

Development of a Housing Strategy for the Waikato District



Introductions



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Focus for this session

- Project scope and timeline
- The conversations we have had along the way
- Strategy - key issues and opportunities identified
- Strategy on a Page
- Council's roles
- Action Plan - capture any feedback and comments
 - Focus on lead and supporting roles
 - Focus on resourcing and timeframes
 - Any other general comments.

Project Scope & Timeline

Scope:

The delivery of a Housing Strategy for the Waikato District:

1. Current State Housing Assessment
2. Housing Strategy
3. Action Plan

Timeline:

- Commenced project November 2023
- Workshops and key stakeholder engagement November and December 2023
- Draft Housing Strategy internal review workshop 24 January 2024
- Elected member workshop 1 February 2024
- Closing the loop on key stakeholder engagement 5 - 16 February 2024
- Sustainability & Wellbeing Committee 26 February recommendation to Council
- Full council adoption of strategy 28 March 2024

The conversations we have had along the way.....



Workshops in November

Waikato Tainui

Community Boards & Committees

Mana whenua

The conversations we have had along the way.....

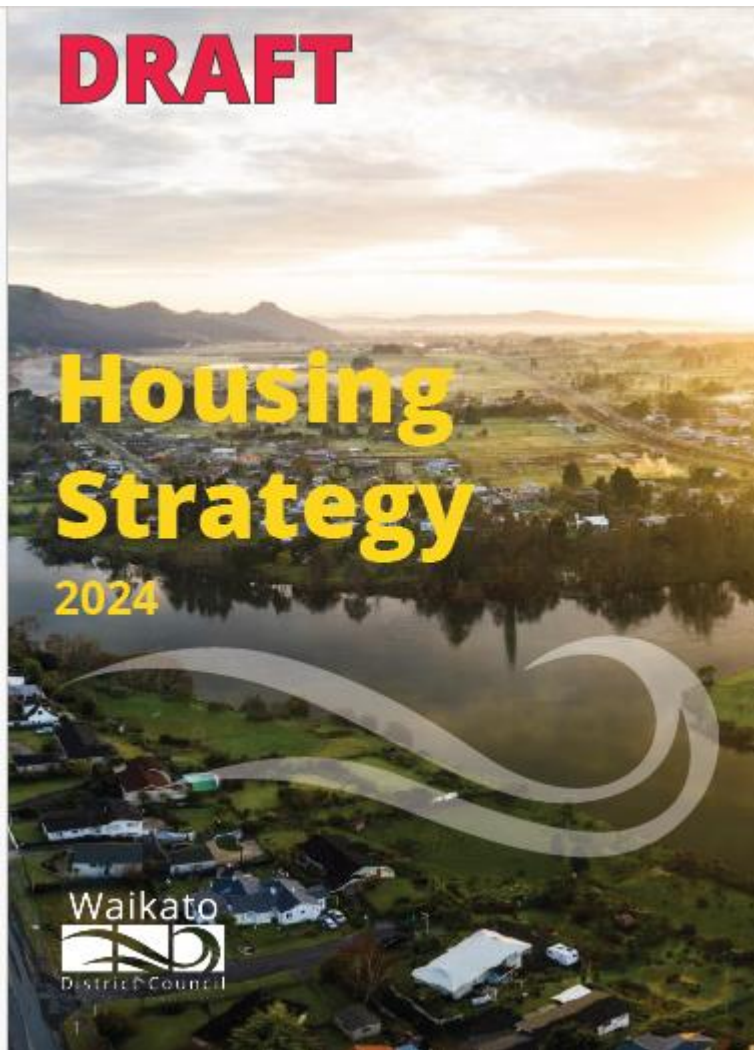


Conversations November and December with:

Key stakeholders including:

- Elected members and Maaori ward councillors
- Kāinga Ora
- Developers - local and national
- Community Housing Provider - Salvation Army
- Property Investors Association
- Key council staff

Where we are now



- draft strategy completed with current state and action plan

- now to test with elected members, focus on the action plan

- Have we got it right?
- Have we missed anything?
- Any surprises?
- Any questions?

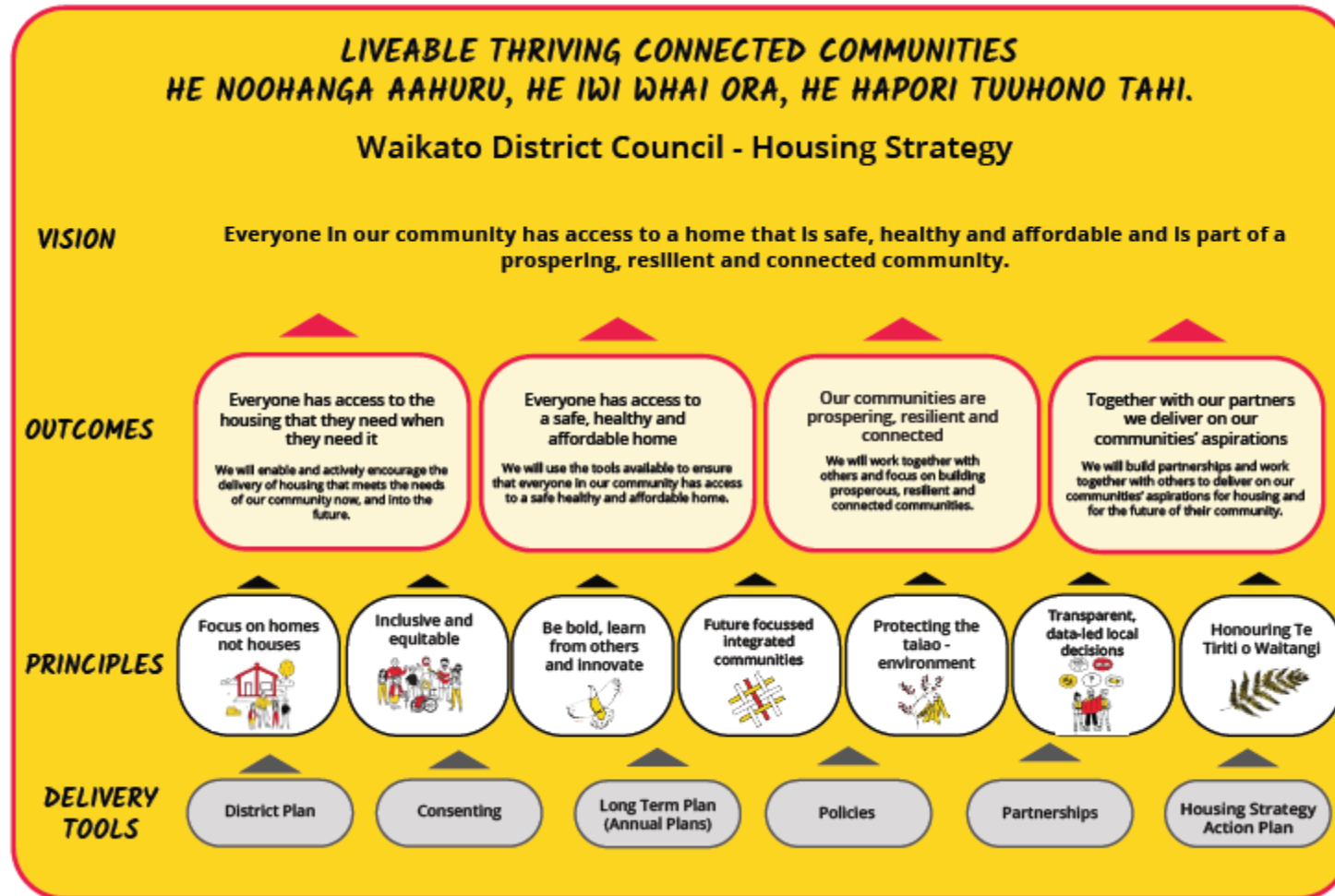
Key issues and opportunities

- Affordable housing - to buy and to rent
- Papakainga housing
- Multi-generational housing and aging in place
- Infrastructure

Noting that the geography of district is quite unique - a district of many towns



Strategy on a page



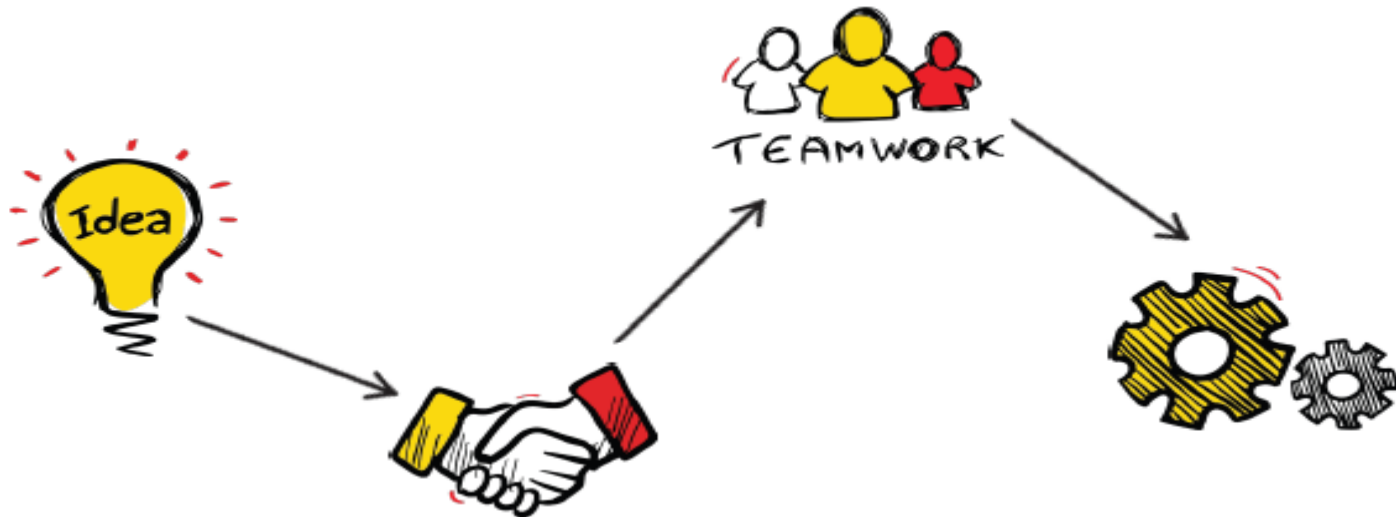
Council's roles



Action Plan

The most important part, as this is where we can start to move the dial on our housing challenges.

Most of the actions in this plan are identified as the responsibility of Waikato District Council. However, over time, as the partnership model is developed through the Local Housing Taskforce, it is anticipated that some of these actions will be shared with others or lead by others and delivered in a partnership approach.



Big Moves, Top 5 and action plan



High level comments on:

Big Moves

Top 5

Actions

Big Moves

These 9 big moves will help to change the landscape of housing across the district – the Top 5 recommended actions are aligned to those areas in red.

Big Moves for Waikato District Council	Comments
Identify a Housing Strategy champion and team	The focus for the champion and team is to: <ul style="list-style-type: none"> • drive the actions in the strategy and work together with partners and across council in delivery. • monitor and measure success of the strategy and related action plan.
Local Housing Taskforce	<ul style="list-style-type: none"> • Led by Council and provides a platform to bring other partners and stakeholders to the table. • Works locally across the district. • Focussed on accountability and action. • Works across the whole housing continuum.
Make development of housing easier and faster	<ul style="list-style-type: none"> • Make small scale housing projects easy to deliver. • Help people to understand what they can do within the permitted resource consent standards and what they need to do if they need a resource consent • Provide incentives for the type of housing that is needed in the right place.
Upgrade existing homes.	<ul style="list-style-type: none"> • Work with others to identify how existing home upgrades can be done. • Share with the community what is required to upgrade existing housing. • Provide landlords with evidence around healthy homes and how it can be achieved.
Unlock land and vacant homes	<ul style="list-style-type: none"> • Bring this land into supply and encourage development by utilising the tools available to Council. • Work with landlords to understand why homes might be vacant and what can be done to bring them back into the rental market. • Provide landlords with evidence around healthy homes to unlock some vacant homes. • Work together with iwi, major land holders, developers and central government to ensure developable land and vacant homes become available for development, rental or home ownership.
Education and communication	<ul style="list-style-type: none"> • Enable more people to participate in addressing the housing problem by providing the tools, support and education needed e.g., online hub. • Provide opportunities and a platform for people and agencies to work together. • Make communication more transparent, simpler and easy to understand for our community.
Incentivise	<ul style="list-style-type: none"> • Encourage the development of homes that are needed by the community, with good design in the right places through offering incentives through consenting/ quicker processes/planned provision of social infrastructure/master planning neighbourhoods.
Sustainable funding partnerships	Work with others to: <ul style="list-style-type: none"> • identify a multi-year commitment to unlocking under-utilised land and vacant homes. • advocate for, access and continue to use government funding e.g., HIF, IFF. • explore alternative ways of funding housing outcomes and advocate to central government (i.e. tax on zoned, vacant and serviced land etc).
Enter the market as a participant where there is market failure or barriers to providing the right type of housing.	<ul style="list-style-type: none"> • Determine entry on a project-by-project basis, where risk and delivery measures are put in place. • Decide whether housing constitutes a strategic purpose for Council and if it should be prioritised over other land requirements for infrastructure and community facilities.

Top 5

Our recommended Top 5 actions

- Identify Housing Strategy champion and team at council
- Develop a communications plan
- Form a Local Housing Taskforce
- Identify key challenges for housing in each town/area and the tools that will help to deliver housing outcomes
- Create an Online Hub

Overview and comments

Housing Strategy - aspirations and areas of focus to deliver on the vision

Everyone in our community has access to a home that is safe, healthy and affordable and is part of a prospering, resilient and connected community.

Action Plan - where the mahi happens - the "rubber hits the road"

Reminder: next steps

- Closing the loop on key stakeholder engagement 5 - 16 February 2024
- Sustainability & Wellbeing Committee 26 February 2024
- Full council adoption of FINAL strategy 28 March 2024.

Questions

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projects
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