In summary, I believe the draft GPS-HUD is pretty good - I support the direction of this Statement.

It's particularly good to see things like re-establishing housing’s primary role as a home rather than a financial asset, and a focus on wellbeing.

I wish to see greater emphasis in the following areas:

**More and better comprehensive, integrated planning:**

* More direct investment and requirements to do comprehensive, coordinated planning that prioritises providing affordable housing provision within compact, walkable neighbourhoods
* More enablement of comprehensive developments that achieve these outcomes
* Requiring this to be done hand in glove with infrastructure upgrades and infrastructure development
* Provision of meaningful green infrastructure (including water-sensitive infrastructure), biodiversity infrastructure, and public realm provision should result in enabling / fast tracking

**Boost provision of a greater range and quality of medium density housing options.**

* NZ is missing too many medium density housing options.
* The development of these should be supported and enabled as a matter of urgency, including enabling of comprehensive developments, to deliver *density done well*: supporting aging in place, supporting social cohesion, and supporting local spending.
* Priority should be for medium density intensification in the walkable catchments to amenities and public transport nodes.

**Faster better retrofittting of housing stock:**

* More investment and requirement into retrofitting existing housing stock
* Start with the worst but make sure we lift the floor, achieving respectable levels of energy efficiency and reducing inequities in health and household expenses

**More use of collaborative, participatory design processes**

* More direct support for resilient, sustainable, inclusive and prosperous communities through collaboratively designed housing and urban development solutions – such as cohousing, and papakāinga
* This support - e.g. funding facilitators and providing architecture expertise – should be provided at pace, so communities can get on with it

**More investment and enablement of Māori-driven housing and urban solutions**

* Enable, but also resource iwi and Māori self-determination manifested through better housing and urban development solutions
* This should include papakāinga and socially-based tenure options, from small to large scale

**More support for town centre diversification and revitalisation**

* Enable community owned businesses and cooperatives to invest in town centres, such as the "right to buy" neglected properties (and associated support)
* Enable easier diversification of landuse, to enable clusters of people-focussed amenities and service functions in currently homogeneous residential-only areas

**Diversify tenure options beyond outright ownership**

* Things like shared ownership, socially-based tenure, rent to buy, cohousing, leasehold arrangements, community tenure

**Mature the rental system**

* Essentially: do the actions in Shamubeel and Selena Eaqubs' *Generation Rent*

**Institute a capital gains tax.**

* This is a recommendation consistently made by the [OECD,](https://www.nbr.co.nz/article/oecd-urges-capital-gains-tax-deposit-insurance-and-regulatory-certainty-bd-141006#:~:text=Its%20two%2Dyearly%20review%20of,are%20key%20opposition%20party%20policies.) our own Tax Working Group, and all other peer nations. it's a vital part of the puzzle.