

Homes we deserve

Green Building Council

Auckland

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Big themes



More

More homes

More variety and density

More infrastructure



Better

Need better quality of new homes

Need to retrofit existing homes

Climate adaptation



Implications

Need to include transport, health, finance,
insurance...

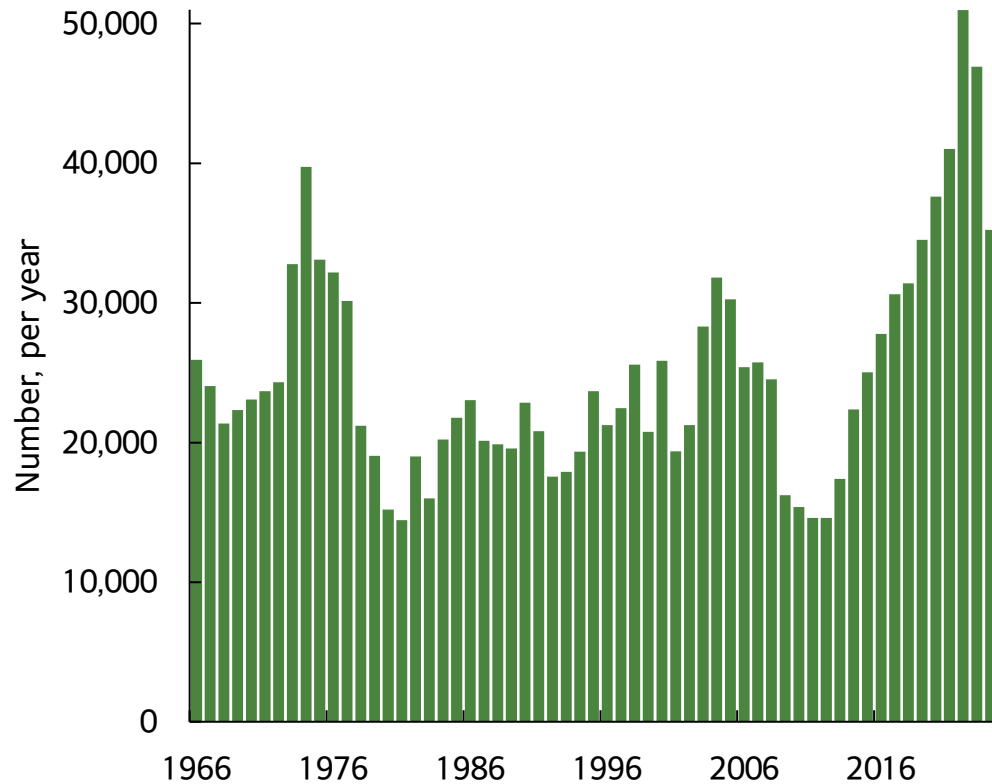
...systems not just programmes

Better is possible; we need to go harder & faster.



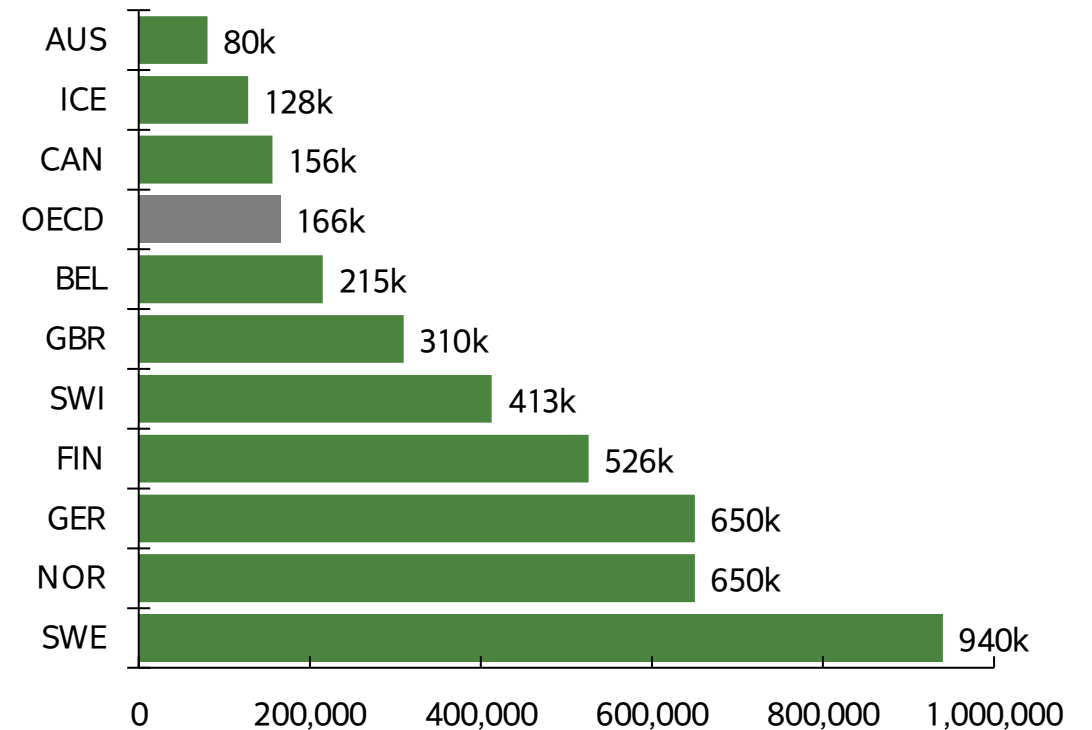
Building more; but still short

Dwelling Consents



Source: Statistics NZ, S Eaqub

Additional Houses to Match Selected Countries

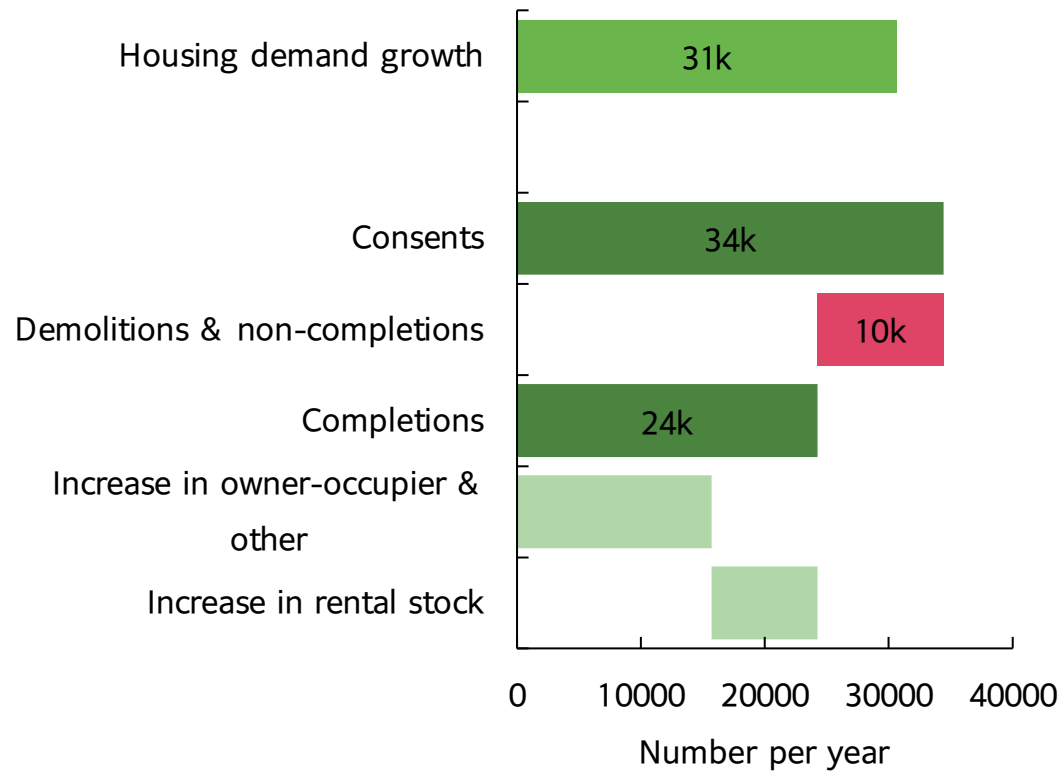


Source: Statistics NZ, OECD, S Eaqub



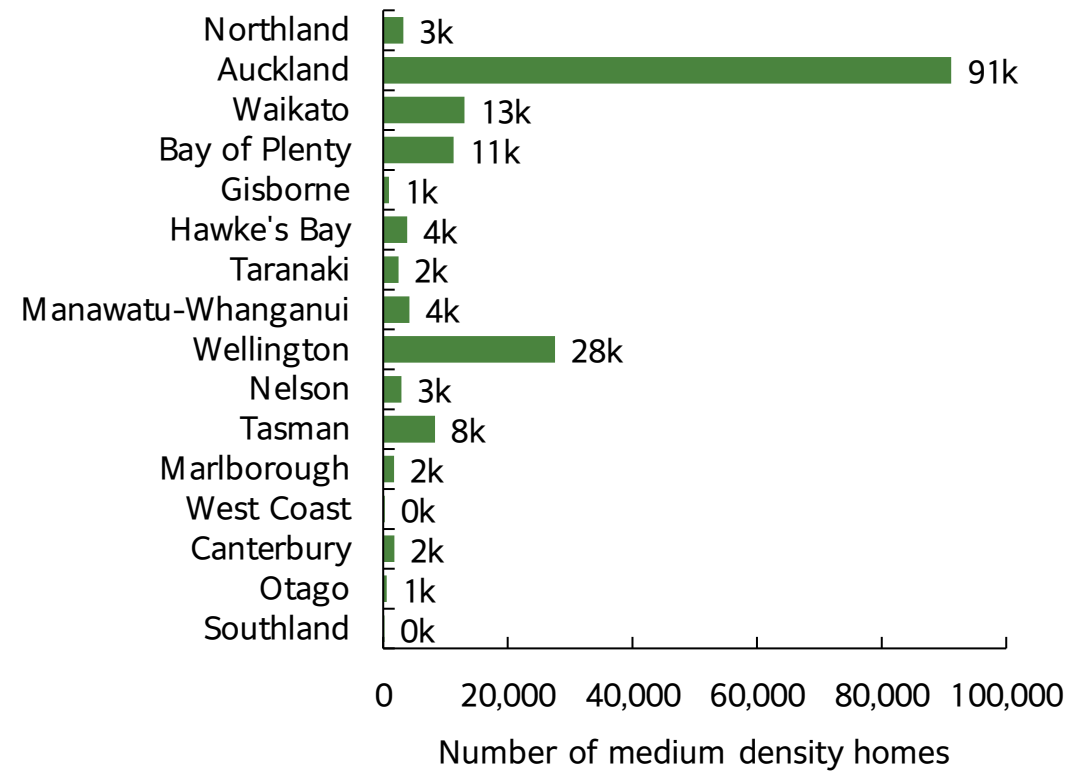
Improve tenure mix, location...

Housing Demand & Supply: Decade to 2023



Source: Statistics NZ, OECD, S Eaqub

Estimated 'need' for medium density homes

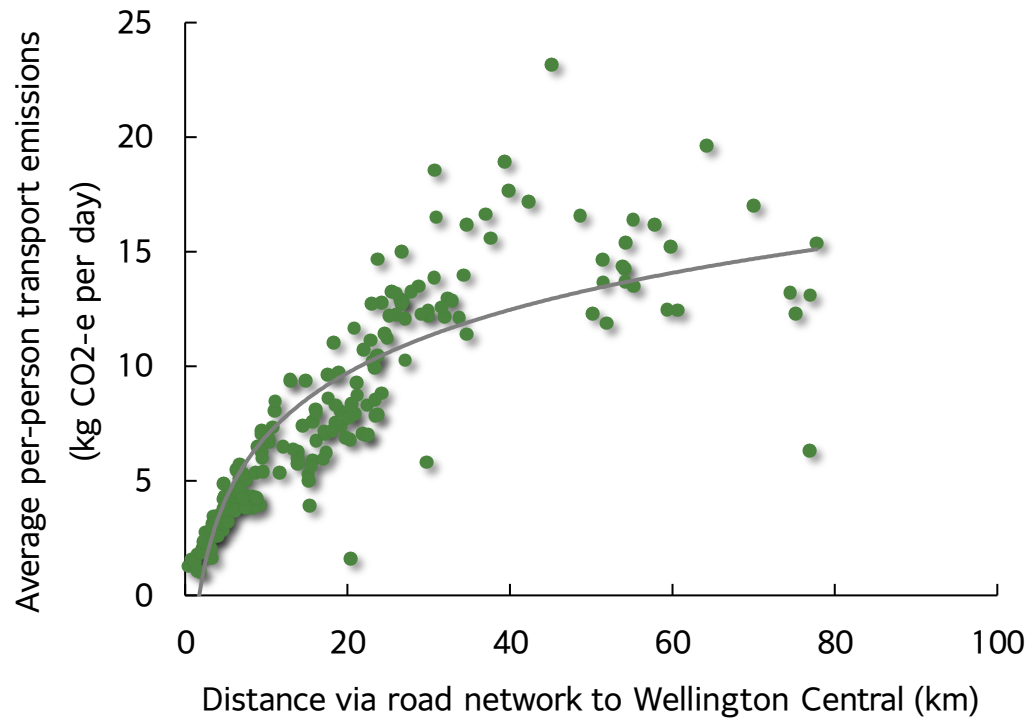


Source: Statistics NZ, REINZ, S Eaqub



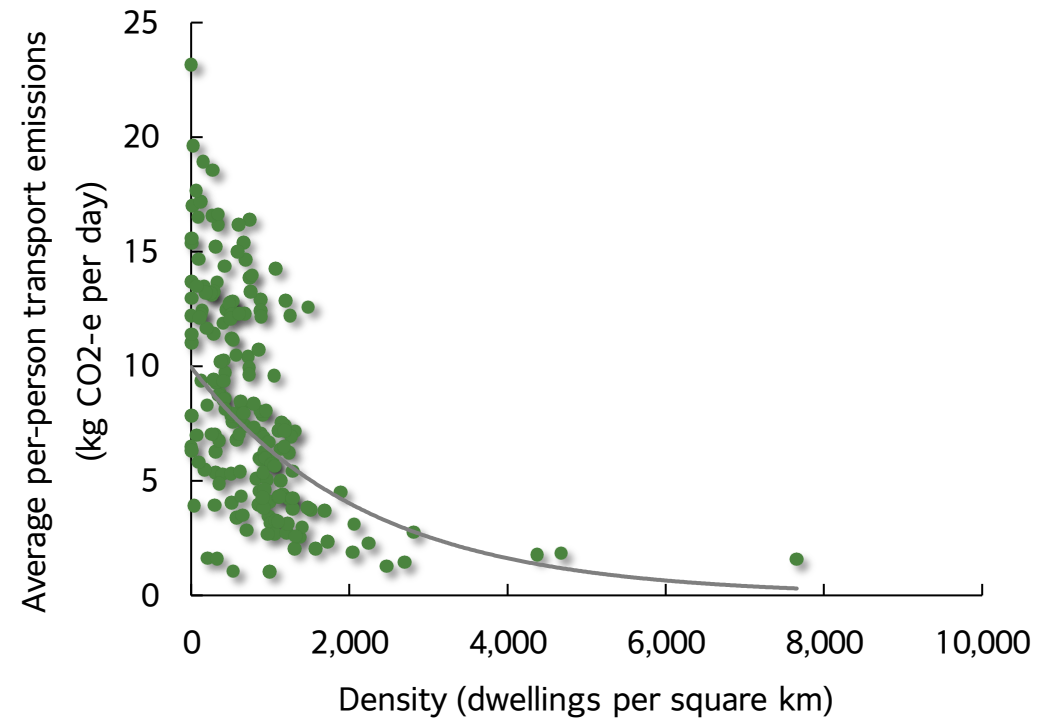
...and density

Transport emissions by distance from Wellington CBD



Source: Sense Partners estimates

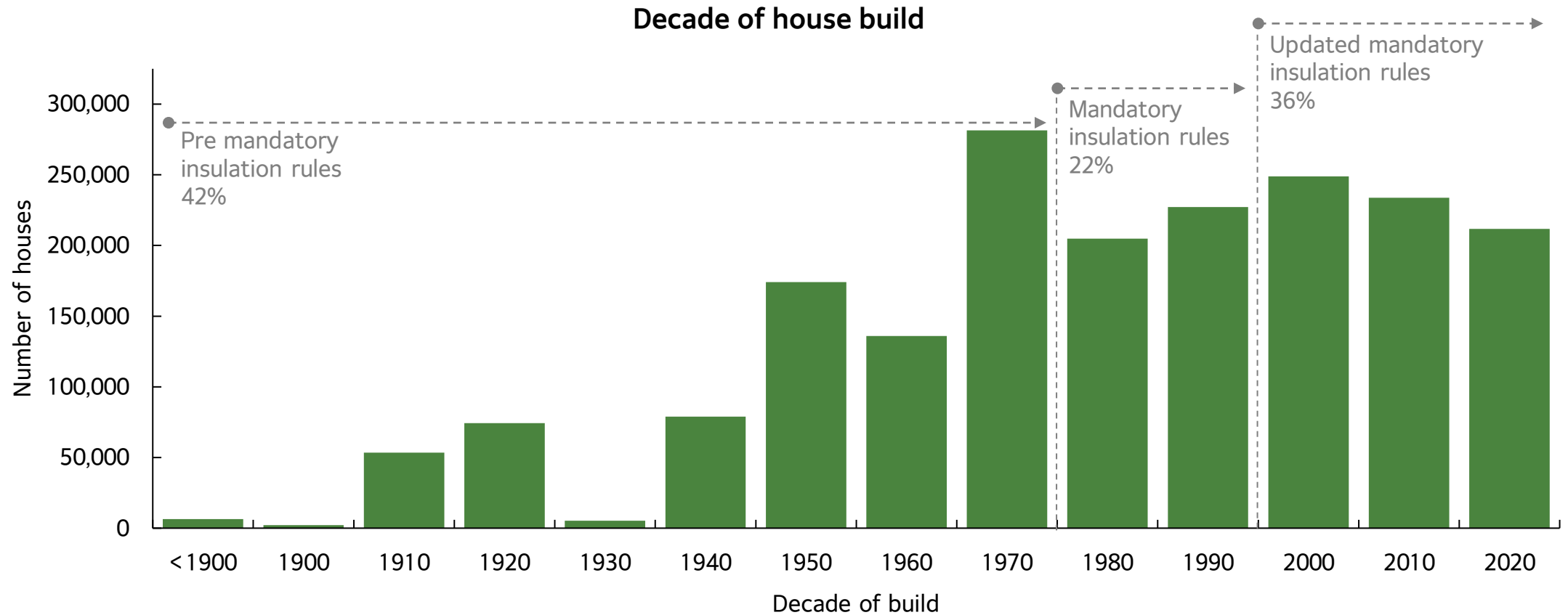
Transport emissions by density of Wellington Suburbs



Source: Sense Partners estimates



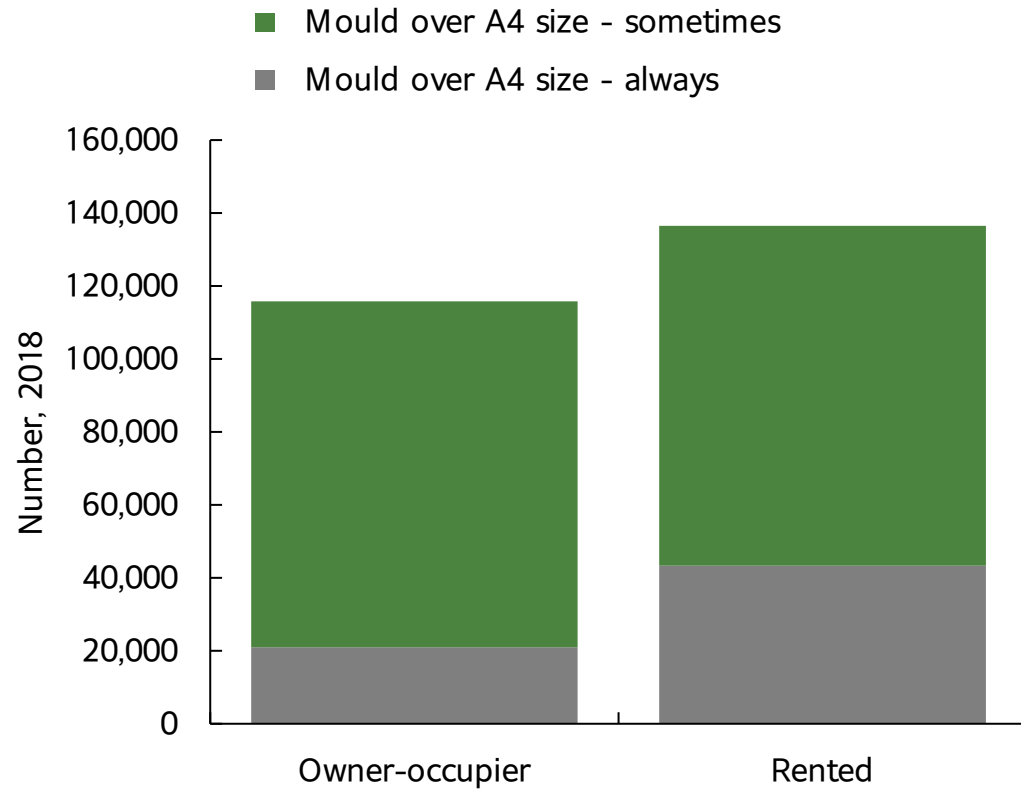
2/3 is locked into...



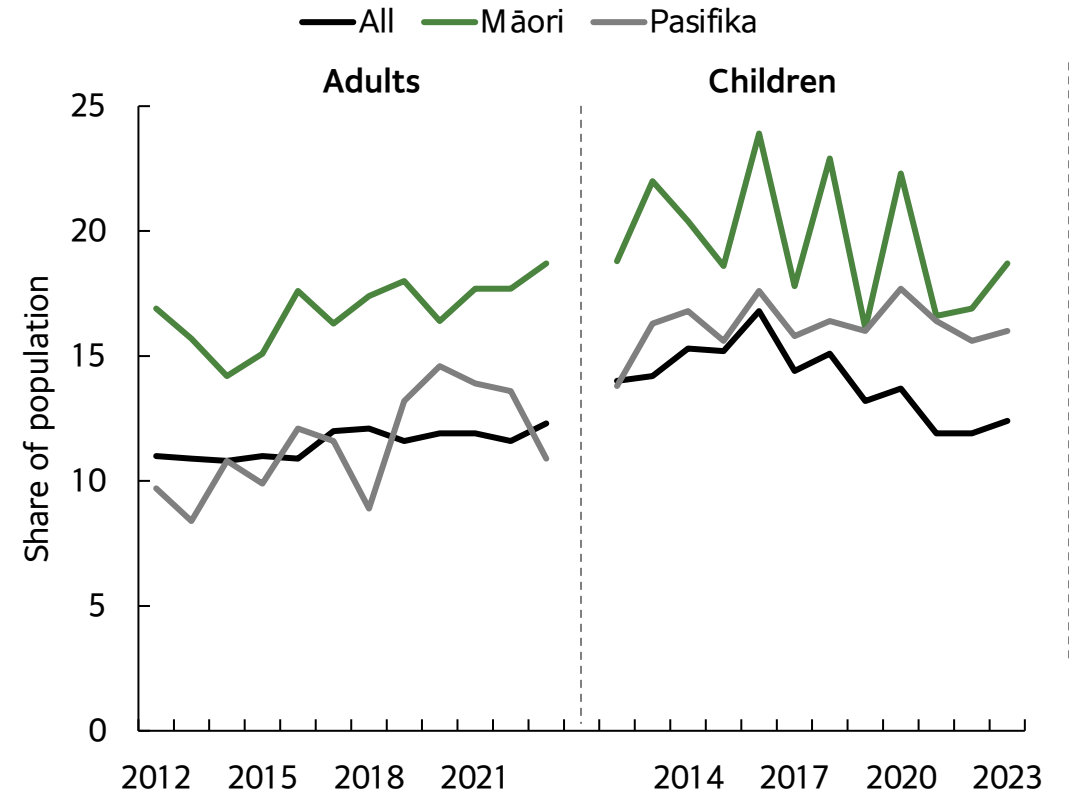


...bad histories

Mouldy Homes



Asthma Prevalence



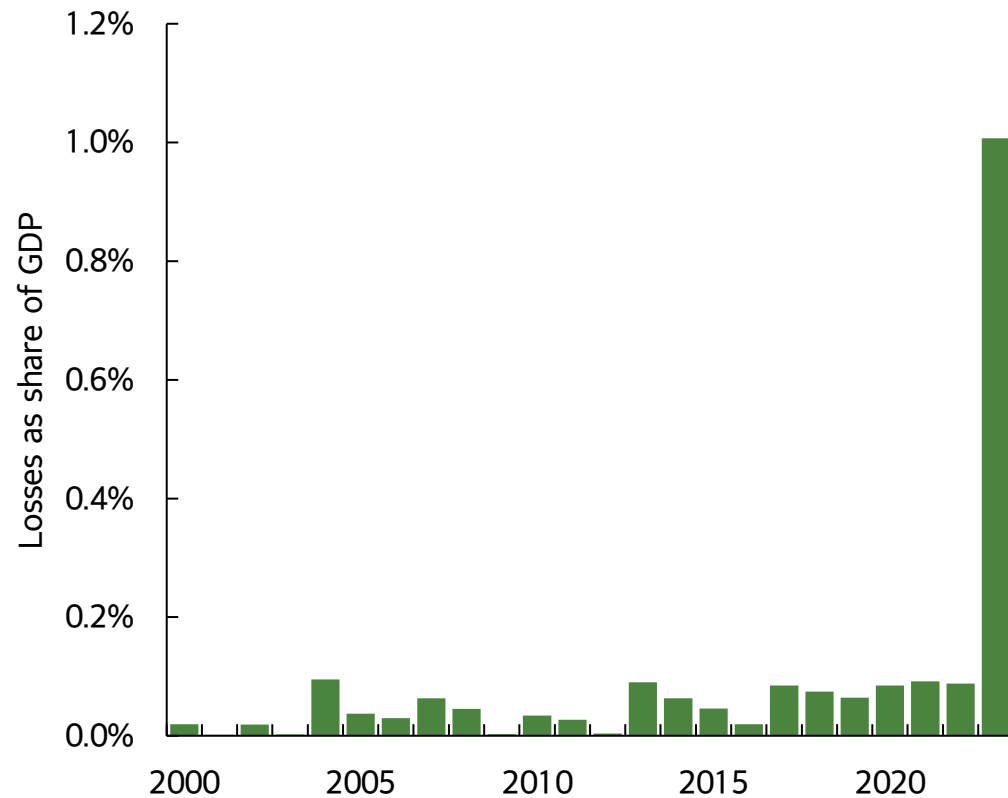
Source: Statistics NZ, OECD, S Eaqub

Source: MOH, S Eaqub



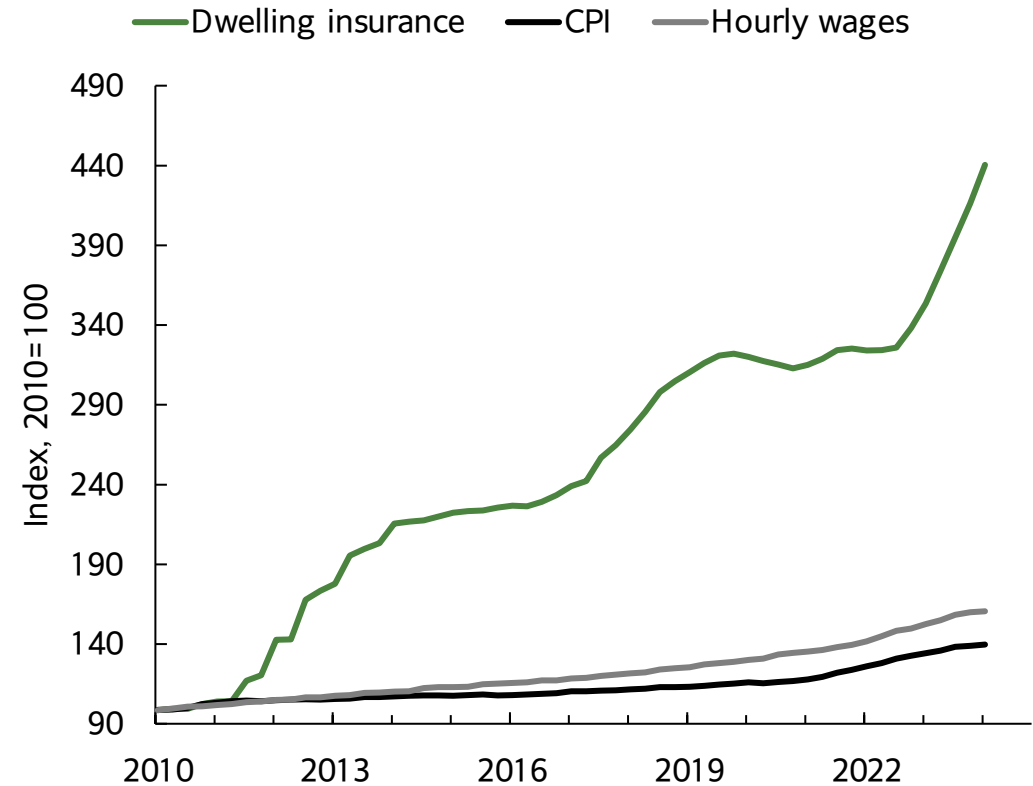
Living in the fat tails = adaption

Natural Disaster Insured Losses



Source: ICNZ, Statistics NZ, S Eaqub

Cost of insuring a home in NZ

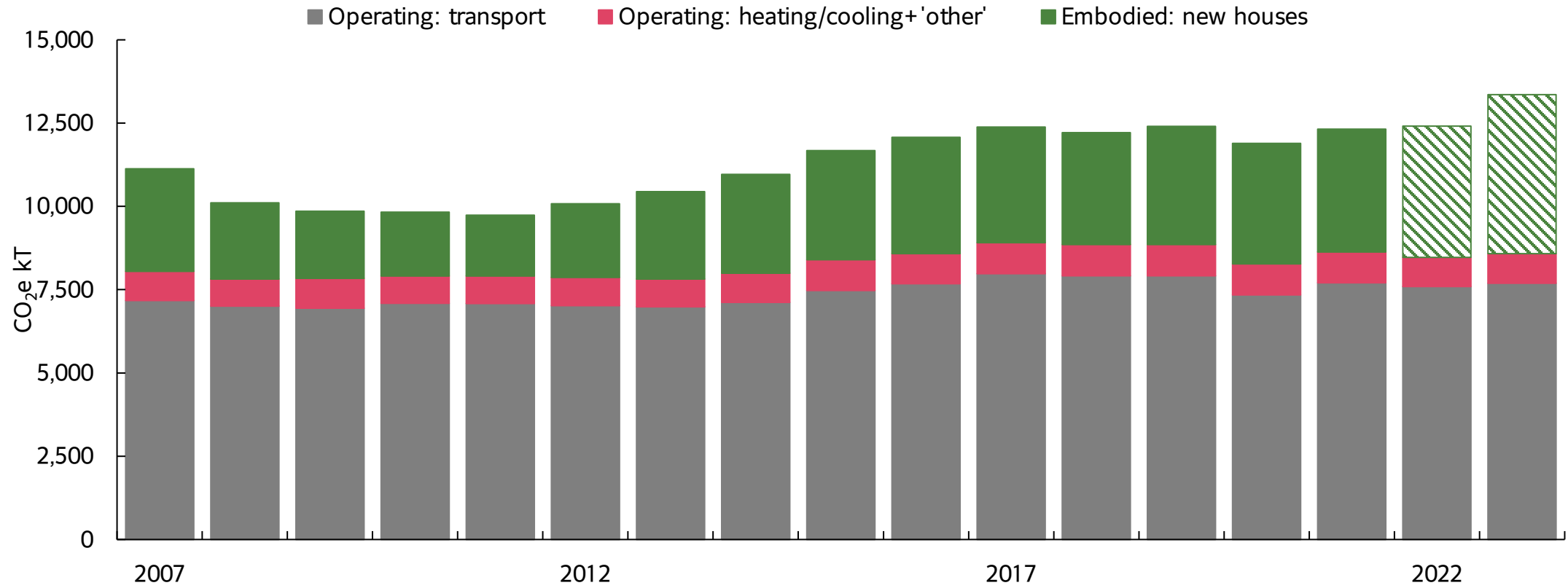


Source: Statistics NZ, S Eaqub



Emissions are still rising

Annual emissions from: Households & New Houses

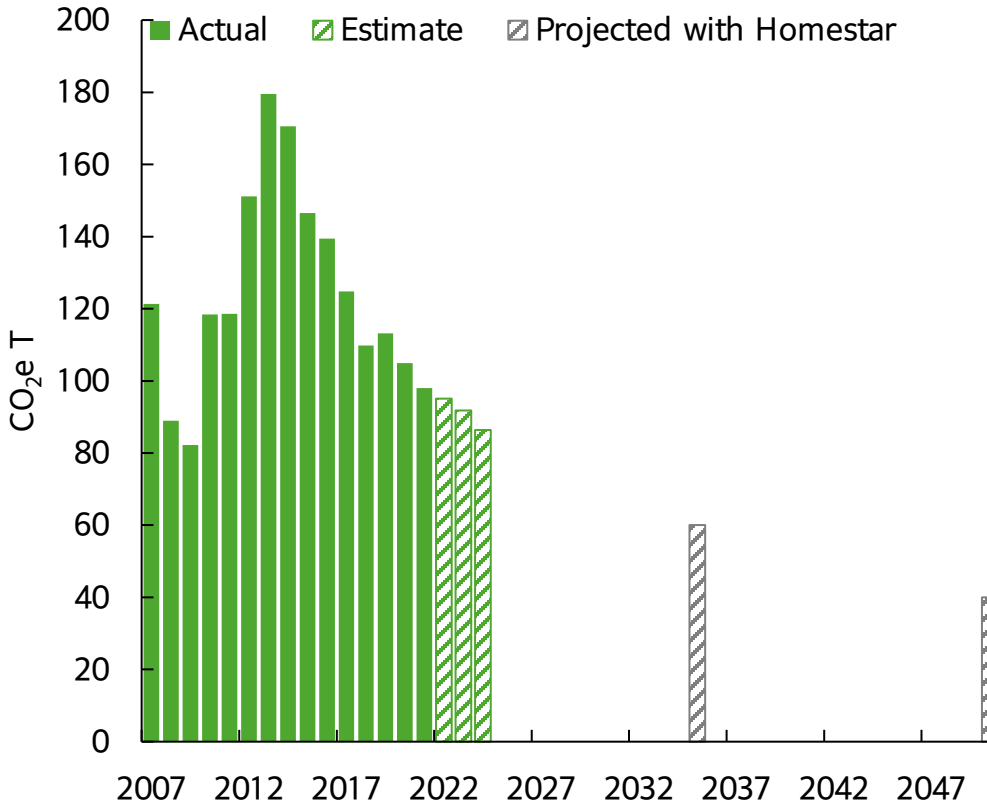


Source: Statistics NZ, S Equb



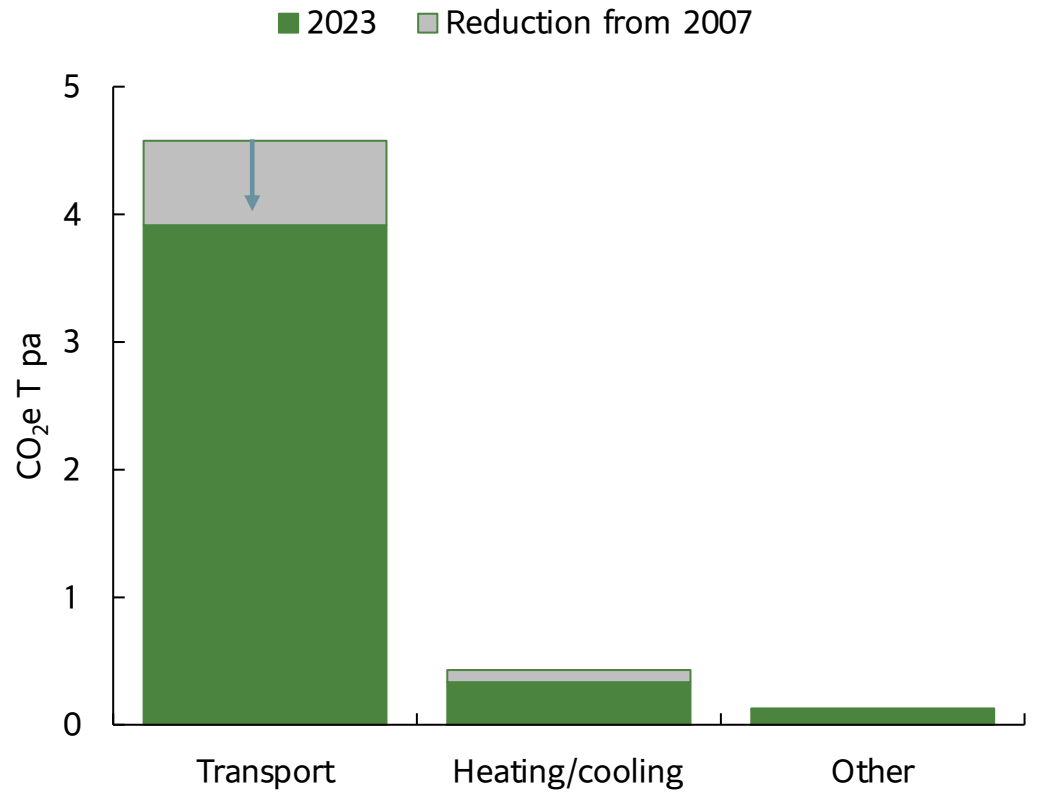
There is hope!

Embodied Emission per New House



Source: Statistics NZ, NZGBC, S Eaqub

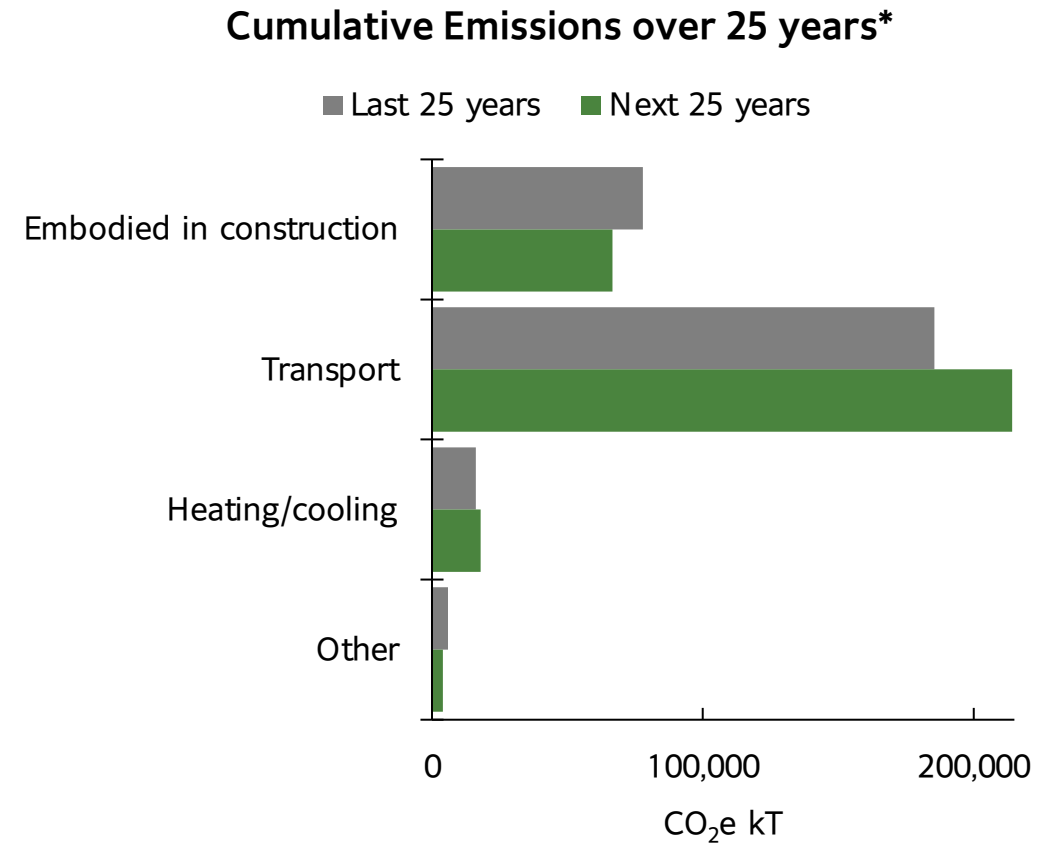
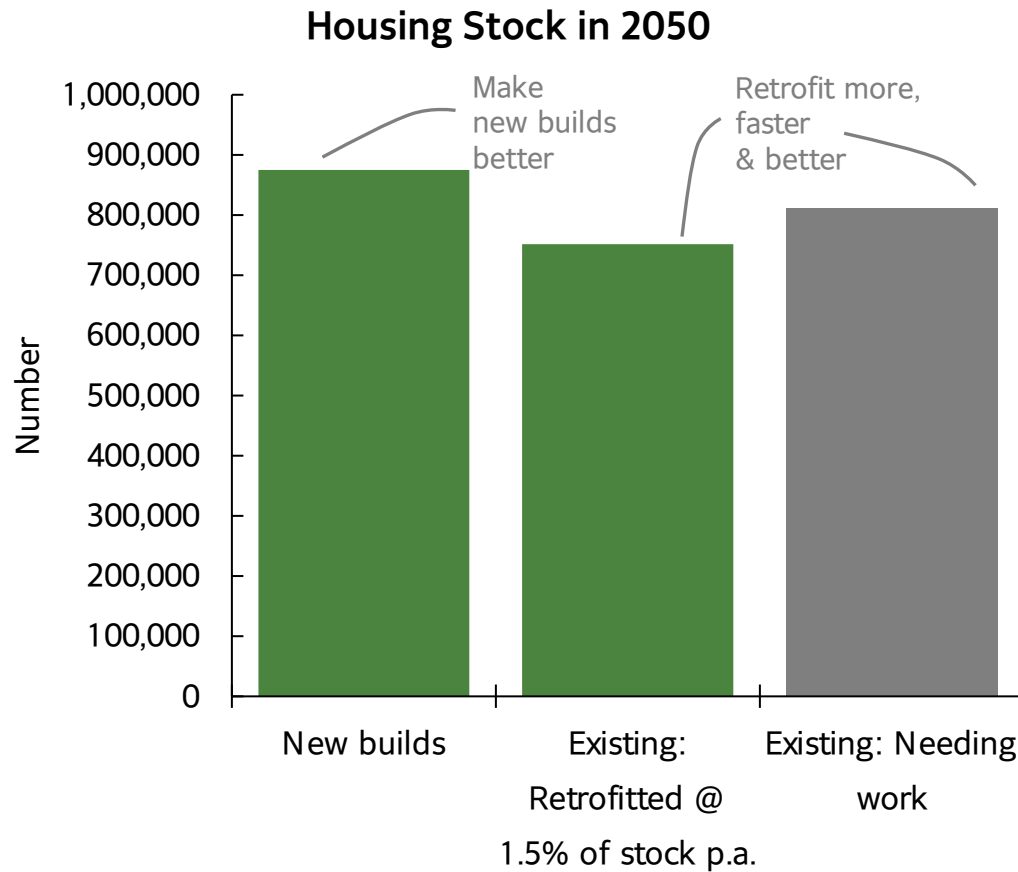
Household Operational Emissions



Source: Statistics NZ, S Eaqub



But we need to go faster!

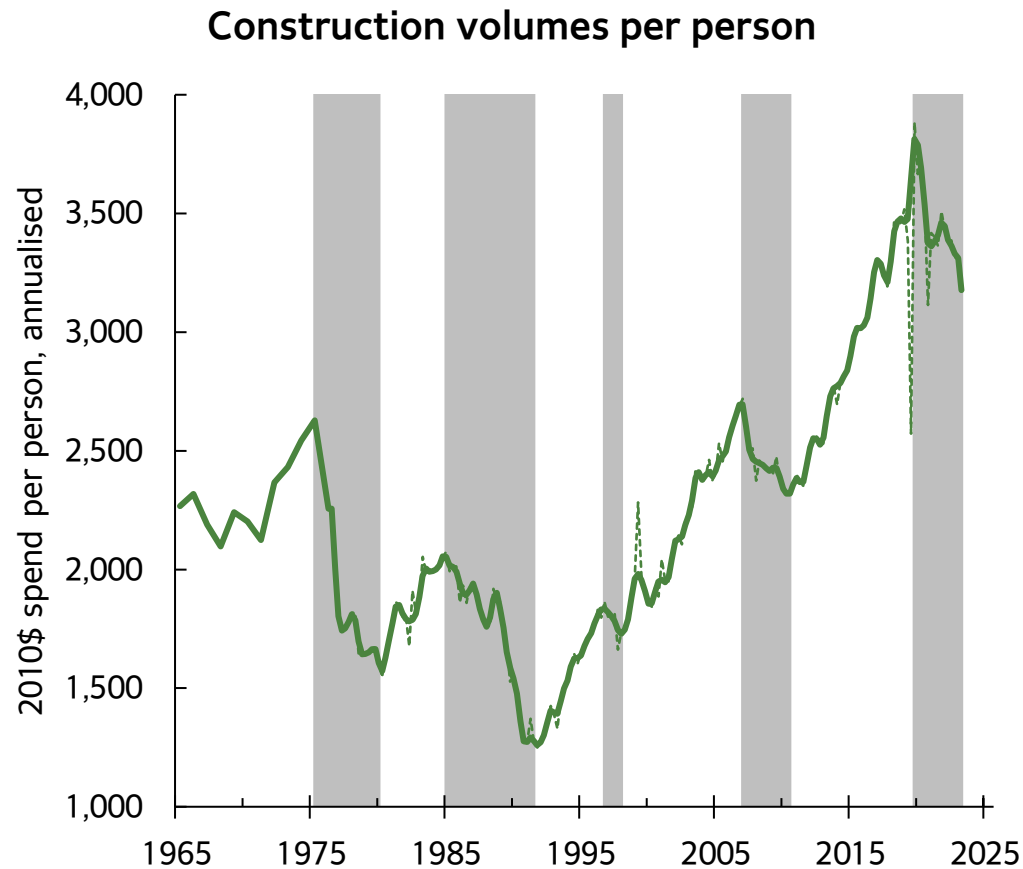


Source: S Eaqub

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* Assuming current rate of reduction in emissions intensity continues and 35k homes per year.

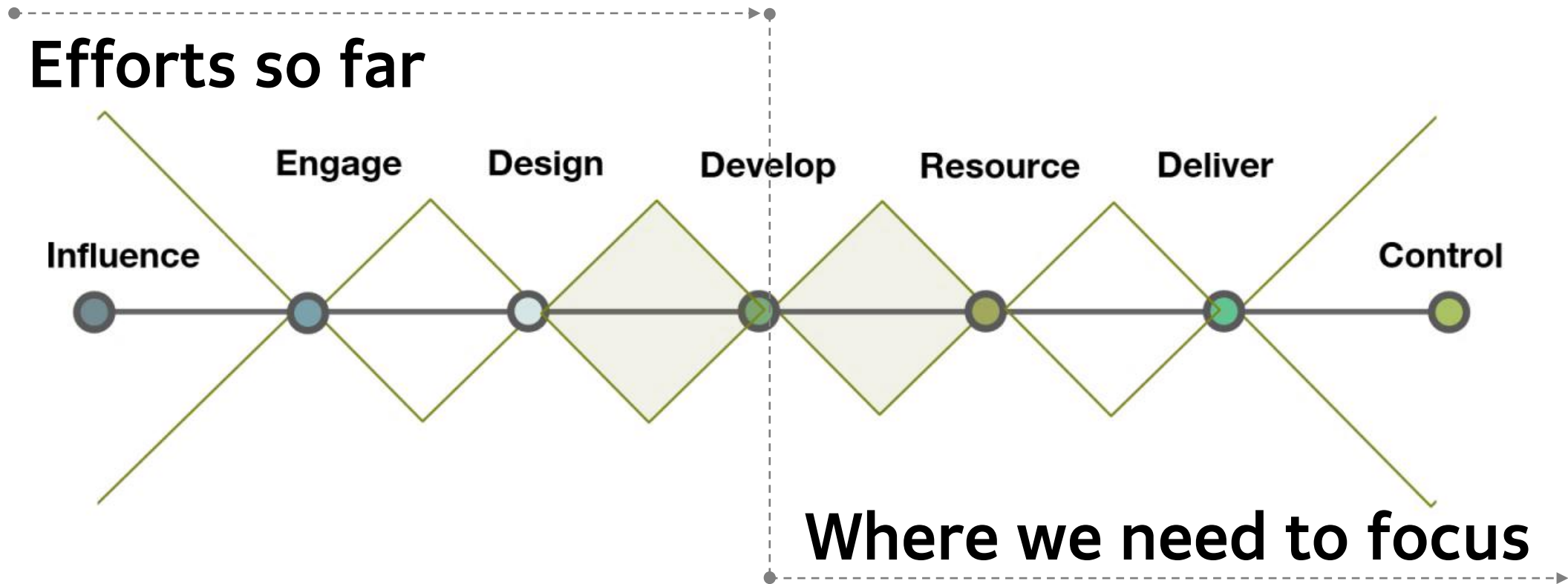
Practical risks: capacity, capability & boom-bust



Source: Statistics NZ, S Eaqub

- Boom-bust cycle
 - Skills shortages
 - Same in infrastructure (incl. transport)
- Growth doesn't pay for LG – cost per new house:
 - \$15k Development Contributions
 - \$155k local government costs
 - \$7.7k interest costs
 - \$3.9k Rates revenue
 - **\$3.9k min. cash shortfall for LG.**

Policy risk: short-termism vs consistent, credible & coherent





How



Improved building code

The minimum not target
Stronger/more effective regulator



Electrify

End gas connection
Improve appliance efficiency



Transparency in energy use

Estimates of lifecycle emissions



Aggressive retrofitting

<1.5% of international retrofits have gone far enough
Green mortgages
Incentives



Macro fixes

Land supply, density & transport
Sustainably grow public housing & BTR to lift baseload
Making growth pay for LG (funding & financing)
Make climate goals cross cutting.



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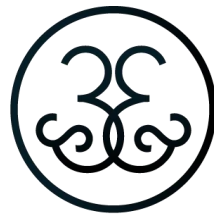
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Thank You.



EAQUB & EAQUB