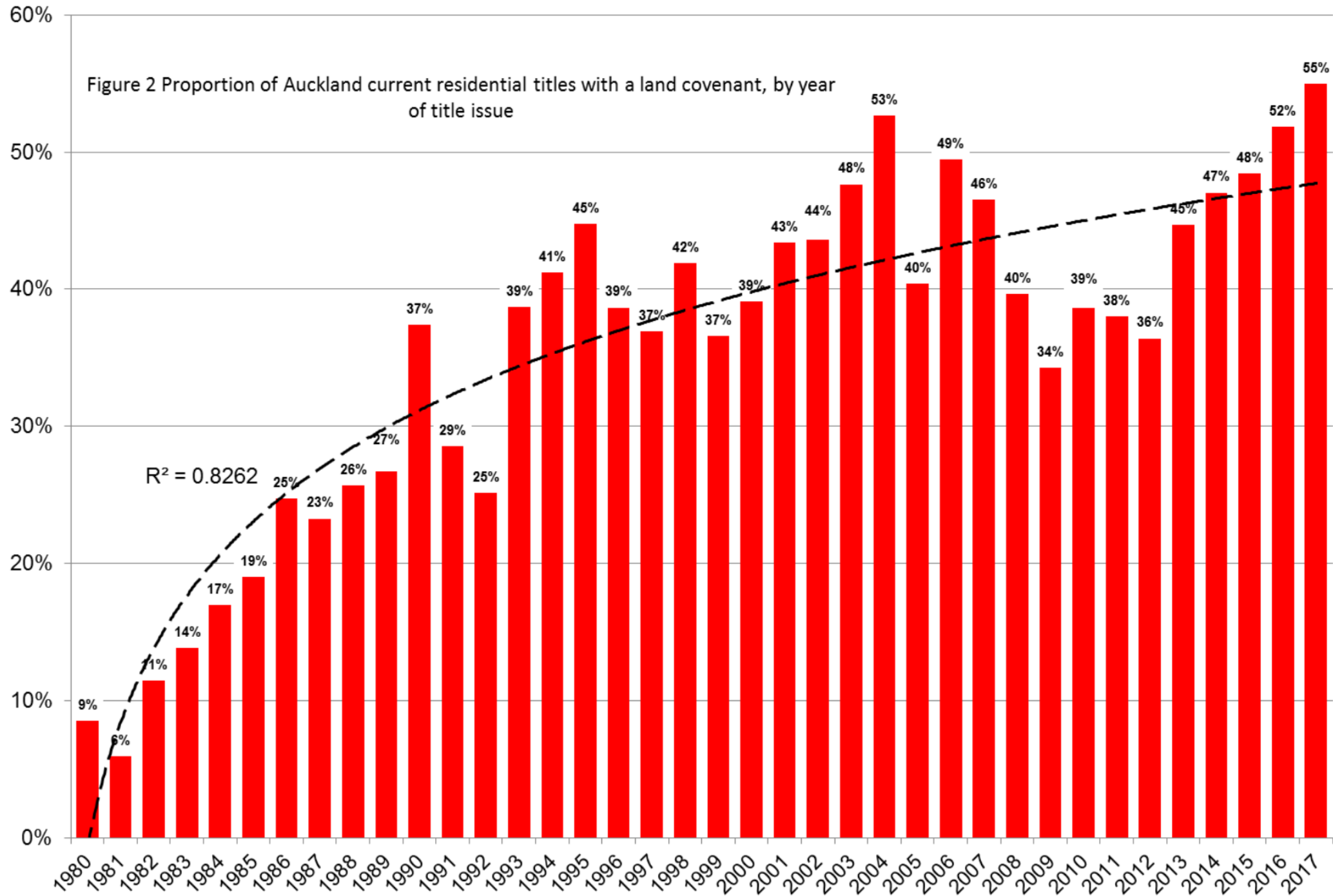


Source: C Fredrickson & K Saville-Smith

Covenants and the risk to the supply of land for modest homes and affordable housing

BBHTC 2018

Figure 2 Proportion of Auckland current residential titles with a land covenant, by year of title issue



Source: C Fredrickson & K Saville-Smith

Covenants and the risk to the supply of land for modest homes and affordable housing

BBHTC 2018



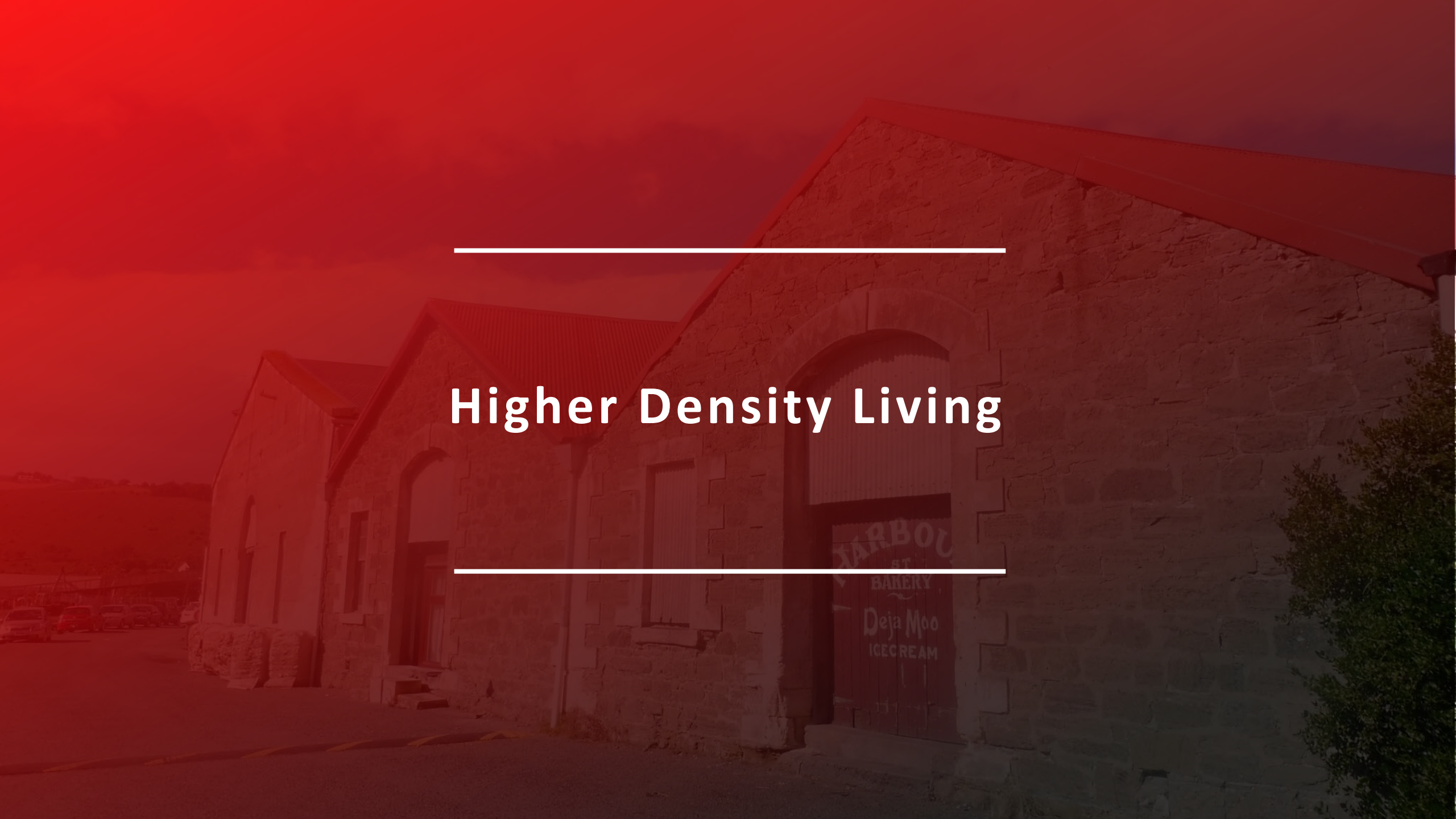
Kāinga Tahī Kāinga Rua

Kāinga Tahī Kāinga Rua



- Te Manaaki o te Marae: The role of marae in the Tāmaki Māori housing crisis
- Toitū te Kāinga, Toitū te Ora, Toitū te Tangata
- Kāinga Tahī, Kāinga Rua – Building Diverse Māori Housing Solutions
 - three distinct research strands or whenu – Papakāinga, Hauora and Whai Rawa.
- Kaumatua Housing

Higher Density Living



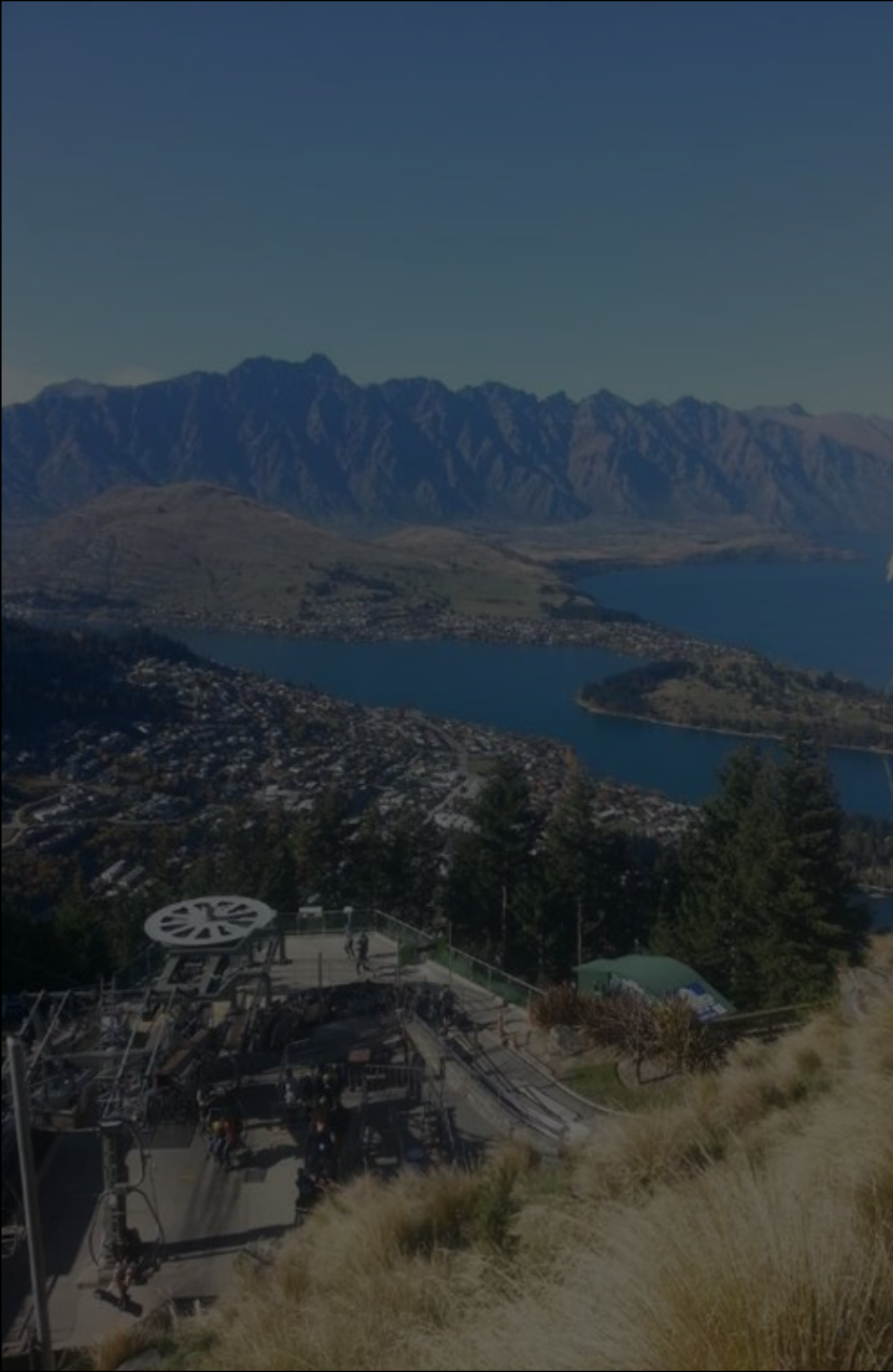


Higher density housing

- 🏠 Two study areas – Hobsonville Point and Waimahia.
- 🏠 Residents lived experience was explored
- 🏠 Good design makes for good living – open living areas
- 🏠 Community amenities are critical and when well designed can assist building community - bumping spaces
- 🏠 Think about the edges and integration with existing neighbourhoods
- 🏠 Integrated delivery with transport infrastructure does change behaviour.



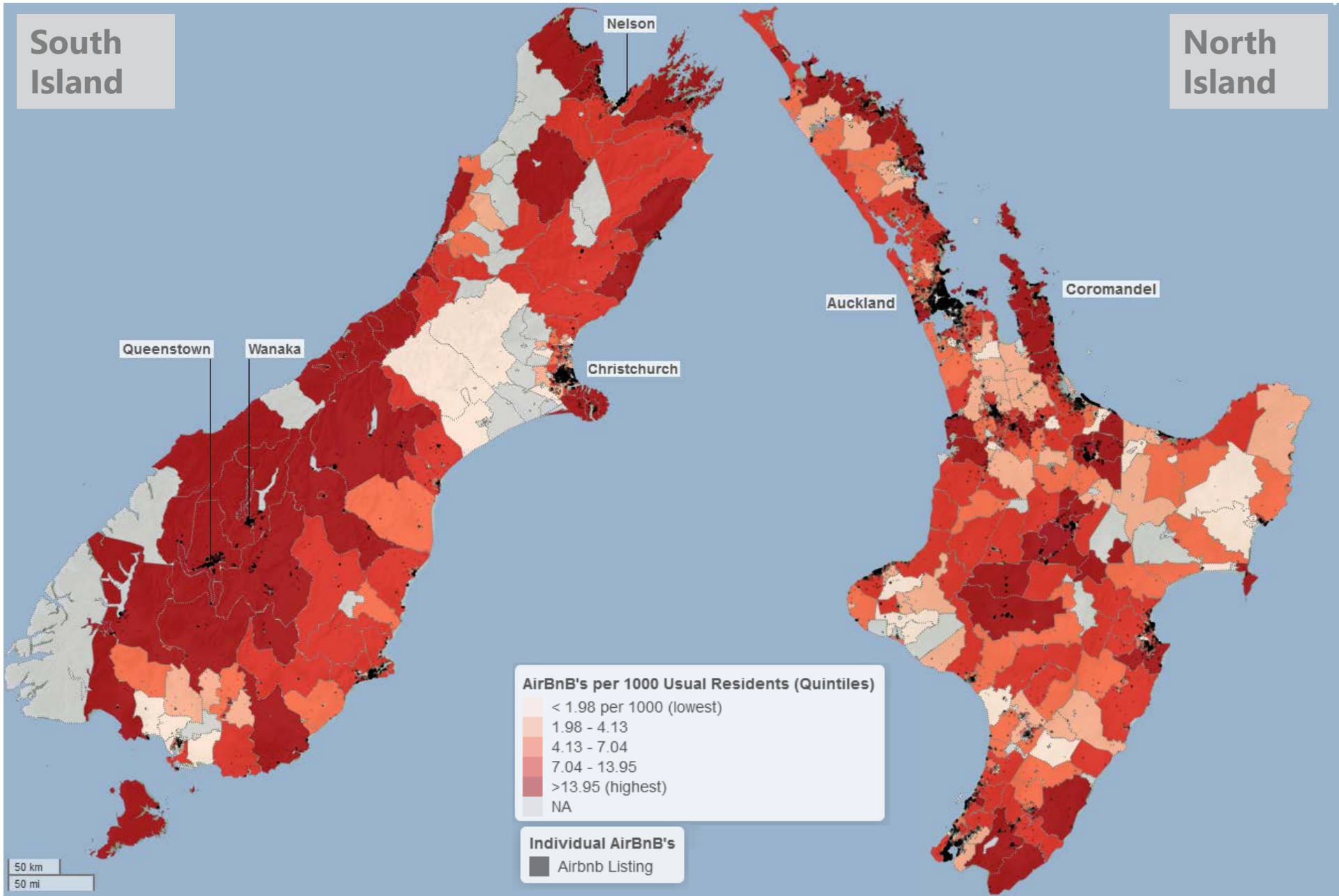
Regional Housing



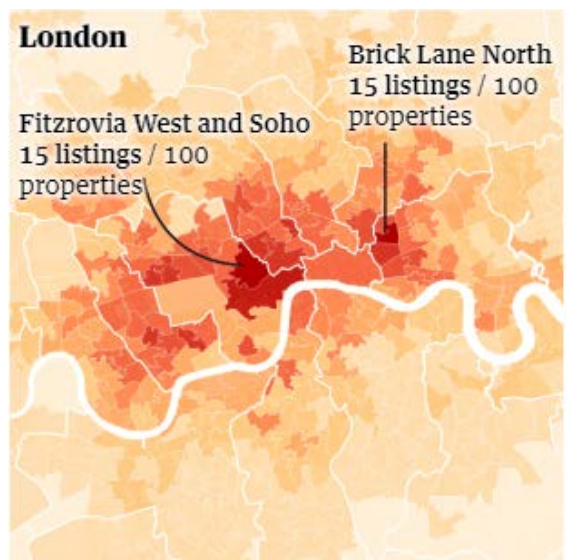
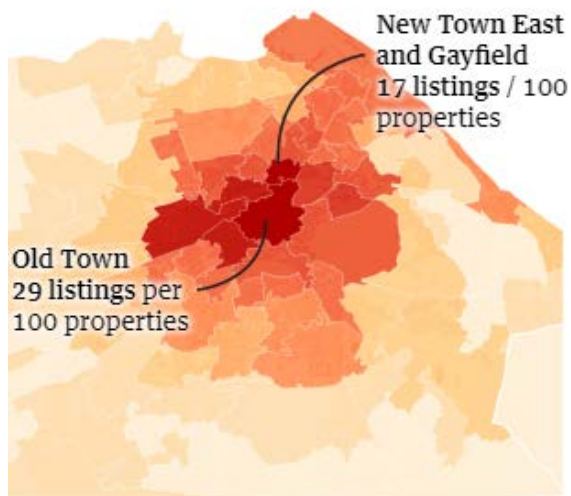
Regional Housing

- Housing Supply issues are not just a city issue
- While lower than major centres housing costs in regional areas are rising
- Some cohorts struggle to access housing, including seasonal workers.
- Creating home for people is more than building houses - it is about community
- how do we build welcoming communities

Spatial Patterns: National



Edinburgh



Airbnb listings per 100 properties

0 1 2 3 4 5 10 15+

In Skye North West, there are 25 listings for every 100 properties

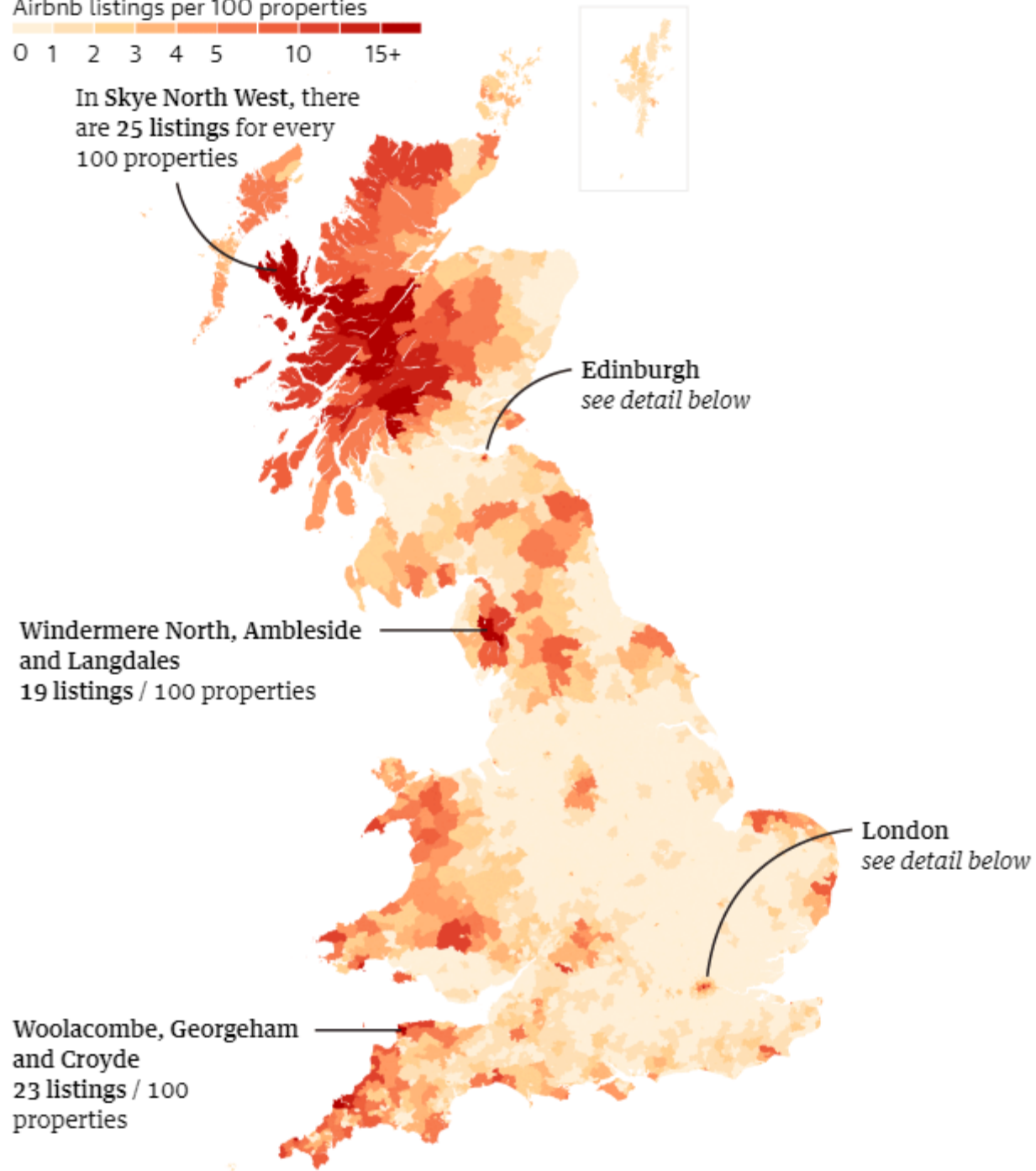
Windermere North, Ambleside and Langdales
19 listings / 100 properties

Woolacombe, Georgeham and Croyde
23 listings / 100 properties



Edinburgh
see detail below

London
see detail below



Spatial Patterns: in NZ, its not just an 'inner Urban' problem. The regions are key

Census Area Unit	Airbnb Count	POP 2013	Airbnb per 1000	Rank NZ
Wanaka	752	6471	116	1
Queenstown Hill	722	3537	204	2
Waiheke Island (Auckland)	574	8238	70	3
Auckland Central West	379	11700	32	4
Auckland Central East	334	10104	33	5
Te Rerenga (Coromandel Peninsula)	329	4107	80	6
Lake Hayes South (Queenstown)	249	1638	152	7
Sunshine Bay (Queenstown)	216	2355	92	8
Auckland Harbourside	216	4500	48	9
Whitianga (Coromandel Peninsula)	202	4368	46	10

Table: Census Area Units with the most Airbnb listings per 1,000 usual residents, November 2018



BRUCE / Digital Twin /National Digital Infrastructure Model – ENABLING COLLABORATION and COORDINATION

References and links

- Slide 1

- <https://www.buildingbetter.nz/index.html>

- Slide 3

- https://www.buildingbetter.nz/research/homes_spaces.html
- https://www.buildingbetter.nz/research/homes_spaces/publications.html
- Saville-Smith, K. (Ed.). (2019). *Revitalising the Production of Affordable Housing for Productive, Engaged & Healthy Lives: Integrated Report*. Report for Building Better Homes, Towns and Cities: Homes and Spaces for Generations. November 2019, 109pgs. Wellington: BBHTC.

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- <https://www.theguardian.com/technology/2020/feb/20/revealed-the-areas-in-the-uk-with-one-airbnb-for-every-four-homes>

- Slide 18

- https://www.buildingbetter.nz/research/homes_spaces.html
- <https://www.nextspace.nz/>

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National
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