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**NEW ZEALAND INSTITUTE OF ARCHITECTS SUBMISSION (NZIA)
*KĀINGA ORA – HOMES AND COMMUNITIES BILL***

Tēnā koutou

The NZIA, which has been in existence since 1905, is the professional body representing more than 90 per cent of New Zealand's registered Architects and a majority of recent graduates entering the profession; we have over 4,300 members. The NZIA is active not only in advocating in the interests of our members, but also in promoting practices and providing education and promoting industry wide co-operation that will improve the quality and sustainability of New Zealand's built environment.

The NZIA has, through its governance structure and membership, significant professional experience in the New Zealand construction industry. That experience includes a wide variety of projects across all construction types and scales. The NZIA also has more than a century of experience assisting our members and their clients with projects at all stages, from project establishment and concept design through to contract administration and site observation, depending on the scope of instructions from the client.

The objects for which NZIA is established include the promotion of excellence in architecture, improvement of the technical knowledge and professional development of persons engaged in the practice of architecture, and bringing to the attention of central and local authorities any matters affecting architecture or architects.

Accordingly, the NZIA supports the Government initiative under this Bill to introduce a new approach to housing and urban development. We welcome the opportunity to comment on Bill and the proposed changes to help deliver these outcomes.

We do, however, wish to draw the Government's attention to a number of potential issues arising from the Bill and, where possible, we have suggested alternative solutions and approaches. Please see our detailed submission on the Bill, **attached**.

The goal of the Kāinga Ora – Homes and Communities Bill is, “to contribute to sustainable, inclusive and thriving communities”. The Institute believes this goal is laudable, as far as it goes – but it does not go far enough.

The Institute is of the opinion a more fundamental issue lies in the Bill’s treatment of the relationship between the provision of housing and the successful development of communities, or what it also calls urban development. The Bill approaches these two aims as discrete objectives that must be reconciled, rather than as part and parcel of the same issue: a challenge that requires an integrated solution.

The Bill should be ambitious and recognise that the Kāinga Ora Bill, in the scale of its investment, is about making places, and its purpose is to make better places. Kāinga Ora is about bringing people together to shape better cities, towns and neighbourhoods across New Zealand. People, place and the security of tenure should be the framework established by the Bill.

The Kāinga Ora Bill is an opportunity to effect qualitative as well as quantitative improvement in housing and infrastructure – to provide inspiration as well as amenity.

A Bill setting up an entity intended to produce better housing and undertake urban development is surprisingly silent about where necessary design leadership, advice and policy is going to come from. The realisation of Kāinga Ora’s goals requires sophisticated design thinking able to bridge the gap between standalone houses and whole new communities or towns. Where is this high-level, joined-up thinking to come from? Who will have responsibility for converting the development ambitions of Kāinga Ora into designed reality?

And it’s not just communities and home-occupiers that could benefit from design inspiration; so could those staffing the new Kāinga Ora bureaucracy, Ministry for Housing and Urban Development and the new independent infrastructure body, the New Zealand Infrastructure Commission - Te Waihanga, which has been established to ensure that New Zealand gets quality infrastructure investment needed to improve our long-term economic performance and social wellbeing.

The Institute looks forward to working with Government in achieving the aims of the Kāinga Ora - Homes and Communities Bill. We wish to speak to the submission, and we thank you for the opportunity to comment. We would also welcome the opportunity to engage with officials, other industry professions and those active in creating better places for people on the issues raised in our submission.

Ngā mihi,



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Attachment: NZIA submission – Kāinga Ora – Homes and Communities Bill



**New Zealand
Institute of Architects
Incorporated**

Kāinga Ora – Houses and Communities Bill

**Submission by the
New Zealand Institute of Architects**

15 July 2019

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Institute of Architects

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- 1.** The New Zealand Institute of Architects (the Institute) welcomes the opportunity to make a submission to the Environment Select Committee on the Kāinga Ora – Homes and Communities Bill.

About the New Zealand Institute of Architects

- 2.** The Institute is the leading organisation for the architectural profession in New Zealand, representing over 4,300 members, including more than 90 percent of the country's registered architects. Architects perform an essential role in the construction industry and wider economy. By combining creative design and technical knowledge, they shape the physical environment in which we all live. Architects design all the types of buildings, across all their scales, that New Zealanders inhabit and use, from houses to apartment complexes, schools to factories, stadiums to office buildings. They also plan and design the places that buildings occupy and around which communities form. The Institute of Architects supports its members in their work by promoting high standards of fit-for-purpose and sustainable design that enhances the quality of life for current and future generations.

Architects and their role

- 3.** To provide some context for our submission, it would be helpful to inform the Committee of the role architects play in the building process, and the skills and expertise they contribute to the task of creating better places for New Zealand's diverse communities.
- 4.** Architects must be highly qualified and sufficiently experienced to do what they do. Typically, an architect undertakes a minimum of five years' study at an accredited university programme and then accumulates the professional experience necessary to satisfy the New Zealand Registered Architects Board, the statutory body that licenses architects and supervises their professional conduct (under the Registered Architects Act, 2005). Architects are bound by a Code of Minimum Standards for Ethical Conduct (Registered Architects Rules, 2006) that requires that they perform their duties with integrity.
- 5.** Registered architects, who are trained in the art and science of building design, generate design concepts for buildings and places and turn those concepts into plans and drawings. Architects create the shape, form and appearance of buildings and other structures, but their concerns are not just aesthetic. Buildings serve a purpose: they must be functional, sound, economical to construct and of usefulness. In designing buildings, architects also take account of the context into which buildings are inserted, and their contribution to their immediate and wider surrounds.
- 6.** The architect provides design solutions that respond to a client's brief. Computer-aided design and drafting (CADD) and Building Information Modelling (BIM) technology has replaced traditional paper and pencil as the most common method for creating design and construction drawings, and are the design media in which most architects now work. After a client agrees to an initial proposal, the architect develops construction plans allowing for a building's construction.
- 7.** The role of an architect does not end in the design stage. During construction, revision of plans, for budgetary or other circumstantial reasons, is often necessary.

As construction proceeds, the architect, if the client so wishes, will visit a building site to ensure contractors adhere to the design and the building schedule, use the materials that have been specified, and meet work quality standards.

Kāinga Ora and the Kāinga Ora – Homes and Communities Bill

- 8.** The goal of the Kāinga Ora – Homes and Communities Bill is “to contribute to sustainable, inclusive and thriving communities”. The Institute believes this goal is laudable, as far as it goes – but it does not go far enough. “Contribute to” is a formulation that dilutes aspiration with excessive caution. It is a modest justification for a whole new Crown Agency with an influence on people and place. Perhaps this is a reaction to the difficulties encountered in trying to realise the early ambitions for Kiwibuild. But the Institute believes a more fundamental issue lies in the Bill’s treatment of the relationship between the provision of housing and the successful development of communities, or what it also calls urban development. The Bill approaches these two aims as discrete objectives that must be reconciled, rather than as part and parcel of the same issue: a challenge that requires an integrated solution.

- 9.** By separating the building of homes from the development of communities, that is, by isolating an individual frame from the larger picture, Kāinga Ora threatens to revive the type of development we would have thought was consigned to history. That is, the post-war dormitory suburbs that lacked economic and social infrastructure for decades. The authors of the Bill are aware of the inadequacy of this approach to housing provision, stating in the Explanatory Note that “the traditional model of turning rural land into suburban homes is insufficient”. Yet Kāinga Ora risks repeating the mistake. For a better outcome for “homes and communities” Kāinga Ora should focus first on the communities that sustain the lives of the people who locally occupy homes. Homes are constituent, but not the sole, parts of a community that is at least viable, and more preferably, vibrant.

- 10.** What we are talking about, when we talk about communities and the homes within them, is ‘place’. Kāinga Ora, in the scale of its investment, is about making places, and its purpose is to make better places. It might be helpful, and less confusing, to use ‘place’ in the title of the Bill establishing Kāinga Ora. The Bill should own its intention to create great places for New Zealanders, and great places – neighbourhoods and communities, towns and cities – rarely happen by chance. They are designed, and continue to be designed as we manage the constant transformation of our built environment. The Bill should, by name, objective and principles, be founded on better places. Internationally, it is recognised that the quality of place influences individual and community well-being.

- 11.** Research shows a wide range of positive health, social and physical benefits can be delivered by good urban design or place-making. These public good outcomes include¹:
 - Better physical health: lower obesity, less type-2 diabetes, lower blood pressure, reduced heart disease, lower rates of asthma and respiratory disease, faster recovery from illness, and from fatigue
 - Better mental health: less stress and more psychological restfulness, reduced depression, anxiety and anger, reduced psychosis

1. Matthew Carmona, “Place value: place quality and its impact on health, social, economic and environmental outcomes”, *Journal of Urban Design*, Volume 24, 2019, Issue 1, pp 1-48.

- Better general fitness: increased walking (for both travel and recreation), increased exercise, sport and recreation, and more cycling
- Greater daily comfort: reduced air pollution, heat stress, traffic noise and poor sanitation, and reduced exposure of lower socio-economic groups to the effects of debilitating neighbourhoods
- Enhanced quality of life: increased sense of emotional well-being and satisfaction, greater happiness, reduced fear and higher energy levels
- Better educational outcomes: increased child independence and positive play behaviours, and enhanced learning and educational achievement
- Enhanced street level vitality and sociability: a richer public life, enhanced social interaction, and greater longevity of use in urban streets and spaces
- Stronger civic pride: an increased sense of pride, local morale, social resilience and community life, and enhanced social capital (social and political engagement) generally
- Greater inclusiveness: enhanced use of the city by marginalised and socio-economically disadvantaged groups, and greater female empowerment and acceptance of cultural and social difference
- Adaptive reuse: buildings, spaces and urban infrastructure that is adaptable over time and more able to support the changing needs of society within the existing built fabric (and its embodied energy).
- A viable local exchange network: with local facilities, amenities and employment opportunities reducing the need to travel further afield and supporting local economic and social resilience.
- Reduced heat stress and enhanced thermal comfort: particularly for pedestrians through greater greening and shading in urban areas.
- Reduced waste: through a lower demand for construction materials and a reduction in construction waste.

12. Housing is physical infrastructure and communities are social infrastructure; the Kāinga Ora Bill should seek to ensure that all infrastructure is planned, coordinated, efficiently financed and delivered.

13. The Bill is characterised by a tentativeness that indicates a reluctance to aspire to real innovation in the quality of housing and the shaping of communities. It is disappointing that the bar for design quality, whether it be for housing or community development, is not set higher. Kāinga Ora is an opportunity to effect qualitative as well as quantitative improvement in housing and infrastructure – to provide inspiration as well as amenity. And it’s not just communities and home-occupiers that could benefit from design inspiration; so could those staffing the new Kāinga Ora bureaucracy. The words of the late British architect Zaha Hadid are relevant here: “I don’t think architecture is only about shelter, or is only about a very simple enclosure. It should be able to excite you, to calm you, to make you think.”

14. A Bill setting up an entity intended to produce better housing and undertake urban development is surprisingly silent about where necessary design leadership, advice and policy is going to come from. The realisation of Kāinga Ora’s goals requires sophisticated design thinking able to bridge the gap between standalone houses and whole new communities or towns. Where is this high-level, joined-up thinking to come from? Who will have responsibility for converting the development ambitions of Kāinga Ora into designed reality?

15. A dedicated design office and capability is fundamental to the Bill and Government Policy Statement. The Institute believes it is time the government considered the establishment of a discrete office that can provide design advice and leadership across its agencies and departments. Models for such an office exist in all the Australian states. These State design offices are small, but with their mandate to advise government agencies and interrogate development schemes they are making a significant difference in the quality of projects delivered across metropolitan and regional centres.

16. The built environment is always a work in progress. Its design, planning and development is complex and capital intensive, and in its increasing complexity the built environment demands new modes of thinking, analysis and problem solving. Improving the quality of life for all people requires better integration of design thinking and problem solving in the building process. Many public policy issues, such as chronic disease and climate resilience, are not specifically tied to a single building or infrastructure project but are strongly influenced by the design of our whole built environment.

17. Design is both a process and an outcome of that process. As a problem-defining and also problem-solving activity, design brings together many different people who have to comprehend many pieces of information in order to identify and develop new opportunities. Good design outcomes result from good design processes. Good design brings social, environmental and economic benefits, and builds on these benefits over time – continually adding value.

18. Case Study: The Eastwood Health and Care Centre, Glasgow, Scotland

The Eastwood Health and Care Centre, designed by Hoskins Architects and commissioned by NHS Greater Glasgow and Clyde and East Renfrewshire Council, was designed as part of a study and set standards of quality and efficiency for new integrated care projects across Scotland. The design cleverly uses space in a way that is both wonderfully humane and highly efficient; the savings in construction cost alone for this one building were 22 times the design fee (to stage C), showing that good design and clever procurement can work. In 2016 the Centre won the Health Facilities Scotland Design Excellence Award and Paul Taylor Award for best project.

Source: Architecture and Design Scotland Corporate Strategy 2017-2020

19. Unfortunately, New Zealand examples are hard to find. Why? New Zealand data on post-occupancy evaluation and performance – revisiting buildings and neighbourhoods to evaluate their performance – is extremely rare.

20. Design is not just aesthetics AND we must value design

We cannot afford not to invest in good design. Good design is not just about the aesthetic improvement of our environment; it is as much about improved quality of life, equality of opportunity and economic growth. If we want to be a successful and sustainable society, we have to overcome our ignorance about the importance of design and depart from our culturally-ingrained notion that a poor-quality environment is the norm and all we can expect from New Zealand builders, developers, planners and politicians.

The stakes are high, but we will succeed if we follow three key principles:

- Good design does not cost more when measured across the lifetime of a building or place
- Good design flows from the employment of skilled and multi-disciplinary teams
- The starting point of good design is client commitment.

It need not cost more to get it right. In the current climate, focusing on aspects of design that are cost neutral offers an opportunity to maximise quality without necessarily incurring extra costs. Research identifies the following design decisions that cost no more to get right but that can impact significantly on overall success:

- Getting the buildings in the right location and correct position on site
- The appropriate balance and definition of public and private areas
- The appropriate mix and intensity of uses across a site, recognising the need to create safe places which offer natural surveillance.

Source: *The Economic Value of Good Design 2009, Places Matter* / Royal Institute of British Architects

Comments on provisions and definitions in the Kāinga Ora – Homes and Communities Bill

21. Explanatory Note – General policy statement

This statement introduces the functional dichotomy in Kāinga Ora: it is to be both public housing landlord and urban developer. This model may ensure that public housing is incorporated within new urban developments, but only if the two functions are integrated in order to meet the objective of ‘sustainable, inclusive and thriving communities.’ If not, public housing may be ghettoised while other parts of Kāinga Ora behave as a private developer would.

22. Definition of “development”

This should recognise the important activity of master planning and the protection of ‘future’ infrastructure corridors. The references to ‘initiating’ (clause 5(1)(b)) and “delivering a development project” (clause 5(1)(c)) are ambiguous.

23. “Declared projects”

Should a definition be included for “declared projects”, meaning a proposed development declared by a project order to be a project to which this Act applies?

24. The definition of “financial assistance for home ownership ... designed to help people acquire a home”

This definition is too narrow for the situations and circumstances in which Kāinga Ora

may operate. 'Acquire' strongly implies ownership. We suggest this definition should be broader and encompass a range of housing choices: build to rent; affordable rental; subsidised rental; co-operative/shared housing; private rental and assisted ownership. The Kāinga Ora Bill should anticipate the future needs of assistance beyond ownership. The need for such a perspective has been set out in a report commissioned by the Minister of Housing and Urban Development in 2017. In *A Stocktake of New Zealand's Housing* Alan Johnson, Philippa Howden-Chapman and Shamubeel Eaqub point out:

- Home ownership rates have fallen to the lowest levels in 60 years
- The private rental housing market appears to be under considerable supply side pressure on account of high house construction costs, high house prices and low yields
- The falling rates of homeownership over the past 25 years is now feeding through into the housing options for retiring Baby Boomers
- A recent BRANZ report found that of those tenants who had moved in the past two years, 30% of the sample nationally and 36% in Auckland did so because the house they were renting had been sold
- Household movement has a number of major health, educational and social costs, which appear to have been neglected as important housing policy 'spill-over' effects.

25. Clause 10 (Membership of the board of Kāinga Ora)

The important role of Chair should be recognised and detailed within the legislation. The composition of the Kāinga Ora board may offer the potential to offset the Bill's failure to include dedicated design expertise in Kāinga Ora's scope of operations: 'Urban planning and design' is one area of 'knowledge, experience and capability' that must be represented on the board. However, this competency is only one of nine identified that must be represented on a board with not more than eight members. It is, anyway, too much to expect a solitary board member to compensate for the lack of executive or operational design experience in an agency with such an ambitious remit.

26. Clause 12 (Objective of Kāinga Ora), clause 12(1)(c)

This clause is too broad and general. It provides no recognition of the choices the Crown Entity will have to consider in order to deliver better places for New Zealanders. Collaboration and knowledge sharing are fundamental to good outcomes. The design, planning and development of the built environment requires collaborative and coordinated effort.

Suggested alternative wording for inclusion in the Kāinga Ora Objectives:

The objective of the Agency is to support the creation and renewal of sustainable buildings and places:

- To improve skills and increase understanding
- To achieve excellence in the delivery of public projects
- To undertake research and build evidence

Another alternative expression could be:

The objective of the Agency is to tackle inequality, empower our communities, support wellbeing and encourage inclusive growth.

27. Clause 13 (Functions of Kāinga Ora), clause 13(1) Housing

This clause seems to describe/define the current day-to-day transactional business of Housing New Zealand and has a clear preference towards home ownership. Long-term rental must be recognised as a legitimate and realistic option, given the evident needs and circumstances of the populations served by Kāinga Ora. A more accurate description of the need would be a reference to security of tenure. Other important issues are research into housing needs, future planning and the masterplanning of housing requirements, and the coordination of services and infrastructure.

28. Clause 13 (Functions of Kāinga Ora), clause 13(1) Urban development

Well-designed built environments are healthy, responsive, integrated, equitable and resilient. Is this what the Bill envisages under the definition of 'quality'? If it is, the Bill should say so. Good architecture and design prioritises functionality but, critically, makes use of space, sunlight, views and links to the natural environment to enable us to live healthier, more fulfilling lives. If we are to create – as this Bill seems to envisage – a country that is more equal and inclusive, and that provides opportunity for all, it is vital that our buildings and places are designed appropriately to fully meet the needs and aspirations of the communities they serve.

29. Clause 13 (Functions of Kāinga Ora), clause 13(1) Urban development.

The drafting separation between 'housing' and 'urban development' is confusing. If security of tenure is the vision and ambition, then the Kāinga Ora Agency should have the functionality to acquire, purchase or take on lease any land or buildings and may sell, exchange, let or otherwise dispose of any land or buildings vested in the Agency". Under current drafting it is unclear how the Agency will deliver on the outcomes and functions described, given the separation between what appears current transactional Housing New Zealand business and the new aspirations of urban development.

30. Clause 13 (Functions of Kāinga Ora), clause 13(1) Urban development

It is unclear whether the Kāinga Ora Agency will have the capacity under its urban development functions to establish/charge fees for the provision of services delivered on behalf of others, whether public or private. This matter needs to be clarified and decided.

31. Clause 13 (Functions of Kāinga Ora), clause 13(1)(g)(i) Urban development

A function of Kāinga Ora is "supporting innovation, capability, and scale within the wider urban development and construction sectors". The meaning of this is not clear. What is a practical expectation of this provision? The text should be explicit for the benefit of all parties who are currently working in the built environment, and those who may be in the future. A clearer explication of Kāinga Ora's purpose may be that the Agency will be "establishing appropriate mechanisms and collaborative structures between public and private bodies to develop key strategic sites in public ownership."

32. Clause 13 (Functions of Kāinga Ora), clause 13(1)(g)(ii) Urban development

This clause needs a stronger and clearer focus. “Promoting good urban design” positions Kāinga Ora as a cheerleader for good design, rather than as an agent and setter of benchmarks. A Crown Entity responsible for the creation of new places and communities should demonstrate good practice and be required to continuously improve the performance of functions and investment. The point to stress here is that design is not an ‘optional extra’ or add-on, but an essential process extending from vision to project completion. The proper observance of such a process will deliver value for investment and value for communities. An alternative expression of this clause is: “promoting best practice in urban and community design and development, having regard to access to transport and other services, and innovations in sustainable development”.

33. Clause 13 (Functions of Kāinga Ora)

We suggest it is advisable for the legislation to reference “built environment” or “better places” rather than “urban development”. As we know, urban development is often perceived as creating winners and losers – some people benefit, a developer benefits significantly, and other people feel alienated. A reference to better places and the built environment creates expectations of a more inclusive outcome. It is a reasonable expectation that a place must be improved by the performance and functions of Kāinga Ora.

34. Clause 13 (Functions of Kāinga Ora)

Given the importance of information to the operation of Kāinga Ora, we suggest additional functions be included:

“creation of a database of public lands relevant to the functions of the Agency”

and

“to invest and engage in masterplanning for all projects, in order to understand and support the current and future aspirations of communities and places”.

35. Clause 13 (Functions of Kāinga Ora), 13(1) Urban development (j)

This clause is ambiguous. What does “support others” mean? Are those ‘others’ actors in the private market? Or would they include community housing providers and/or other government agencies? For example, would Kāinga Ora “support” the Ministry of Education in masterplanning and configuring future education requirements? Could land be allocated to housing for teachers? And will anyone supported by Kāinga Ora be required to meet the expectations and performance criteria of the Agency?

36. Clause 14 Operating Principles, “good quality”

How will this be adjudged? We have a situation now where the Crown (Housing New Zealand) has been given a different standard of performance to other property owners/landlords. Under the Healthy Homes Guarantee Act (2017), from 1 July 2021 private landlords must ensure their rental properties comply with the standards within 90 days of any new tenancy. Housing New Zealand has until 1 July 2023 to ensure all its properties comply. Is this scenario compatible with the provision of ‘good quality housing’?

37. Clause 14 Operating Principles, clause 14(g)

“Quality infrastructure”: What comes under this heading, and how will it be defined?

38. Clause 14 Operating Principles, clause 14(j)

“mitigates effects of climate change” – what is the ambition and vision here? Is this aspiration and ambition more appropriate for the Government Policy Statement?

39. Clause 14 Operating Principles, clause 14(l)

“Help people into ownership”: The scope of this provision needs to be much broader. It must recognise the importance and legitimacy of secure, long-term tenure, regardless of how it is secured.

40. Clause 14 Operating Principles, clause 14(m)

The language of this clause is impenetrable. What is practically meant here?

41. Clause 16 Financial Assistance

Again, this clause only recognises home ownership, ignoring home rental which is the reality for an increasing number of New Zealanders. All references should be about security of tenure.

42. Part 2, Government Policy Statement (GPS) – content

The content of the GPS is too narrow. As previously described, the vision and aspiration should be on people and place. The GPS should establish the vision and priorities for Aotearoa’s cities, towns and communities. Ongoing research and a focus on the future must underpin the vision and priorities of the GPS.

43. Government Policy Statement (GPS) – Performance objectives

The GPS should explicitly require performance objectives to be described across the desired environmental, social and economic outcomes for development on the cities, towns and neighbourhoods. These could include for example, sustainability, urban form, heritage, community services, conservation, open space and recreation, soils, transport, employment and business development, climate change and energy efficiency and waste management.

44. Government Policy Statement (GPS) – Built Environment Commissioner

We suggest the establishment of this position which can work across the issues, functions and services envisaged by the Bill and, more importantly, provide the coordinated infrastructure for the desired well-being outcomes identified in the Government Policy Statement. This position would help provide the critical research thinking around place-making, evaluate the performance, responsiveness and delivery of Government, and provide an independent voice for the built

environment and performance of the GPS. The position would encourage a high level of performance from the Board, Crown Agency and relevant other government agencies.

45. Role of the Built Environment Commissioner

The Commissioner's role would be to review and provide advice on the built environment and the system of agencies and processes established by the Government to manage the built environment, as identified and prioritised in the GPS. The primary objective of the office would be to contribute to maintaining and improving the quality of the built environment in New Zealand through advice given to Parliament, local councils, businesses, tangata whenua, communities and other public agencies. The office would coordinate its role and functions with the Parliamentary Commissioner for the Environment and the Infrastructure Commission. It would serve to provide an independent check on the capability of the New Zealand system in respect of the built environment and the creation of better places, and on the performance of public authorities in maintaining and improving the quality of the built environment as identified and defined under the GPS.

46. Similarly, to the Parliamentary Commissioner for the Environment, the Built Environment Commissioner may:

- investigate any matter where the built environment may be, or has been adversely affected;
- assess the capability, performance and effectiveness of the New Zealand system of the built environment and provide advice and information that will assist people to maintain and improve the quality of the built environment. The basis of reporting would be an annual report on the GPS;
- investigate the effectiveness of built environment planning, development and management by public authorities, and advise them on remedial action;
- investigate any matter where the built environment may be or has been adversely affected, advise on preventative measures or remedial action, and report to the House;
- report on a request from the House or any select committee on any petition, Bill, or any other matter which may have a significant effect on the built environment;
- inquire on the direction of the House into any matter that has had or may have a substantial and damaging effect on the built environment;
- undertake and encourage the collection and dissemination of information about the built environment; and
- encourage preventive measures and remedial actions to protect the built environment.

Concluding remarks

The Institute and our members are ready and able to contribute invaluable skills and knowledge to the objectives, functions and operating principles of the Bill and the Government Policy Statement. Design thinking, design quality vision, policy and legacy has been neglected in recent times by Government and the many public agencies and authorities with responsibility for delivering on this ambition. Well-

designed and well-maintained places create and sustain economic, social and environmental value over time. Well-designed homes and neighbourhoods create better healthier places to live and build strong communities.

Our key comments and requests to the Select Committee on the Bill are:

1. The Institute agrees that change is needed. The current system of policies, agencies and performance is not sustainable or delivering the necessary quality or value needed by New Zealand's cities, towns and neighbourhoods.
2. Be ambitious and embrace, people, place and neighbourhoods as the focus of Bill and in its title.
3. The Government Policy Statement (GPS) must focus on more than housing and urban development. The GPS should establish the vision and priorities for New Zealand's cities, towns and communities. Ongoing research and a focus on the future must underpin the vision and priorities of the GPS. Investing public money wisely requires coordinated investment in people and place. A focus on homes and urban development offers no assurance of the coordinated and collaborative infrastructure investment needed both in the short and longer term.
4. The Bill must be based on security of tenure for all New Zealanders. It is security of tenure and an investment in creating great places for people that will see the objectives of the Bill and GPS achieved.
5. The Bill must explicitly reference and require delivering design quality in the new entity and through the Government Policy Statement (GPS). This would include such things as procurement procedures for design and development services that value design ability and sustainability, Quality Review Panels and an investment by government agency's (in their Client role) in design thinking and design performance outcomes.
6. There must be 'arm's length' assurances of the performance and deliverables of the new agency and the GPS. It is not reasonable for the Ministry for Housing and Urban Development to develop strategy, insights, policy and programmes and then review and report on the performance of Kāinga Ora and the GPS. There must be a separation and independence for the Government in this advice and role.
7. There must be urgent recognition and investment in design thinking and capability in Kāinga Ora, the GPS, Ministry for Housing and Urban Development and the well-being investment made by all Agencies. This investment is recommended in the form of:
 - a. Establishment of a Parliamentary Commissioner for the Built Environment
 - b. Establishment of a dedicated and specialist design office working collaboratively across the Ministry Housing and Urban Development, Kāinga Ora, Infrastructure Commission and Government agency procurement.
8. The Bill must ensure that all parties investing in cities, towns and neighbourhoods are focused on the same vision and priorities across New Zealand's cities, towns and neighbourhoods. This is not an exclusive aspect for Government – collaborative partnerships will be key.
9. The Bill should embrace and reflect the goals and principles of the Construction Accord. This recognises the importance of the partnerships between Government and industry and the need for a 'reset' in each party's culture and behaviours.
10. The Institute is willing and able to assist the Committee and officials in the design and development of these important changes to the Bill.