

## Housing Sub-Committee Agenda - 1 May 2023

Council Chambers  
Waipā District Council  
101 Bank Street  
Te Awamutu



Chairperson  
EM Stolwyk

Members  
Her Worship the Mayor SC O'Regan, AW Brown, RDB Gordon, CS St Pierre

01 May 2023 01:00 PM

Agenda Topic		Presenter	Time	Page
1.	Apologies	Chairperson	01:00 PM-01:01 PM	2
2.	Disclosure of Members' Interests	Chairperson	01:01 PM-01:02 PM	3
3.	Late Items	Chairperson	01:02 PM-01:03 PM	4
4.	Confirmation of Order of Meeting	Chairperson	01:03 PM-01:04 PM	5
5.	Presentation by Waikato Housing Initiative	Kirsty Downey and Aksel Bech	01:04 PM-01:49 PM	6
6.	Update on Current Workstreams - Housing	Gary Knighton	01:49 PM-02:14 PM	42
6.1	Table 0-1: Summary of Urban Dwelling Capacity and Demand by Modelled Scenario			46
7.	Housing Sub-Committee Meeting Frequency	Kirsty Downey	02:14 PM-02:16 PM	47



**APOLOGIES**

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## **DISCLOSURE OF MEMBERS' INTERESTS**

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Members are reminded to declare and stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interest they may have.



## LATE ITEMS

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Items not on the agenda for the meeting require a resolution under section 46A of the Local Government Official Information and Meetings Act 1987 stating the reasons why the item was not on the agenda and why it cannot be dealt with at a subsequent meeting on the basis of a full agenda item. It is important to note that late items can only be dealt with when special circumstances exist and not as a means of avoiding or frustrating the requirements in the Act relating to notice, agendas, agenda format and content.



## CONFIRMATION OF ORDER OF MEETING

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### **Recommendation**

*That the order of the meeting be confirmed.*

# COMMITTEE REPORT



## INFORMATION ONLY

**To:** The Chairperson and Members of the Housing Sub-Committee  
**From:** Group Manager Strategy  
**Subject:** **Presentation by Waikato Housing Initiative**  
**Meeting Date:** 1 May 2023

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### 1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

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The Waikato Housing Initiative hosted a meeting with staff from Waikato councils in January 2023. Workstream leads and actions were identified by the Waikato Housing Initiative following that meeting. They now wish to connect with elected members from each of the councils to seek support for items or areas within the Workstreams.

Aksel Bech, Chief Executive of the Waikato Housing Initiative, will be in attendance to present to the Housing Sub-Committee.

### 2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

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*That the Housing Sub-Committee receives the report of Kirsty Downey, Group Manager Strategy, titled 'Presentation by Waikato Housing Initiative', (document number 10999847).*

### 3 COMMENTARY – KŌRERO

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The Waikato Housing Initiative met with staff from Waikato councils on 25 January 2023, to discuss how we move from problem definition and ideas to actions. Workstream leads and actions have been identified by the Waikato Housing Initiative following that meeting.

The Waikato Housing Initiative now wishes to connect with Elected Members from each of the councils to seek support for items or areas within the Workstreams.

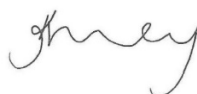
Aksel Bech, in his role as Chief Executive of the Waikato Housing Initiative, will lead a presentation with the Housing Sub-Committee. Background material to support the presentation is provided for pre-reading and is attached to this report as Appendix 1. The material in Appendix 2 will be presented to the Housing Sub-Committee.

It is noted also that the Future Proof Implementation Committee, at its meeting on 9 March 2023, endorsed broadening the partnership to include the Chief Executives of Te Waka and the Waikato Housing Initiative into the Chief Executives Advisory Group, and the integration of their key personnel into Future Proof working groups.

#### 4 APPENDICES – ĀPITITANGA

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No:	Appendix Title
1	Background Material to Waikato Housing Initiative Presentation
2	Presentation by Waikato Housing Initiative



Kirsty Downey  
**GROUP MANAGER STRATEGY**

## **APPENDIX 1**

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Background Material to Waikato Housing Initiative Presentation  
(ECM 11001693)





**WAIKATO  
HOUSING  
INITIATIVE**

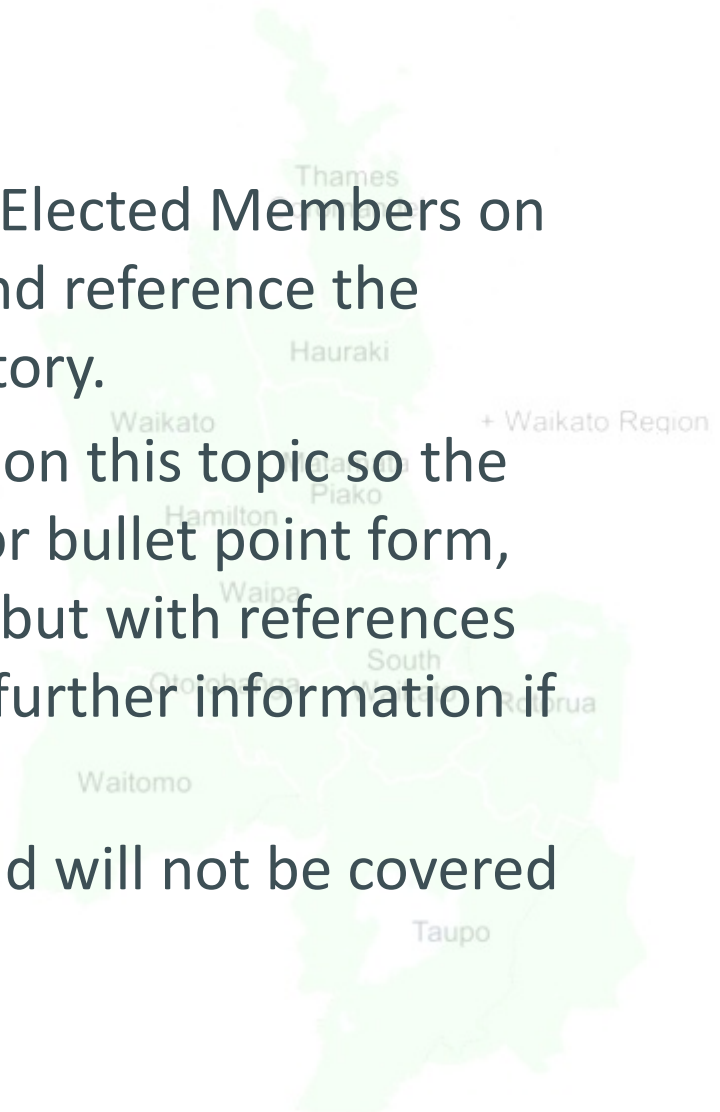
**AFFORDABLE HOUSING – PRE READING  
AKSEL BECH, WAIKATO HOUSING INITIATIVE  
WAIPA DISTRICT COUNCIL – MAY 2023**

## PRE-READING

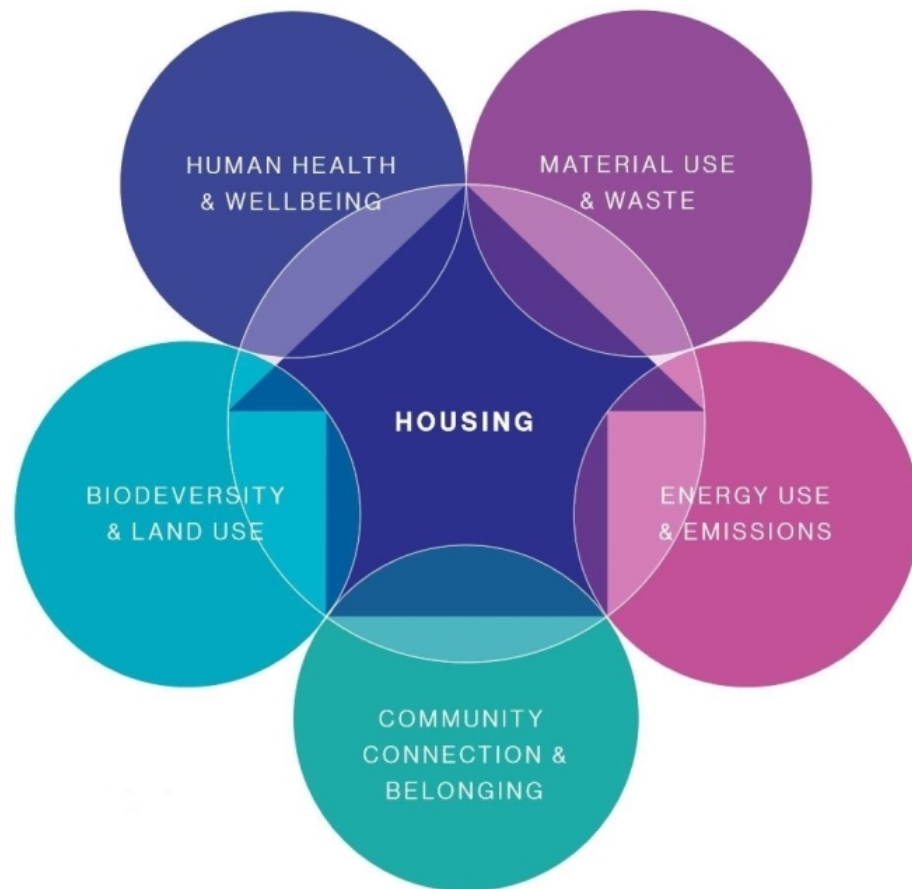
The purpose of this pre-reading is to inform Elected Members on the state of the housing system regionally and reference the affordable housing shortage in Waipa's territory.

Elected Members are already well informed on this topic so the information presented is in an abbreviated or bullet point form, giving background to the meeting to come –but with references cited so Elected Members can follow up for further information if they wish.

This is provided for your information only and will not be covered in the meeting due to time constraint.



# THE HOUSING ECOSYSTEM



HOW WE LIVE



*\*How We Live report v1.1 20-4-2021 Authors: Ben Preston and James Bushell*

# THE HOUSING ECOSYSTEM

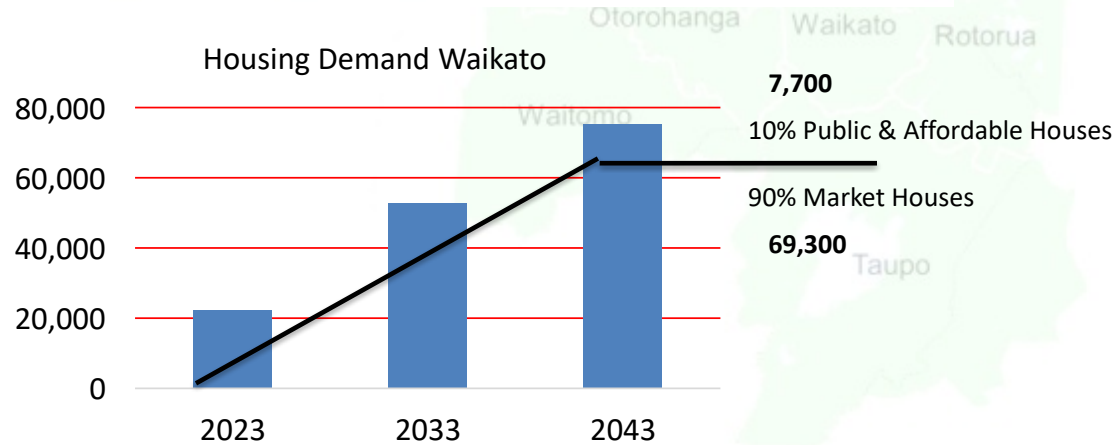


HOW WE LIVE

# HOUSING CONTINUUM NOW : AFFORDABLE HOUSING NOT BEING BUILT AT THE SCALE REQUIRED



WHI – Focus Area – **Increase Integrated Affordable Housing – 20% Target (15,400 20yrs – 770pa)**



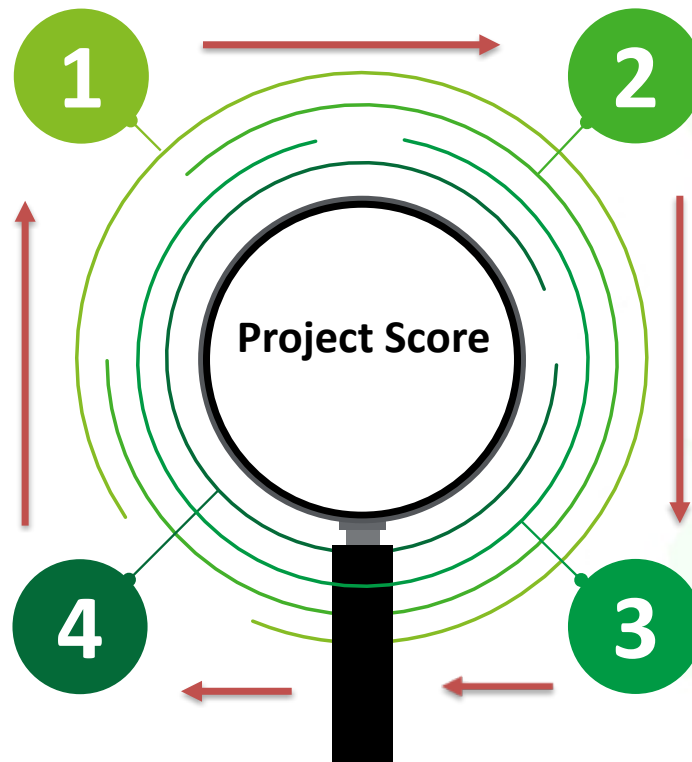
# WHI'S AFFORDABLE HOUSES PIPELINE PROJECT SCORECARD –INDEPENDENT ASSESSMENT OF AFFORDABLE HOUSING COMPONENT IN PROJECTS

## Key criteria

- Projects are scored based on an investigation of four key criteria:
  - Housing outcomes
  - Funding considerations
  - Cost
  - Capability and readiness

## Project score

- A score for the project is determined and added to the project factsheet dataset.



## Sub-criteria

- Each of the four key criteria are made up of a set of sub-criteria.
- For example, housing outcomes includes sub-criteria such as project **location**, **size/scale** of project (number of houses delivered), **affordable houses delivered** (under different affordability metrics), etc.

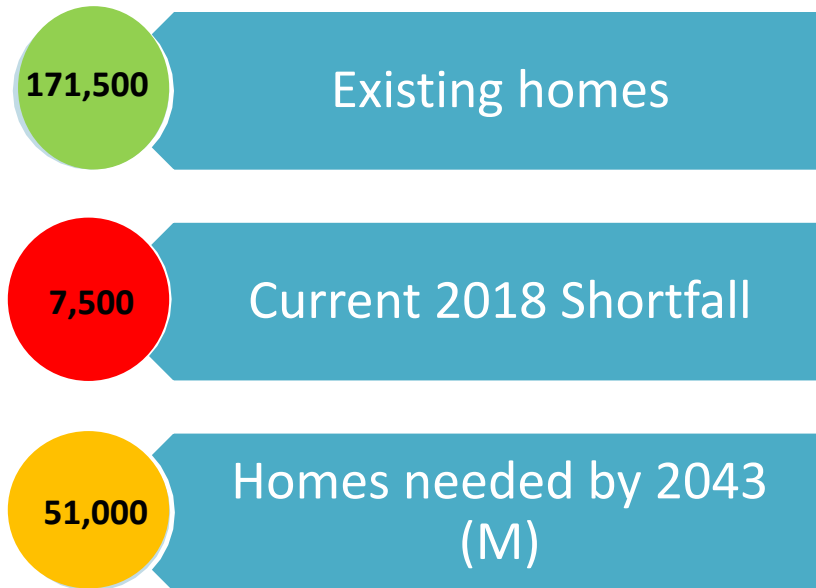
## Scores & weighting

- Each sub-criteria is scored and weighted in line with the WRHI's vision and goals.
- For example, **affordability** and **mixed tenure communities** are key areas of concern; therefore, these are assigned a larger weighting.

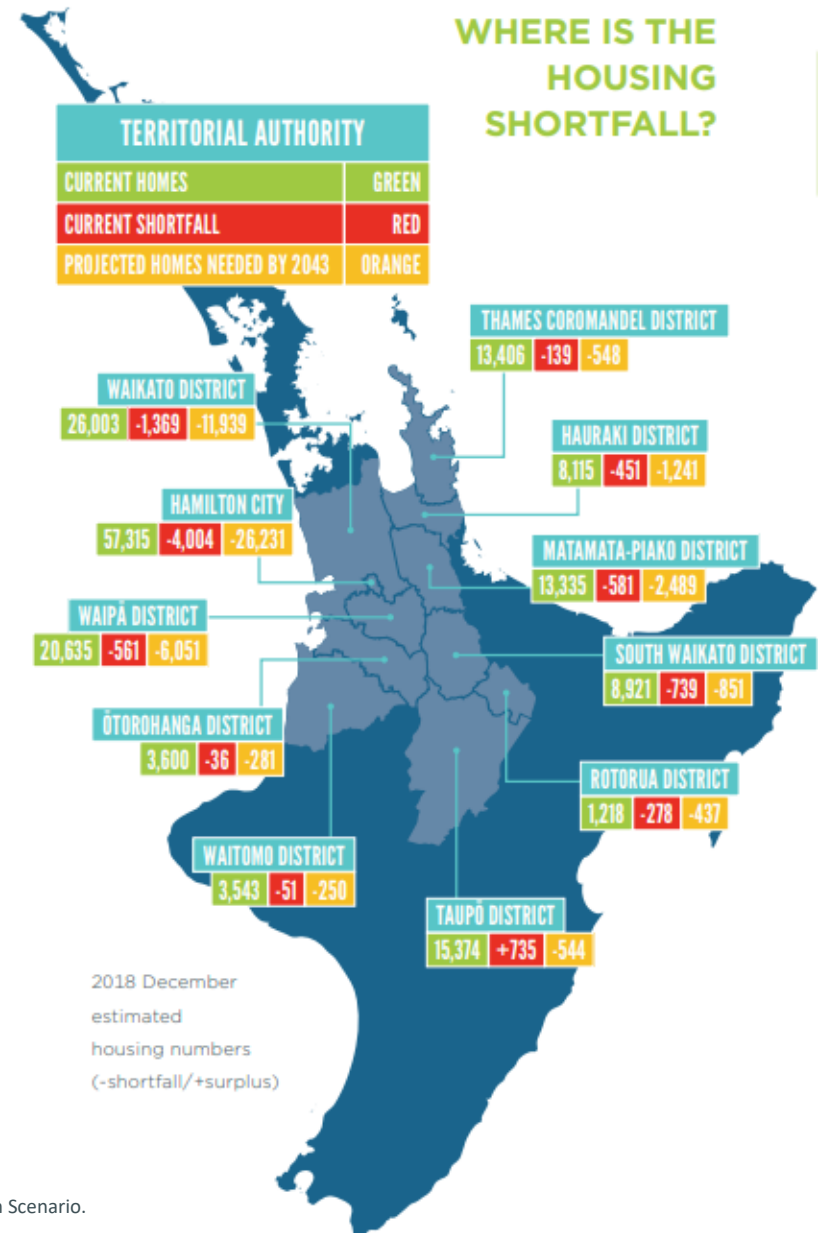




# REGIONAL STOCK TAKE



75,000 homes needed in the Waikato by 2043.(H)<sup>1</sup>

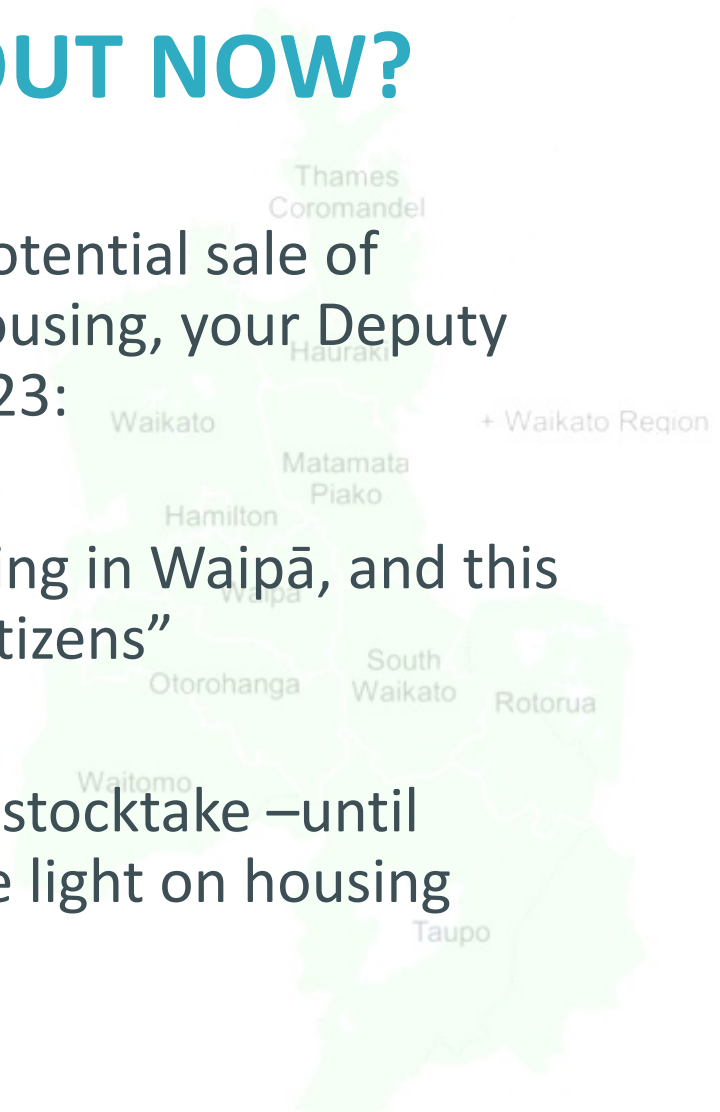


## THAT WAS 2018 –WHAT ABOUT NOW?

In the presently open consultation on the potential sale of Cambridge Road property to KO for elder housing, your Deputy CEO has made this comment on 19 April 2023:

“There is a dire shortage of affordable housing in Waipā, and this is impacting some of our most vulnerable citizens”

WHI has commenced updating the regional stocktake –until available, MSD Wait List data can shed some light on housing need in the district.





# MSD WAITLIST AS A PROXY

## MSD Waitlist of eligible applicants as at December 2022



Housing Register by Territorial Authority (TA) - last 5 years

TA	Dec-17	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22	Jun-22	Sep-22	Dec-22
Nelson City	78	102	111	123	135	138	144	177	171	171	213	240	252	264	282	267	279	294	288	255	249
New Plymouth District	66	87	87	102	96	120	129	144	153	177	222	309	384	447	441	417	432	447	405	375	348
Ōpōtiki District	12	15	18	15	21	24	21	21	24	33	36	36	48	54	72	84	93	99	102	108	105
Ōtorohanga District	3	6	6	9	9	12	9	9	12	18	21	27	39	42	36	36	33	45	39	24	21
Palmerston North City	153	180	216	246	309	354	399	438	435	456	549	660	684	717	729	708	717	792	762	729	630
Porirua City	165	216	237	222	222	246	228	270	276	306	315	336	327	330	345	366	393	405	396	369	306
Queenstown-Lakes District	6	6	9	9	6	9	9	9	15	12	15	21	24	24	15	18	21	24	21	15	18
Rangitikei District	9	15	9	15	18	18	24	24	33	36	45	57	54	63	63	51	63	69	72	72	63
Rotorua District	129	141	165	165	177	240	306	393	480	465	540	636	675	690	741	861	975	1,014	1,104	1,011	891
Ruapehu District	12	15	18	12	21	18	24	24	24	21	30	48	60	69	78	75	84	87	84	81	66
Selwyn District	9	18	15	18	21	21	18	18	24	24	27	24	21	36	45	57	57	60	54	54	48
South Taranaki District	9	18	27	24	30	30	33	39	42	45	51	78	108	123	144	129	129	129	147	138	129
South Waikato District	24	24	27	21	24	24	27	42	42	48	63	84	96	108	114	111	123	123	129	135	129
South Wairarapa District	5	9	3	3	6	12	12	15	12	18	21	24	33	27	27	24	21	30	24	27	18
Southland District	5	6	0	3	6	3	5	9	15	9	9	9	18	24	21	15	21	24	21	27	27
Stratford District	5	6	3	9	9	9	12	9	9	9	15	27	30	45	42	42	36	39	45	45	39
Tararua District	12	9	12	18	21	21	24	21	30	33	33	48	45	33	51	54	57	57	57	57	51
Tasman District	39	57	57	75	81	72	93	99	105	108	129	138	141	165	165	147	150	147	141	147	147
Taupō District	42	48	51	45	51	45	60	60	75	69	84	114	132	129	153	171	204	228	249	219	204
Tauranga District/Tauranga City	165	213	231	234	261	282	333	342	393	405	444	522	573	594	675	738	777	846	825	807	753
Thames-Coromandel District	21	21	27	30	33	36	42	60	63	60	69	81	78	84	90	99	117	108	108	90	81
Timaru District	27	36	36	39	36	48	54	57	57	60	78	87	90	99	99	81	105	117	105	93	96
Upper Hutt City	54	72	75	78	111	99	117	156	153	159	165	177	180	174	180	198	210	219	225	201	192
Waikato District	30	60	75	81	105	117	159	171	183	183	210	228	234	234	243	246	255	270	282	252	228
Waimakariri District	27	39	36	42	48	45	39	45	36	48	66	78	87	99	96	84	84	93	96	84	78
Waimate District	5	5	5	5	5	3	3	5	0	3	6	3	9	15	12	9	15	15	9	9	5
Waipā District	15	21	27	27	33	48	54	63	66	75	81	78	93	102	102	99	90	105	102	108	96
Wairoa District	9	12	15	21	21	24	27	36	39	42	51	75	84	84	87	87	84	87	81	72	57
Waitaki District	9	18	15	12	15	18	18	21	21	18	27	30	33	33	33	21	33	33	33	27	36
Waitomo District	9	9	12	15	18	18	27	30	30	24	33	42	48	60	54	54	57	60	69	54	42
Wellington City	294	339	357	336	387	363	426	483	510	594	753	771	810	846	906	909	864	864	858	807	756
Western Bay Of Plenty District	30	42	39	48	57	57	90	87	102	99	90	129	153	159	180	159	183	207	222	213	192
Westland District	3	6	9	6	12	15	15	18	21	18	24	21	27	33	30	21	30	33	30	39	27
Whakatāne District	57	72	90	81	81	96	111	117	144	171	180	210	234	240	276	279	288	303	339	306	291
Whanganui District	66	72	87	99	99	96	120	159	177	180	198	270	333	360	363	342	366	381	384	351	333

# MSD WAITLIST PRIORITY & TYPOLOGY

Housing Register, by Territorial Authority (TA) and priority - December 2022

TA	Housing Priority		Total
	A	B	
Ōtorohanga District	21	0	21
Palmerston North City	618	15	630
Porirua City	282	27	306
Queenstown-Lakes District	18	0	18
Rangitikei District	63	3	63
Rotorua District	873	12	891
Ruapehu District	66	3	66
Selwyn District	42	6	48
South Taranaki District	126	3	129
South Waikato District	120	6	129
South Wairarapa District	18	0	18
Southland District	27	3	27
Stratford District	39	3	39
Tararua District	51	3	51
Tasman District	126	21	147
Taupō District	201	3	204
Tauranga District/Tauranga City	726	24	753
Thames-Coromandel District	69	9	81
Timaru District	87	9	96
Upper Hutt City	183	6	192
Waikato District	201	24	228
Waimakariri District	78	3	78
Waimate District	5	5	5
Waipā District	87	9	96
Wairoa District	54	3	57
Waitaki District	33	0	36
Waitomo District	42	3	42
Wellington City	720	39	756
Western Bay Of Plenty District	189	6	192
Westland District	24	3	27
Whakatāne District	279	9	291
Whanganui District	327	6	333
Whangārei District	561	18	582
Aggregated total of suppressed values <sup>1</sup>	21	3	9
Unknown <sup>2</sup>	33	3	33
<b>Total</b>	<b>21,387</b>	<b>1,743</b>	<b>23,127</b>

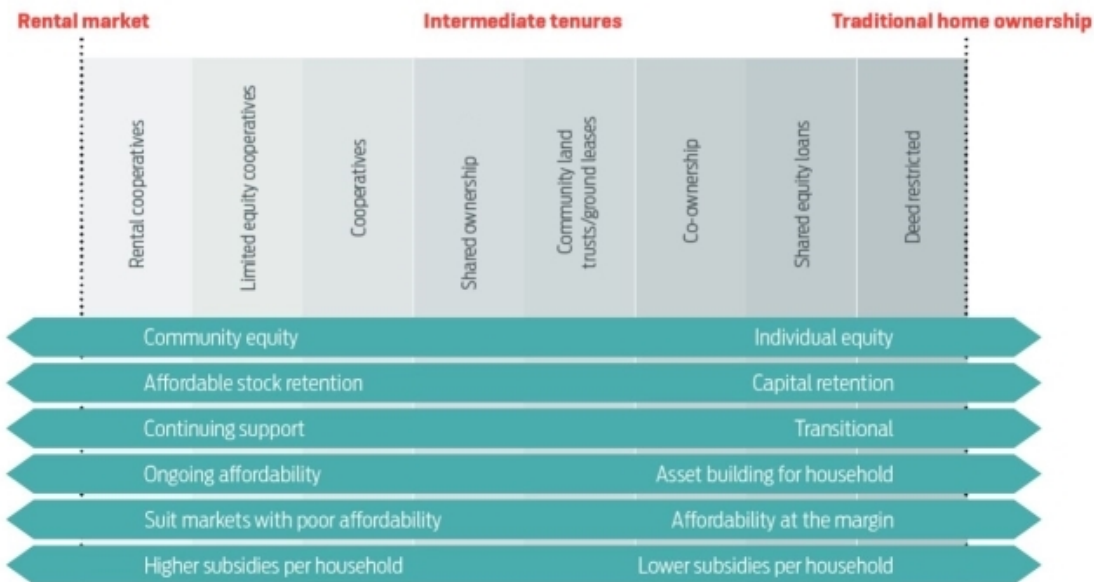
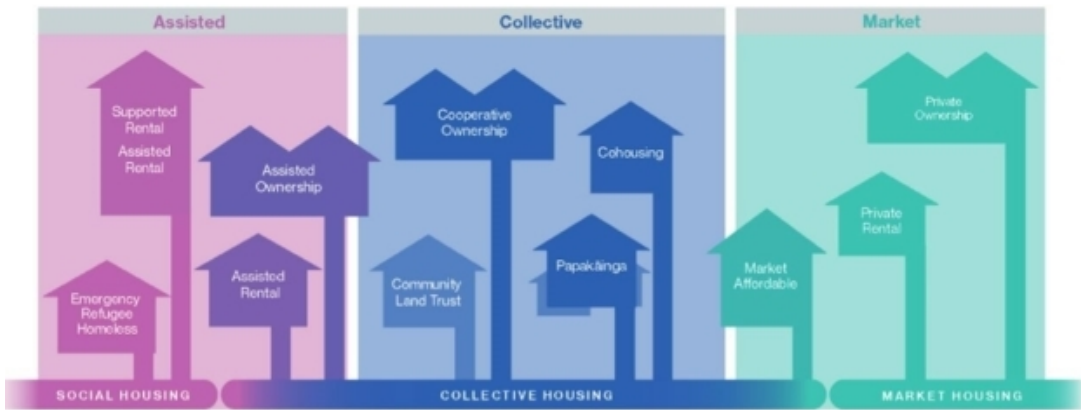
Priority A = applicants considered at risk and with severe and persistent housing needs that must be addressed immediately.

Of these, number of bedrooms per dwelling required are:

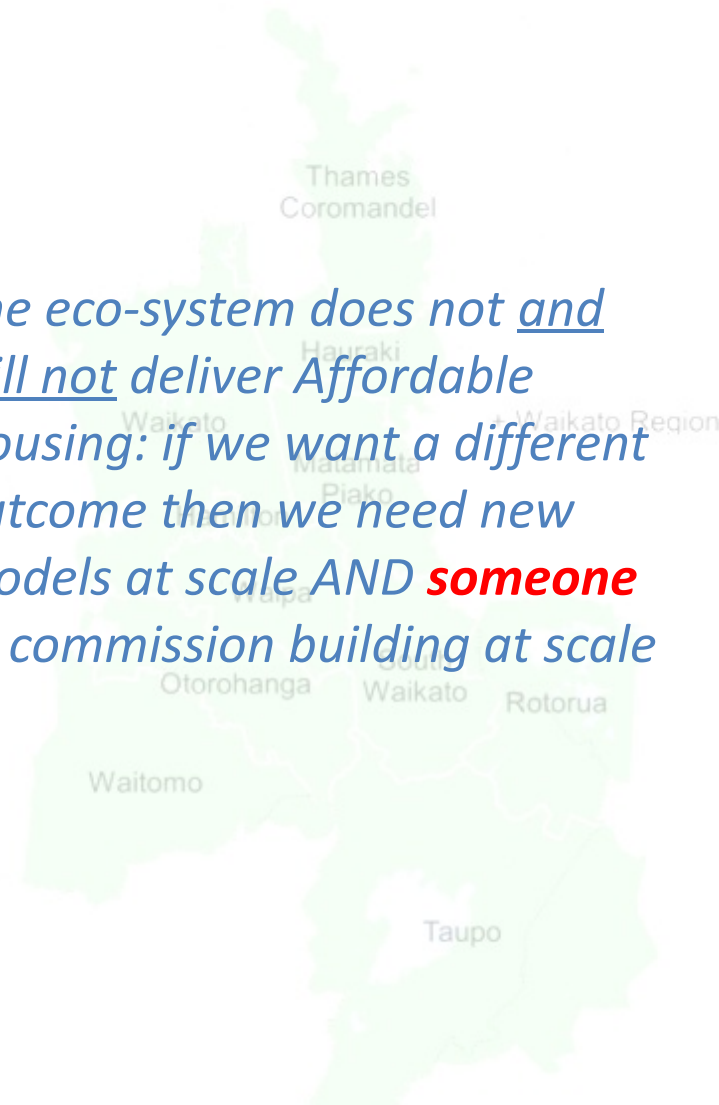
- 1 BED = 45
- 2 BEDS = 36
- 3 BEDS = 12
- 4 BEDS = 3
- 5 BED+ and Unknown = 3



# HOUSING CONTINUUM : NEW MODELS



*The eco-system does not and will not deliver Affordable Housing: if we want a different outcome then we need new models at scale AND **someone** to commission building at scale*



# NEW MODELS WITH INTEGRATED AFFORDABILITY FOR SUSTAINABLE, FLOURISHING AND CONNECTED COMMUNITIES



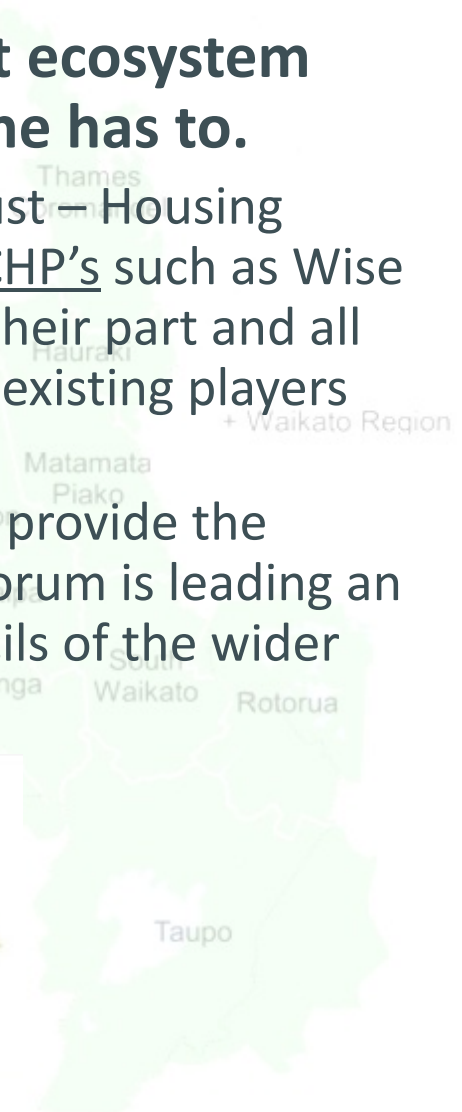


## WHO IS THAT “SOMEONE”?

**If the housing crises exists because no one in the present ecosystem commissions affordable housing then to fix that, someone has to.**

From the previous slide, Philanthropic (Bridge Trust, Wel Energy Trust – Housing Bond, Trust Waikato, Momentum, DV Bryant Trust, Churches) and CHP’s such as Wise Group and Habitat for Humanity with other community groups do their part and all are important. But even with new players such as Bridge Trust and existing players such as Habitat, this is not at the scale required.

Local Councils hold the key –be that “someone” at scale, at least to provide the leadership. In the Waikato, WHI with mandate from the Mayoral Forum is leading an active conversation with Councils –FutureProof partners and Councils of the wider region at staff and Mayoral levels.



# WAIPA DISTRICT COUNCIL VISION & MANDATE

- **Our vision**
- Waipā Home of Champions: Building connected communities
- **Our purpose**
- Our purpose is to partner with the community in promoting the wellbeing of the Waipā district and its people.
- Social resilience, culture and heritage, a sustainable environment, and supporting a thriving economy shape our priorities for the next ten years (2021-2031).
- **Focusing on community wellbeing**
- The outcomes we want to achieve for Waipā all have community wellbeing at the heart.

The official data along with our lived experiences tell us that the lack of affordable housing is a significant barrier to achieving Council's vision and it's focus on community wellbeing.

Waipā DC's legal obligation and core role under the Local Government Act's Wellbeings is to promote community wellbeing –mandate and responsibility for improving the social, economic, environmental and cultural wellbeing of your communities. Minister Mahuta stated: "We face serious challenges such as the impact of population growth, climate change and aging infrastructure...the four well-beings will engage councils and citizens on an intergenerational approach to improving the quality of life outcomes in our towns and cities".

**Access to shelter in warm and dry housing with security of tenure is at the heart of community wellbeing –and a basic human right.**

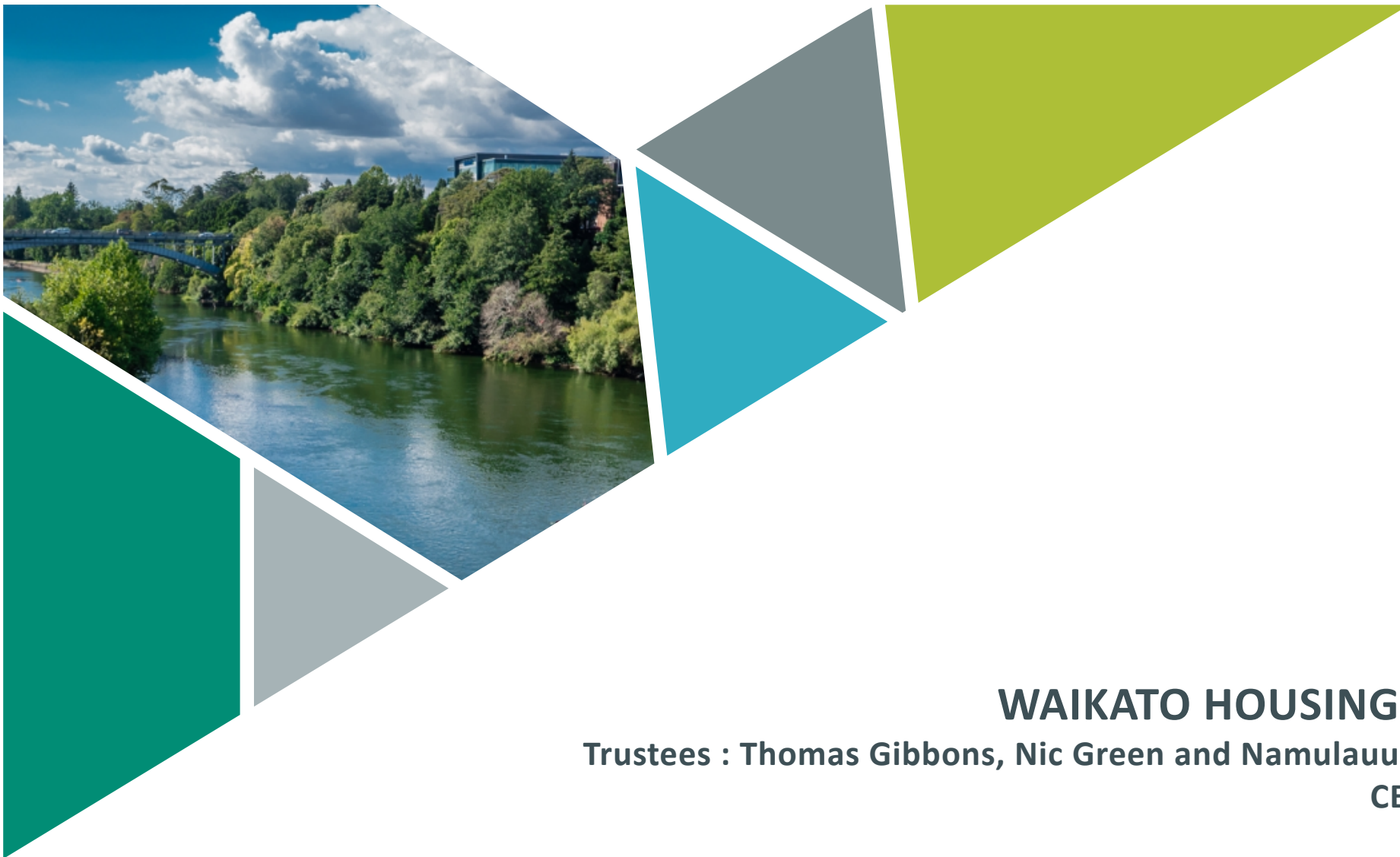
## CHALLENGE ACCEPTED!

Council has already made the decision in line with the Wellbeings & Waipa DC's vision statements around building connected communities with a focus on community wellbeing to **lead** in this space and be part of a system change.....and not continue to wait for someone else to step up\* whilst housing continues to get increasingly unaffordable

\*Spoiler alert: for three decades, no one else has stepped up



region



## **WAIKATO HOUSING INITIATIVE**

**Trustees : Thomas Gibbons, Nic Green and Namulauulu Lale Ieremia**

**CEO : Aksel Bech**



## APPENDIX 2

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Presentation by Waikato Housing Initiative (ECM 11001692)

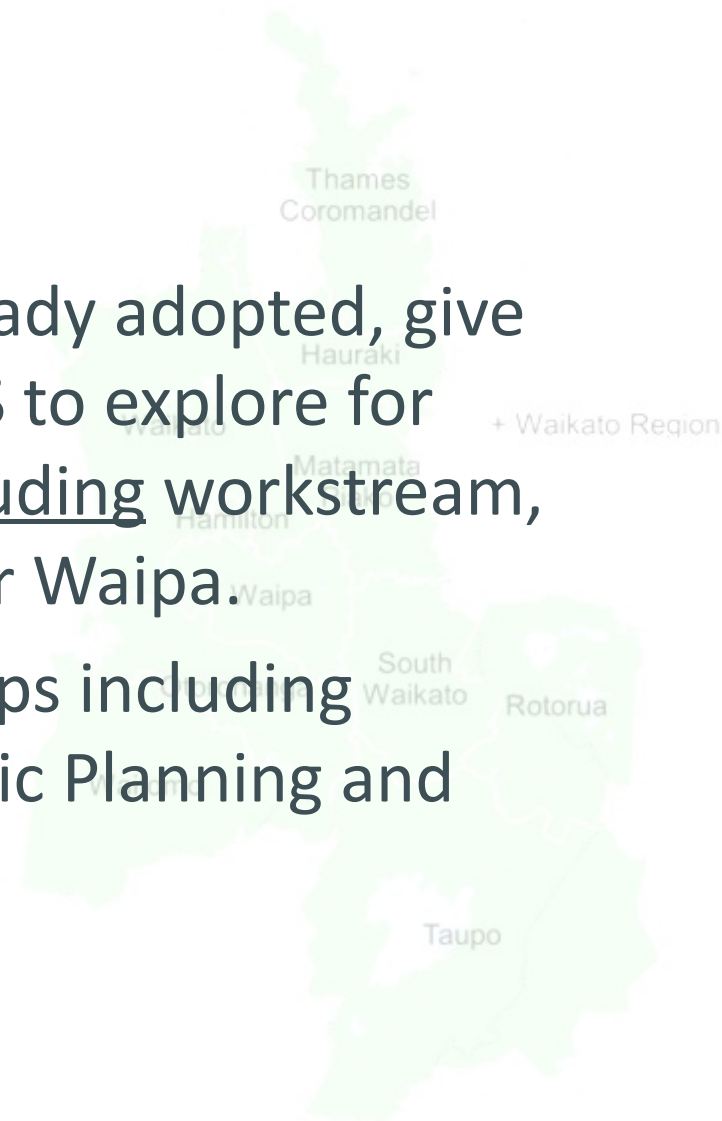


**WAIKATO  
HOUSING  
INITIATIVE**

**AFFORDABLE HOUSING – PRESENTATION TO ELECTED MEMBERS  
AKSEL BECH, WAIKATO HOUSING INITIATIVE  
WAIPA DISTRICT COUNCIL – MAY 2023**

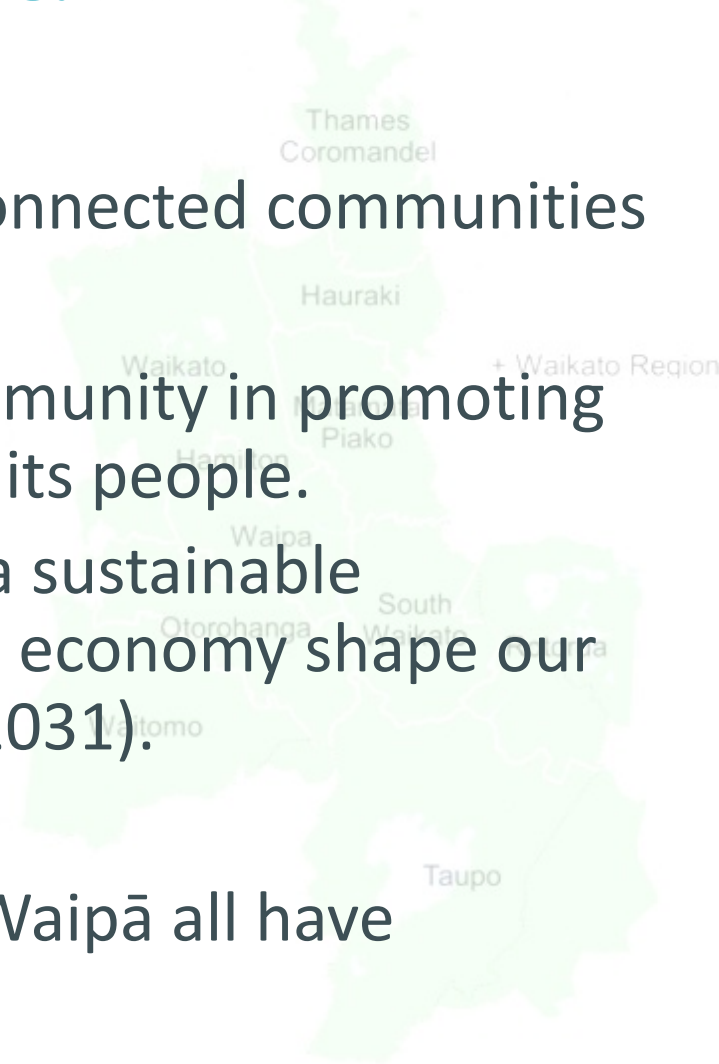
# PURPOSE OF MEETING

1. With the WHI housing strategy already adopted, give direction to staff on which **ACTIONS** to explore for implementation this triennium including workstream, annual plan and LTP implications for Waipa.
2. Discuss timeline for subsequent steps including recommendations to future Strategic Planning and Policy Committee meeting.



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region

# YOU ARE ALREADY UNDERWAY

Support of the regional housing initiative (WHI) both under the Waikato Plan for the past six years and now as a formal member of the CEO's group of FutureProof is acknowledged.

This sub-committee formed as reflection of Council's priority on housing matters.

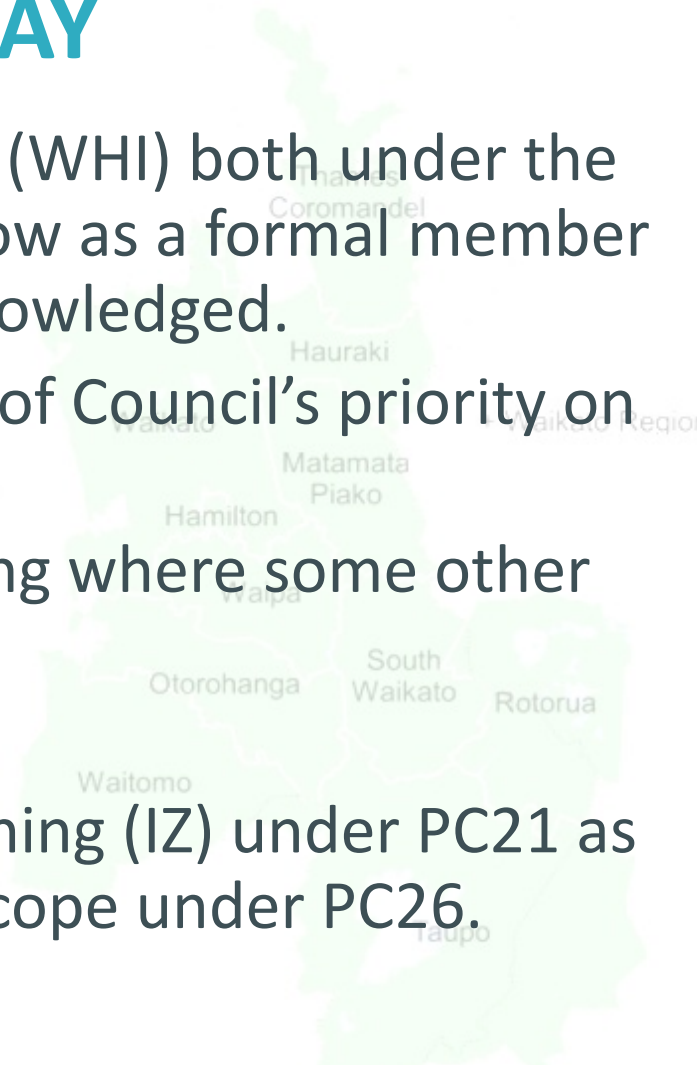
Past and on-going support of elder housing where some other TLA's have stepped out of this space.

Plan Change 26 process underway.

Commitment to consider Inclusionary Zoning (IZ) under PC21 as a Council initiated plan change if out of scope under PC26.

Support of new BridgeTrust model.

Consideration of new papakainga provisions in the DP.

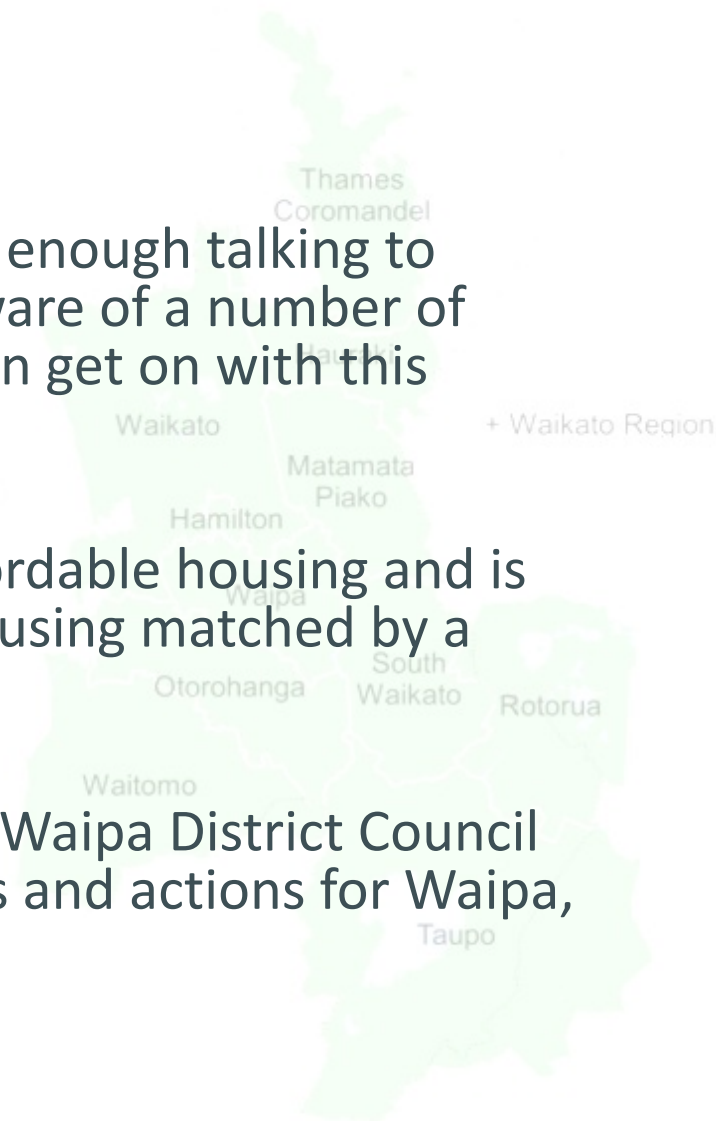


# HOUSING STRATEGY

At Council and across the region we have done enough talking to recognise the problem and need –and to be aware of a number of short and medium term actions that Council can get on with this triennium.

WHI has the endorsed regional strategy on affordable housing and is working toward the goal of a programme of housing matched by a programme of funding from government.

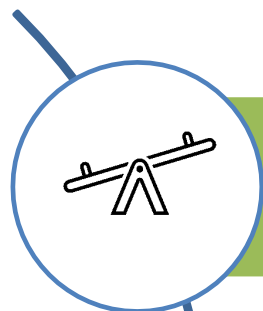
In adopting the WHI regional housing strategy, Waipa District Council can now focus on the identification of priorities and actions for Waipa, and delivery of those.







# WHI VISION : EVERY PERSON AND EVERY FAMILY IN THE WAIKATO REGION IS WELL HOUSED LIVING IN SUSTAINABLE, FLOURISHING AND CONNECTED COMMUNITIES



Leveraged investment - public funding attracting private funding and philanthropic support. PPPP

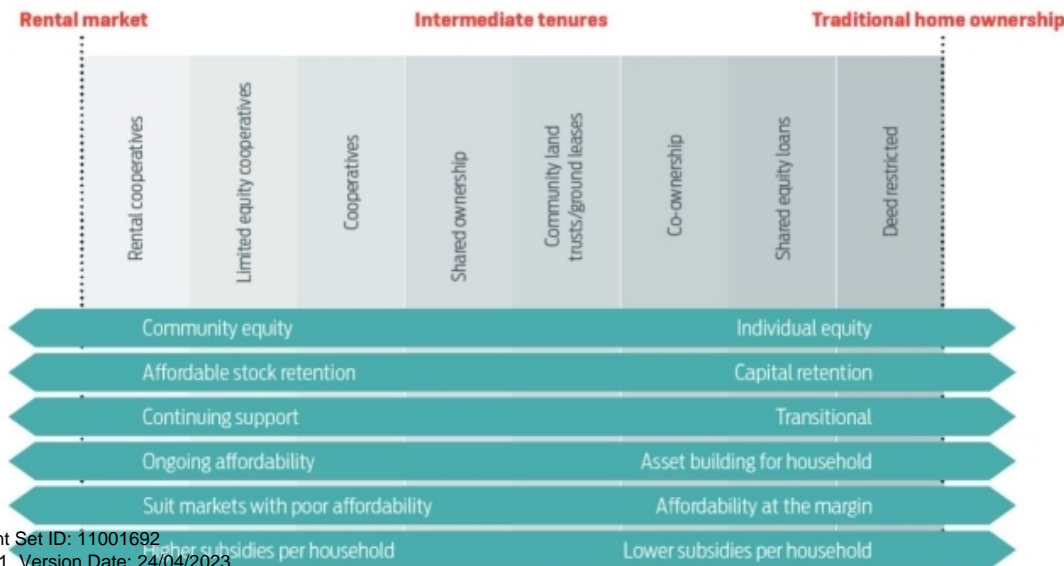
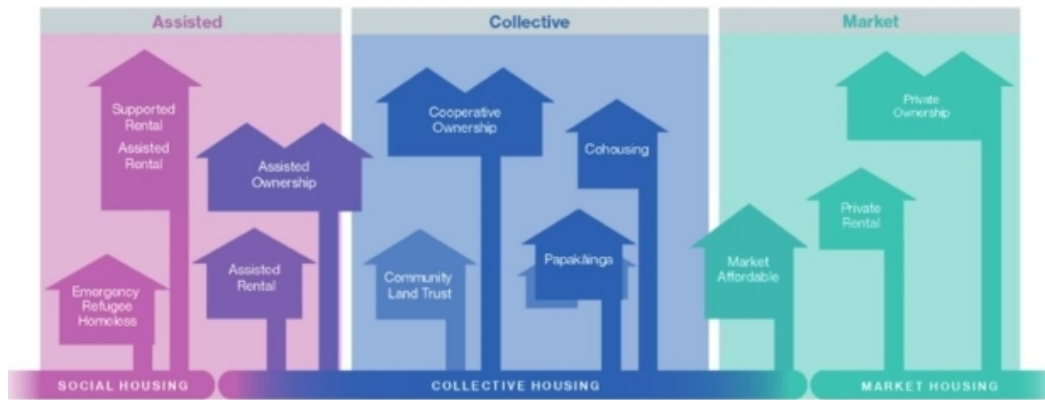


A place making approach that prioritises, supports the regional affordable housing approach.



The Waikato Region – Master planned, Integrated Communities. Tenure, Homes, Houses, Community

# NEW INITIATIVES & MODELS REQUIRED



Focus is now on SYSTEM CHANGE as the current models do not (and will not) deliver affordable housing outcomes.

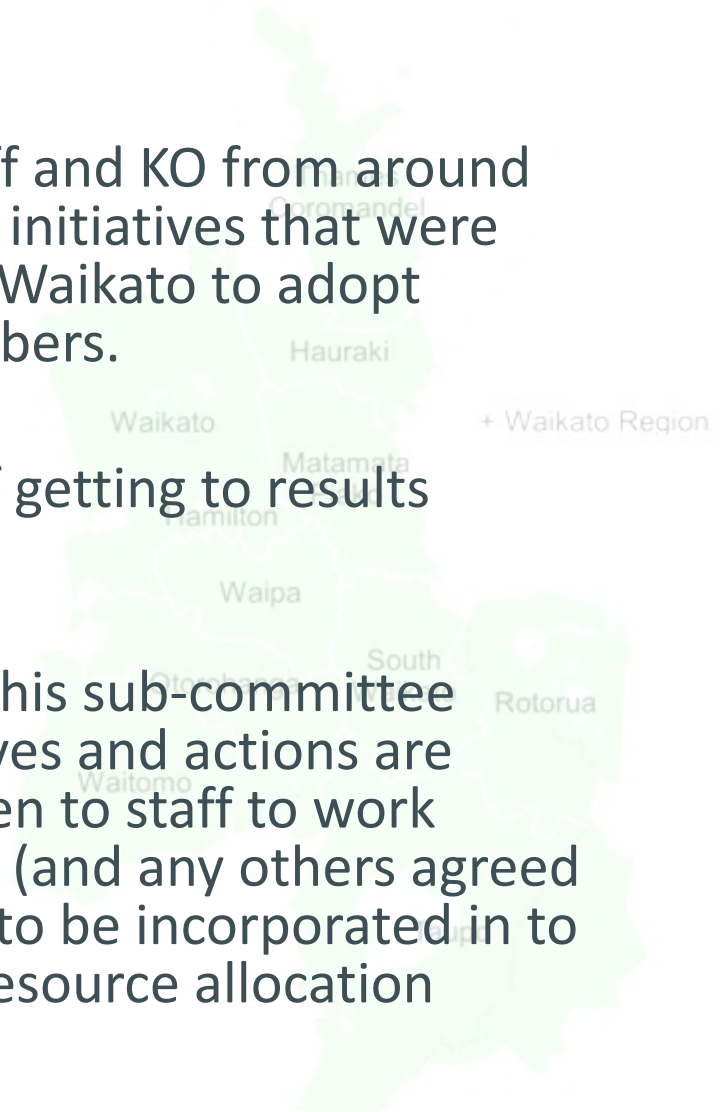
There are many already proven and working examples of new models around NZ and the world –and in the Waikato, Waipā is already a leader with examples such as BridgeTrust and initial consideration of IZ provisions.

## SPECIFIC ACTIONS

WHI earlier this year hosted various council staff and KO from around the region and identified a range of actions and initiatives that were deemed useful tools, levers and actions for the Waikato to adopt where so supported by respective elected members.

There was a shared desire for action –a focus of getting to results rather than more fine tuning of strategy.

The next part of today’s session is focussed on this sub-committee identifying and prioritising which, if any, initiatives and actions are right for Waipa. With that, direction can be given to staff to work through the supporting details on those actions (and any others agreed upon) to then be brought back to Council –and to be incorporated in to Council’s workstreams and in due course with resource allocation where so required in the LTP process to come.



## SPECIFIC ACTIONS

We will quickly go through the overall list and have questions and discussions around any of these, then use a coloured “dot” to indicate support (or lack of) to give direction to your staff for next steps. Supported actions will come back as recommendations to a later Strategic Planning & Policy Committee meeting.

You can work in pairs, groups or individually as you wish –but do get some debate going as you apply your dots!

Please use the dots in this way:

**GREEN DOT** = I like it & I think this might be a good tool. Let’s see the detail.

**YELLOW DOT** = I like it & could be useful, but secondary priority.

**RED DOT** = I don’t think this is useful for Waipa right now. Don’t progress.

No limits on number of dots....but you can place only **one** dot per issue (of whatever colour). Don’t need to use any particular number of any one colour.

And yes, we can add further initiatives and actions if you think important levers or actions are missing.

# EXAMPLES OF SPECIFIC ACTIONS

## Land

- Council continues to review existing or new land holdings (to be acquired) to determine whether strategically any could be made available on long term lease options on “forever affordable” basis (takes 50% of cost out of new dwelling) that can be built and operated directly –eg elder housing- or by others such as a Community Housing Provider (CHP) like Habitat for Humanity, WISE Group, Barnados Charity for Kids etc etc using the Waikato Community Lands Trust (WCLT) or your own Lands Trust or a CCO or by setting up a CHP or via KO
- Form a view on use of Waikato Community Lands Trust (WCLT)
- Council to discuss further and consider strategically purchasing land where identified long term need will develop, where the future focus for delivery of infrastructure and demand will be (assessing it through both your own & Future Proof Strategy filters)
- Prioritise new or upgraded infrastructure to developments with integrated affordability
- Consider private plan change applications having some favourable or internal fast-track considerations where integrated affordability is present (as demonstrated through Deloitte-developed **WHI Scorecard tool**)

# SPECIFIC ACTIONS *CONTINUED*

## Funding

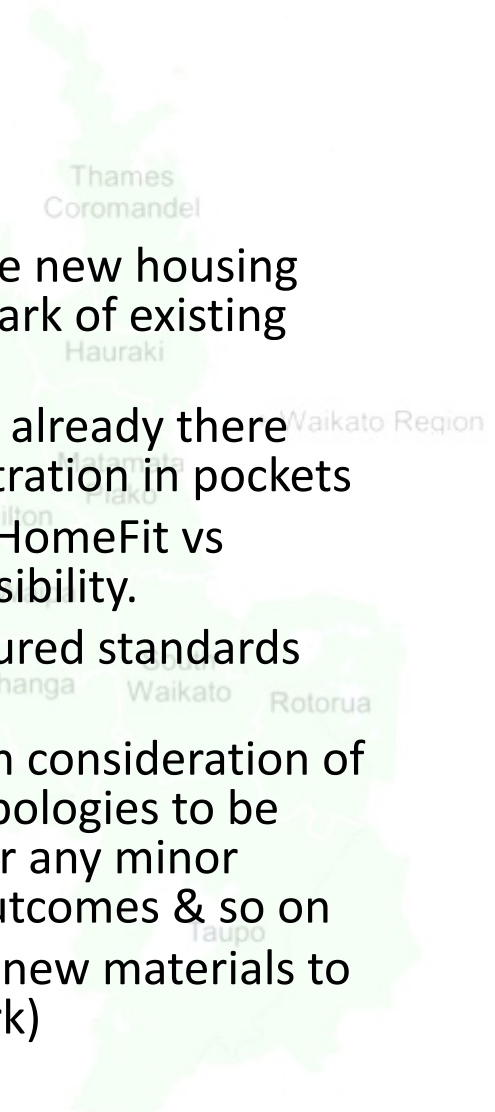
- Be clear on currently available options (AHF, IAG, TPK, WRC Retrofit....) from central and regional government; support WHI advocacy for a regional programme of funding to match a programme of housing over the coming years (irrespective of changes in government) rather than varied and government funds opening and closing, each with bespoke criteria and creating unnecessary work for applicants
- DC contributions and rating treatment options to be explored
- Support proposed Momentum Affordable Housing Fund where integrated affordability is included (i.e. as demonstrated through Deloitte-developed **WHI Scorecard tool**)
- Support WHI as independent advocate and “source of truth” on affordable housing including contributing to WHI Datalake and Dashboard as the regional coordinated dataset



# SPECIFIC ACTIONS *CONTINUED*

## Quality

- Develop and adopt Urban Design Guides with standing to ensure new housing has regard for the character already present and a valued hallmark of existing Waipa settlements (perhaps a formal guide or panel?)
- Ensure new housing adds to (not detracts from) the community already there including aiming for integrated affordability rather than concentration in pockets
- Regional agreement on applicable standard (Healthy Homes vs HomeFit vs HomeStar vs LifeMark) and universal design for improved accessibility.
- Investigate enabling paths for kitset/modular/off-site manufactured standards including multi-story
- Creation of 'proforma' models for consent applications and then consideration of methods that building consents can be streamlined to allow typologies to be pre-approved for a development, with siting consents that cover any minor changes to the built form to reflect the orientation and siting outcomes & so on
- Regional coordinated work (through CoLab?) on certification of new materials to lower cost of construction (say automatic recognition of CE Mark)



# SPECIFIC ACTIONS *CONTINUED*

## Planning, Policy & Regulation

- Inclusionary Zoning (IZ) provisions submitted to RMA Amendment hearings for HCC, Waipa and Waikato District Council DP's –support or do plan change if ruled out of scope
- When refreshing town centre plans throughout Waipa, add affordable housing as a further lens to the scope. Likewise any Spatial plans to have affordable housing lens to ensure proximity to amenity and building of communities remain central considerations (note concerns from Waipa's Urban Growth Profile Statement)
- Consider the methods available to prioritise developments lodged by KO or other affordable housing providers, and private developers where a relevant % of affordable housing is being delivered as part of a wider private development (i.e. as demonstrated through Deloitte-developed WHI Scorecard tool)
- Widen permissive papakainga rules to include co-housing and “tiny town” options on freehold and maori freehold land; can more be done based on learned experiences and neighbouring councils approaches?
- Enabling provisions for long run (35 year+) leases to not be treated as sub-divisions under RMA
- Seek updated provisions for on-site septic treatment given modern tech from WRC
- Explore meaningful “bonus” for integrating affordability from Councils
- Fast track processes for larger developments of building consents (eg in masterplanned development with 20% integrated affordability using for example 4 types of design, process 1 building consent per type NOT per dwelling)
- Look at RMA reform through this lens –support development of broader toolbox around leasehold & tenure forms





**THANK YOU**

## **WAIKATO HOUSING INITIATIVE**

**Trustees : Thomas Gibbons, Nic Green and Namulauulu Lale Ieremia**

**CEO : Aksel Bech**

# COMMITTEE REPORT



## INFORMATION ONLY

**To:** The Chairperson and Members of the Housing Sub-Committee  
**From:** Gary Knighton, Manager Strategic Partnerships  
**Subject:** **Update on Current Workstreams - Housing**  
**Meeting Date:** 1 May 2023

### 1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

This report provides an update of key housing initiatives in the Waipā District, across Planning and Policy; Land; and Funding workstreams.

### 2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

*That the Housing Sub-Committee receive the report of Gary Knighton, Manager - Strategic Partnerships, titled 'Update on Current Workstreams - Housing', (document number 10998003).*

### 3 COMMENTARY - KŌRERO

The Strategic Planning and Policy Committee, at its meeting on 7 February 2023, resolved to appoint the Housing Sub-Committee as a sub-committee of the Strategic Planning and Policy Committee. This is the first meeting of the Housing Sub-Committee.

Updates on key housing initiatives that are underway in the Waipā District across Planning and Policy; Land; and Funding workstreams, are provided below.

#### Planning and Policy

##### Ahu Ake, Waipā Community Spatial Plan

Community engagement on Ahu Ake, Waipā Community Spatial Plan was undertaken in February and March 2023. This comprised:

- 27 events & 15 presentations to stakeholders and community groups
- 2 Marae-based hui (+ 2 still to be held)
- 2 Online webinars

- Over 1990 comments
- 25 responses from stakeholders
- 1 Youth panel workshop

Overall, the community was supportive of the draft plan. 24% of the community feedback received was in respect of the *Growth, Housing and Papakāinga* theme.

Feedback included:

- A mix of support for and concern about the development of more housing choices (duplexes, townhouses and apartments) in our main towns vs the character, feel and identity of the place.
- Concern about whether there are enough schools in Waipā to cater for our growing population.
- General support for the potential growth of Ōhaupō beyond its 2050 town boundaries.
- Many of our smaller communities told us they did not want to lose the small village feel.

The community feedback is being analysed, and options for delivery of the remainder of the project are being considered by the Project Control Group (PCG) and will be presented to the Strategic Planning and Policy Committee in June.

## District Plan Changes

**Plan Change 26 – Housing Intensification** is progressing with submissions closed; the joint strategic hearing occurred in February; and the substantive hearing specific to PC26 commenced on 26<sup>th</sup> April 2023. This is a highly complex plan change (technically and legally) with various amendments to the notified plan change being recommended. The PC26 Hearings Panel may also need to consider the scope for some of these amendments. A third hearing will be required (not yet scheduled) to hear the topic of financial contributions. This will be a combined Waipā and Hamilton City Council hearing on both intensification plan changes.

**Plan Change 21- Residential Housing** was on hold to await a decision on PC26 as to whether ‘inclusionary zoning’ was within scope. The PC26 Hearings Panel has deemed inclusionary zoning to be outside the scope of PC26. The scope of Draft Plan Change 21 is therefore currently being reviewed.

**Plan Change 23 - Papakāinga** is progressing with engagement with mana whenua alongside the Ahu Ake project team mostly completed.

**Private Plan Change 29 – Ōhaupō.** A private plan change has been lodged for around 500 retirement village “lifestyle” units at 2022 Ōhaupō Rd (H3). This is a greenfields site which is not identified as a growth cell. An independent commissioner has been engaged to make a decision on whether the plan change is rejected or accepted for processing.

**Private Plan Change 28 – Cambridge.** A private plan change is being prepared for the development of the C5 growth cell in Cambridge. This includes an extension of the C5 cell to include highly productive land and development of archaeological sites, with around 800 plus sections, two commercial zones, medium and high density and a possible school site. The plan change applicant is currently undertaking consultation with neighbours and iwi, and this is expected to be formally lodged as a private change in mid-2023.

**Other Plan Changes.** Two other private plan changes are in the pre-lodgement stage. These will activate existing growth cells with around 500 houses of standard and medium density and a local commercial centre in one cell, and the other will activate existing growth cells involving a village centre and mix of large lot, standard density and possible medium density sites. Consultation on these will be led by the applicants to the respective plan changes.

Full details on the plan changes can be found on Council's website: [Current Plan Changes](#)

## Land

### **Proposed sale of part of 1262 Cambridge Road, Te Awamutu to Kainga Ora**

Consultation is proceeding on the proposed sale of part of Council's property at 1262 Cambridge Rd, Te Awamutu to Kāinga Ora for the development of social housing for tenants aged 55 years old and over.. A letter detailing the proposal has been distributed to neighbouring properties and a drop-in session for residents and the wider community will be held on 27 April. The sale is also due to be discussed at the Te Awamutu Community Board meeting on 26 April.

Consultation will close on 11 May and it is intended that a final recommendation on whether to proceed with the sale will be presented to the Council meeting on 30 May 2023.

### **Papakāinga Developments**

The Ngāti Koroki Kahukura Trust (NKK) has commenced a housing programme that will include further development of the Westlea Road Papakāinga.

NKK are also investigating a Papakāinga development adjacent to Maungatautari Marae and the addition of further houses at the Pōhara papakāinga. NKK have also indicated a desire to partner with Council in Cambridge on the provision of housing if surplus land can be identified.

A further Papakāinga development by a whanau trust to the south of Kihikihi is also progressing through the early stages of development.

### **Ministry of Housing and Urban Development - Laurent Road Land for Homes Project**

In November 2022, the Ministry of Housing and Urban Development released a Registration of Interest document (ROI) for the Laurent Road, Cambridge property it acquired under its *Land for Houses* programme. A deadline of 26 January 2023 was set for ROI responses.

Staff understand that a number of responses were received, and a short list of developers has since been drawn up. Short listed developers are currently undertaking due diligence and a competitive dialogue process prior to selection of the preferred developer.

The ROI anticipates a minimum of 180 dwellings on the site with a requirement of at least 40% KiwiBuild homes and/or Social Housing.

### **Stockade Reserve, Kihikihi**

A local firm of Architects and Urban Planners has been retained to prepare a conceptual masterplan for residential housing on the Stockade Reserve in Kihikihi. The plan is a crucial element in determining the potential for housing development and for determining a location for the proposed Kihikihi Skateboard Park.

A 'walk over' of the reserve was held on 20 April 2023 with members of the Kihikihi Ratepayers group, Elected Members, staff and the consultant, to discuss how the site could potentially be utilised.

### **Pensioner Housing**

The property team are working through the final stages of the Vaile Court Stage 1 pre-tender period. Unfortunately, construction costs have increased, so additional work was required to be completed to ensure the project was still viable.

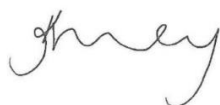
## **Funding**

There are no updates in respect of this workstream for reporting in May 2023.



Gary Knighton

**MANAGER – STRATEGIC PARTNERSHIPS**



Approved by Kirsty Downey

**GROUP MANAGER STRATEGY**

W15/01/2023

Table 0-1: Summary of Urban Dwelling Capacity and Demand by Modelled Scenario

Modelled Scenario	Cambridge				Te Awamutu				Kihikihi				TOTAL URBAN TOWNS			
	Plan Enabled	Commercially Feasible Long-Term	Demand	Demand + Margin	Plan Enabled	Commercially Feasible Long-Term	Demand	Demand + Margin	Plan Enabled	Commercially Feasible Long-Term	Demand	Demand + Margin	Plan Enabled	Commercially Feasible Long-Term	Demand	Demand + Margin
	<b>Net Additional Urban Dwelling Capacity</b>															
MDRS - unmodified	30,770	20,422			23,443	11,868			5,495	2,462			59,708	34,752		
PC26 - MDRS supply, as proposed/amended by Council - notified	18,906	10,708			14,409	7,530			3,721	1,429			37,036	19,667		
PC26 - MDRS supply, as proposed/amended by Council - alternative	19,349	11,009			14,409	7,530			3,721	1,429			37,479	19,968		
	<b>Net Additional Urban Dwelling Demand</b>															
Short-Term Demand (2020-2023)			553	664			310	372			170	204			1,033	1,239
Medium-Term Demand (2020-2030)			1,927	2,312			763	915			332	399			3,022	3,626
Long-Term Demand (2020-2050)			5,225	6,008			2,411	2,772			497	571			8,132	9,352

Source: Market Economics Ltd, 2023.

# COMMITTEE REPORT



**To:** The Chairperson and Members of the Housing Sub-Committee  
**From:** Group Manager Strategy  
**Subject:** **Housing Sub-Committee Meeting Frequency**  
**Meeting Date:** 1 May 2023

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## 1 PURPOSE - TAKE

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The purpose of this report is to make a recommendation to the Housing Sub-Committee that it meets once every three months.

## 2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

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The Strategic Planning and Policy Committee, at its meeting on 7 February 2023, resolved to appoint the Housing Sub-Committee as a sub-committee of the Strategic Planning and Policy Committee.

Terms of Reference for the Housing Sub-Committee were approved at that meeting (attached to this report as Appendix 1). These detailed the purpose and delegations. Meeting frequency was not specified.

This report recommends that the Housing Sub-Committee meets three monthly.

## 3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

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*That the Housing Sub-Committee*

- a) *Receives the report of Kirsty Downey, Group Manager Strategy, titled 'Housing Sub-Committee Meeting Frequency' (document number 10997905);*
- b) *Agrees to meet once every three months.*

## 4 BACKGROUND – KŌRERO WHAIMĀRAMA

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Around seven years ago, the Council established a Pensioner Housing Working Group with a number of elected members appointed to that group. Last triennium the terms



of reference for the group were broadened considerably, beyond housing for the elderly, to encompass wider social and affordable housing considerations. The name also changed to the Housing Working Group to reflect the wider remit. Last triennium's Housing Working Group was established by the Finance and Corporate Committee at its meeting on 10 December 2019. The Terms of Reference for the group were approved at the Council meeting held on 7 April 2020.

As part of the induction of the new Council in late 2022, Housing was recognised as an issue affecting our Waipā communities. In a report to the Strategic Planning and Policy committee on 29 November 2022, staff recommended that the Housing Working Group be replaced by a formally established sub-committee of the Strategic Planning and Policy Committee. This was supported by elected members.

On 7 February 2023, the Strategic Planning and Policy Committee resolved to appoint the Housing Sub-Committee as a sub-committee of the Strategic Planning and Policy Committee.

Terms of Reference were approved at that meeting. Meeting frequency was not specified.

This report recommends that the Housing Sub-Committee meets once every three months.

## 5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8 and have assessed that the matter(s) in this report have a low level of significance.

## 6 OPTIONS – NGĀ KŌWHIRINGA

Option	Advantages	Disadvantages
<b>Option 1:</b> Do nothing	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>There is no clarity for Elected Members and staff as to the frequency of Housing Sub-Committee meetings.</li> </ul>
<b>Option 2:</b>	<ul style="list-style-type: none"> <li>Elected Members and staff have clarity as to the frequency of Housing Sub-Committee meetings</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>

The recommended option is Option 2. The reason for this is that it provides clarity for Elected Members and staff, and transparency for our communities.

## 7 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

### Council’s Vision and Strategic Priorities

The recommendation made is consistent with the Council’s Vision to build connected communities. Housing has been identified as a strategic issue by this Council as part of its induction programme held in November 2022.

### Legal and Policy Considerations – Whaiwhakaaro ā-Ture

Staff confirm that option 2 complies with Council’s legal and policy requirements.

### Financial Considerations – Whaiwhakaaro ā-Pūtea

There are no financial implications resulting from the recommendation to agree meeting frequency for the Housing Sub-Committee.

### Risks - Tūraru

There are no known significant risks associated with the decision required for this matter.

## 8 NEXT ACTIONS

Action	Responsibility	By When
Future meetings of the Housing Sub-Committee to be scheduled and invitations sent to Elected Members	Governance	End of May 2023

## 9 APPENDIX - ĀPITITANGA

No:	Appendix Title
1	Terms of Reference for the Housing Sub-Committee of the Strategic Planning and Policy Committee – ECM 10958346



Kirsty Downey  
GROUP MANAGER STRATEGY

## **APPENDIX 1**

Terms of Reference for the Housing Sub-Committee of the Strategic Planning and Policy Committee – ECM 10958346

## **DRAFT TERMS OF REFERENCE FOR THE HOUSING SUB-COMMITTEE OF THE STRATEGIC PLANNING AND POLICY COMMITTEE**

### **1. PURPOSE**

The purpose of the Housing Sub-committee of the Strategic Planning and Policy Committee (“the Committee”) is to advise the Committee in regard to any matters associated with the Council’s provision of ‘Housing for the Elderly’ and/or any ‘Affordable and Social Housing’ initiatives in Waipā District.

### **2. MEMBERSHIP**

To be determined by the Strategic Planning and Policy Committee.

### **3. DELEGATIONS**

The Housing Sub-committee is delegated authority to:

- Engage with key staff and oversee the development of appropriate strategy and policy in the areas of ‘Housing for the Elderly’ and/or ‘Affordable and Social Housing’.
- Consider and recommend that strategy and/or policy to the Committee.
- Monitor the outcomes and effectiveness of that strategy and policy, including the advancement of any initiatives, projects or programmes of work focussing on any ‘Housing for the Elderly’ and/or ‘Affordable and Social Housing’ initiatives.
- Drive the development and delivery of an implementation plan for the Waikato Regional Housing Initiative and Waipā Plan on a Page that were endorsed by the Strategic Planning and Policy Committee on 29 November 2022.
- Provide information and recommendations to the Committee in respect of initiatives, projects and/or programmes of work relating to ‘Housing for the Elderly’ and/or ‘Affordable and Social Housing’.
- Ensure that there is connectivity to Central Government objectives in respect of the provision of housing.
- Request expert advice through the Chief Executive where necessary.
- Make recommendations to the Committee in respect of the above.