

Agenda for a meeting of the Sustainability and Wellbeing Committee to be held in the Council Chambers, District Office, 15 Galileo Street, Ngaaruawaahia on **MONDAY, 26 FEBRUARY 2024** commencing at **12.30PM.**

1. **APOLOGIES AND LEAVE OF ABSENCE**
2. **CONFIRMATION OF STATUS OF AGENDA**
3. **DISCLOSURES OF INTEREST**
4. **CONFIRMATION OF MINUTES**
Minutes for meeting held on Wednesday, 13 December 2023. **4**
5. **ACTIONS REGISTER** **11**
6. **REPORTS**
 - 6.1 Blue Float Energy Presentation **14**
 - 6.2 Three Waters Reform Better off Funding Special Project Update – February 2024 **25**
 - 6.3 Rural Ward Discretionary Fund Report **34**
 - 6.4 Waikato District Council Housing Strategy **36**

Gj Ion
CHIEF EXECUTIVE

TERMS OF REFERENCE

SUSTAINABILITY AND WELLBEING COMMITTEE

Reports to:	Council
Chairperson:	Cr Lisa Thomson
Deputy Chairperson:	Deputy Mayor Carolyn Eyre
Membership:	The Mayor and all Councillors
Meeting frequency:	Six-weekly
Quorum:	Majority of the members (including vacancies)

Purpose

The Sustainability and Wellbeing Committee is responsible for:

1. Developing strategies and plans to achieve the goals of Council's Long-Term Plan as they relate to sustainability and the four wellbeings.
2. Enhancing the District's economic position by promoting it as a business-friendly and business-enabled location and providing direction on strategic initiatives, plans, projects, and potential major developments relating to economic and business development.
3. Monitoring of Council's sustainability and wellbeing related strategies and plans.
4. Partnering to guide the provision of strategic community services to meet the current and future needs of the district and the enhanced wellbeing of its communities.
5. Facilitating community and stakeholder involvement and engagement with community infrastructure, safety, and wellbeing matters.
6. Overseeing civil defence and emergency management.
7. Approval and monitoring of funding to benefit the social, cultural, and environmental wellbeing of communities.

In addition to the common delegations, the Sustainability & Wellbeing Committee is delegated the following Terms of Reference and powers:

Terms of Reference – Sustainability & Wellbeing

- To develop, monitor and review Council's plans and strategies in relation to climate resilience and adaptation.
- To develop, monitor and review Council's plans and strategies in relation to desired community outcomes, including Blueprints.
- To develop, monitor and review Council's Economic Development plans and strategies.
- To develop, monitor and review Council's social development and cultural wellbeing plans and strategies.

Terms of Reference – Engagement and Funding:

- To develop and agree engagement strategy and plans for the purpose of enhancing community engagement and involvement.
- To provide advice on the development and implementation of strategies in relation to the impacts on sustainability and the four wellbeings.
- To receive and consider presentations and reports from stakeholders, government departments, organisations and interest groups on development and wellbeing issues and opportunities within the District.
- To determine funding applications for the Discretionary Grants Fund in accordance with the Discretionary Grants Policy and Guidelines, in a fair and just manner.
- To monitor and review the work of the Creative Communities Scheme Assessment Committee on a regular basis.
- To prioritise allocation of funding for community activities in accordance with Council policy and strategy

Terms of Reference – Civil Defence and Emergency Management:

- To monitor the performance of Waikato District's civil defence and emergency management response against Council's requirements under the Civil Defence and Emergency Management Act including:
 - a. implementation of Government requirements; and
 - b. co-ordinating with, and receiving reports from, the Waikato Region Civil Defence and Emergency Management Group Joint Committee.

Civil Defence and Emergency Management

- Monitor the performance of Waikato District's civil defence and emergency management response against Council's requirements under the Civil Defence and Emergency Management Act including:
 - a. implementation of Government requirements; and
 - b. co-ordinating with, and receiving reports from, the Waikato Region Civil Defence and Emergency Management Group Joint Committee.

The Committee is delegated the following powers to act:

Approval of:

- Climate resilience and adaption strategies and plans
- Economic Development strategies and plans
- District and Community Blueprints
- Social Development and Cultural strategies and plans
- Community Engagement strategies and plans
- Approval of funding applications for the Rural Ward Fund within the funds allocated by the Council on an annual basis (other than those applications to be determined by the relevant community board or community committee).
- Approval of funding applications for the Heritage Assistance Fund and Conservation Fund as recommended to the committee by officers or relevant assessment bodies.
- Approval of funding applications for any other community-based funding as delegated to the committee by the Council.

To	Sustainability and Wellbeing Committee
Report title	Confirmation of Minutes
Date:	1 February 2024
Report Author:	Karla Brotherston, Democracy Advisor
Authorised by:	Gaylene Kanawa, Democracy Manager

1. Purpose of the report

Te Take moo te puurongo

To confirm the minutes for a meeting of the Sustainability and Wellbeing Committee (S&W) held on Wednesday, 13 December 2023.

2. Staff recommendations

Tuutohu-aa-kaimahi

THAT the Sustainability and Wellbeing Committee:

- a. confirms the minutes for a meeting of the Sustainability and Wellbeing Committee held on Wednesday, 13 December 2023 as a true and correct record.**

3. Attachments

Ngaa taapirihanga

Attachment 1 – 231213 S&W Minutes unconfirmed

Minutes for a meeting of the Sustainability and Wellbeing Committee of the Waikato District Council held in the Council Chambers, District Office, 15 Galileo Street, Ngaaruawaahia on **WEDNESDAY, 13 DECEMBER 2023** commencing at **9.32am**.

Present:

Cr L Thomson (Chairperson)
Cr C Beavis
Cr C Eyre
Cr J Gibb
Cr M Keir
Cr P Matatahi-Poutapu [from 9.47am]
Cr E Patterson
Cr M Raumati [via audio visual conference]
Cr P Thomson
Cr T Turner
Cr D Whyte

Attending:

Mr G Ion (Chief Executive)
Mr V Ramduny (Acting General Manager Community Growth)
Ms A Diaz (Chief Financial Officer)
Mr J Marconi (Community Led Development Advisor) [via audio visual conference]
Ms T Heera (Strategic Planner)
Mr J Ebenhoh (Planning and Policy Manager)
Mr J Fuller (Senior Environmental Planner)
Mrs LM Wainwright (Democracy Advisor)

Guests

Mr B Owen (The Anglican Churches of Bombay Pokeno) [via audio visual conference]
Mr A Rogers (Hauraki Gulf Forum)

The meeting opened with a Karakia.

APOLOGIES AND LEAVE OF ABSENCE**Resolved: (Crs Gibb/Patterson)****That the Sustainability & Wellbeing Committee:**

- a. accepts the apology from Her Worship the Mayor, JA Church for non-attendance.

CARRIED**S&W2312/01****CONFIRMATION OF STATUS OF AGENDA ITEMS****Resolved: (Crs Beavis/P Thomson)****THAT:**

- a. the agenda for a meeting of the Sustainability and Wellbeing Committee held on Wednesday, 13 December 2023 be confirmed;
- b. all items therein be considered in open meeting;
- c. all reports be received; and
- d. the Sustainability and Wellbeing Committee resolves that the following item be added to the agenda as a matter of urgency as advised by the Chief Executive:
 - i. Hauraki Gulf Forum Update.

CARRIED**S&W2312/02****DISCLOSURES OF INTEREST**

Cr Eyre advised members of the Committee that she would declare a non-financial conflict of interest in part of item 6.4 [*Port Waikato Local Area Blueprint Update*] as she received the monthly newsletter from the Port Waikato Residents and Ratepayers.

CONFIRMATION OF MINUTES**Resolved: (Crs Patterson/Turner)****THAT:**

- a. the minutes for a meeting of the Sustainability & Wellbeing Committee held on Wednesday, 1 November 2023 be confirmed as a true and correct.

CARRIED**S&W2312/03**

ACTIONS REGISTER – DECEMBER 2023

Agenda Item 5

The report was received [*S&W2312/02 refers*] and no discussion was held.

Resolved: (Crs Beavis/Keir)

THAT the Sustainability & Wellbeing Committee:

- a. notes the progress on actions from previous meetings as outlined in the **Actions Register for December 2023**; and
- b. approves the **Tauwhare Community Plan becoming the Tauwhare Local Area Blueprint**, noting this will now be held under the **Blueprint page on Council's website**.

CARRIED

S&W2312/04

REPORTS

Rural Ward Discretionary Fund Report to 21 November 2023

Agenda Item 6.1

The report was received [*S&W2312/02 refers*] and the Chief Financial Officer spoke to the report. The following items were discussed:

- Clarification was requested on the status of the two (2) commitments from June 2022 (D&F2206/03) and August 2023 (S&W2308/04).

ACTION: Staff to ascertain why payments to Art in Nature Arboretum Trust (D&F2206/03) and Te Hau Kainga Mana Whenua Pokeno Charitable Trust (S&W2308/04) had not been made and to report back to the Sustainability & Wellbeing Committee meeting scheduled for Wednesday, 10 April 2024.

Application to the Rural Ward Fund – The Anglican Churches of Bombay Pokeno

Agenda Item 6.2

The report was received [*S&W2312/02 refers*] and Mr Owen, representing The Anglican Churches of Bombay Pokeno, spoke to the report. The following items were discussed:

- The Church of St Mary on the Hill, Pokeno was 120 years old and a Grade 2 listed heritage building.
- Mr Owen had written a book on the history of the Church.
- The Church roof needed recoating and Kowhai Roofing had been awarded the contract to clean and paint the roof.
- Church attendance had started to increase following the COVID-19 pandemic.

- It was noted that the cost of insurance had increased and was a financial challenge for the Church.
- Fundraising had commenced and to date, \$1,500.00 had been raised.
- Christmas carols would be held in the St Mary's Church at 7.00pm on Sunday, 17 December 2023.
- A Christmas Day service would be held in the St Mary's Church at 9.30am on Sunday, 25 December 2023.

Resolved: (Crs Gibb/Eyre)

THAT the Sustainability and Wellbeing Committee:

- a. **approves an allocation of \$5,000 (incl. GST) from its Discretionary Funding account to:**
 - i. **The Anglican Churches of Bombay Pokeno**
 - ii. **for the repainting of the roof of St Mary on the Hill Church, Avon Rd, Pookeno.**

CARRIED

S&W2312/05

Cr P Matatahi-Poutapu entered the meeting at 9.47am during discussions on the above item and was present when voting took place.

Amended Wharekawa Community Plan 2120
Agenda Item 6.3

The report was received [*S&W2312/02 refers*] and the Senior Environmental Planner, supported by the Planning and Policy Manager, spoke to the report. The following items were discussed:

- The preferred option was to adopt the final Wharekawa Community Plan 2120.
- The partnering of Councils, alongside central government, would look at options for potentially purchasing rural land and land banking for future town development along the Wharekawa Coast. At this time, the responsibility, liability and funding to achieve this action was yet to be determined.

Resolved: (Crs Whyte/Matatahi-Poutapu)

THAT the Sustainability and Wellbeing Committee:

- a. receives the report titled **Adoption of the (final) Wharekawa Coast 2120 Community Plan (document number M 3530607)**;
- b. accepts the **Wharekawa Coast 2120 Joint Working Party recommendations regarding the feedback received on the draft Wharekawa Coast 2120 Community Plan; and**
- c. approves **Option 2 - Adopt the final Wharekawa Coast 2120 Community Plan (as attached).**

CARRIED

S&W2312/06

Port Waikato Local Area Blueprint Update
Agenda Item 6.4

The report was received [*S&W2312/02 refers*] and the Strategic Planner spoke to the report. The following items were discussed:

- Feedback received from the Port Waikato Residents and Ratepayers had been reviewed and assessed.
- The group were not speaking on behalf of all residents of Port Waikato. Consideration would be given to seeking feedback from the wider community.

The meeting adjourned at 10.02am and resumed at 10.59am to allow Mr Rogers to address the committee on the Hauraki Gulf Forum.

Hauraki Gulf Forum Update
Add. Agenda Item 6.5

The following items were discussed:

- Water temperatures had increased by approximately 2 degrees in the gulf which meant that tropical species were getting a foothold due to the warmth. A long hot summer was projected for New Zealand which increased the water temperature.
- Caulerpa seaweed, one of the world's most invasive marine seaweeds, had been found in the Gulf and reduced fish species by 30 -50%.
- MPI were looking at methods to eradicate the seaweed.
- A meeting with Hon. Andrew Hoggard, Minister for Biosecurity, would be held on Friday, 15 December 2023 where it was hoped that funding would be secured.

- The Hauraki Gulf Marine Park covered approximately 14,000 square kilometres and held many challenges.
- For approximately one (1) month, hundreds of litres/second of effluent had been discharged into the Auckland Harbour. A meeting had been held with Watercare where the Board presented the impacts of this discharge on the natural capital value of the Gulf. This equated to approximately \$160M.
- A programme called Natural Capital Accounting had been implemented to value New Zealand's natural environment. The Hauraki Gulf had been valued as a \$1B asset to New Zealand and provided \$5B of natural capital value to residents and visitors each year.
- The Board had produced a report this year looking at 150 years into the future. An event had been held to launch this report.
- The Hauraki Gulf Marine Protection Bill was sitting with the House and had received its first reading prior to the 2023 election. Public consultation had been carried out and the select committee would report back to the house in February 2024.
- The Hauraki Gulf Forum's website was www.gulfjournal.org.nz.

There being no further business the meeting was declared closed at 11.36am.

Minutes approved and confirmed this _____ day of _____ 2023.

Cr L Thomson
CHAIRPERSON

To	Sustainability and Wellbeing Committee
Report title	Actions Register – February 2024
Date:	26 February 2024
Report Author:	Soroya McGall, EA to General Manager Community Growth
Authorised by:	Will Gauntlett, Acting General Manager Community Growth

1. Purpose of the report

Te Take moo te puurongo

To update the Sustainability and Wellbeing Committee on the actions arising from the previous meeting.

2. Staff recommendations

Tuutohu-aa-kaimahi

THAT the Sustainability and Wellbeing Committee receive the Actions Register – for February 2024.

3. Attachments

Ngaa taapirihanga

Attachment 1 – Sustainability and Wellbeing Committee Actions Register

	Action	Responsible to Action	Status/Update/Response
1.	<p>Local Area Blueprint Update</p> <p>A workshop was requested to assist councillors in understanding how community plans vs aspirations were integrated into the Blueprint process.</p> <p>That the community plans from Glen Afton and Pukemiro be considered at the workshop.</p> <p>That the Tauwhare Community Plan be placed on the Council website under Community Plans. The plan would supersede the 2017 community plan.</p> <p>That all community plans on the Council's website have the plan dates listed beside them.</p> <p>That a reference be placed in the Blueprint document referring to community plans.</p>	Planning and Policy Manager	<p>This workshop for Councillors was held on 4 December. This action is now considered complete and will be removed from the Actions Register.</p> <p>The following actions have now been completed and will be removed from the Actions Register</p>

	Action	Responsible to Action	Status/Update/Response
2.	<p><u>Maaori Sites and Areas of Significance Project Fund Report</u></p> <p>That a workshop be held to assist Council in understanding the funding review process.</p>	Economic and Community Led Development Manager	This workshop is still to be scheduled due to other demands on Elected Member availability.
3.	<p><u>Economic and Community Led Development Work Programme</u></p>	Economic and Community Led Development Manager	<p>December 2023:</p> <p>The Community Board Representatives for Community Board Plans are still being finalised as at the date of drafting this update. There will be a final outcome of all representatives in the week ending 1 December, after the second meeting with Community Board Chairs.</p>
4.	<p><u>Rural Ward Discretionary Fund Report to 21 November 2024</u></p> <p>Staff to ascertain why payments to Art in Nature Arboretum Trust (D&F2206/03) and Te Hau Kainga Mana Whenua Pokeno Charitable Trust (S&W2308/04) had not been made and to report back to the Sustainability & Wellbeing Committee meeting scheduled for Wednesday, 10 April 2024.</p>	Economic and Community Led Development Manager	<p>April 2024:</p> <p>An update will be provided at 10 April meeting.</p>

To	Sustainability and Wellbeing Committee
Report title	Blue Float Energy Presentation
Date:	14 February 2024
Report Author:	Karla Brotherston, Democracy Advisor
Authorised by:	Gaylene Kanawa, Democracy Manager

1. Purpose of the report

Te Take moo te puurongo

To provide a platform for Blue Float Energy's Country Manager to present to the Sustainability and Wellbeing Committee, aiding in the continual engagement and communication of the ongoing 'Waikato Offshore Wind Project'.

2. Executive summary

Whakaraapopotanga matua

The Waikato Offshore Wind Project is an exciting opportunity for the region (and Aotearoa more broadly), this brief presentation has been collated to continue engagement with the Committee as the project matures.

3. Staff recommendations

Tuutohu-aa-kaimahi

THAT the Sustainability and Wellbeing Committee receives the Blue Float Energy report.

4. Attachments

Ngaa taapirihanga

Attachment 1 – Blue Float Energy Presentation



Our partnership

1. We believe in harnessing the power of offshore wind to accelerate the energy transition whilst maximising benefits for local industry and community
2. We bring together complementary skillsets to combine global offshore wind expertise with local New Zealand energy system experience
3. We are investing in growing local capabilities



A leading offshore wind developer with a global pipeline of fixed and floating projects

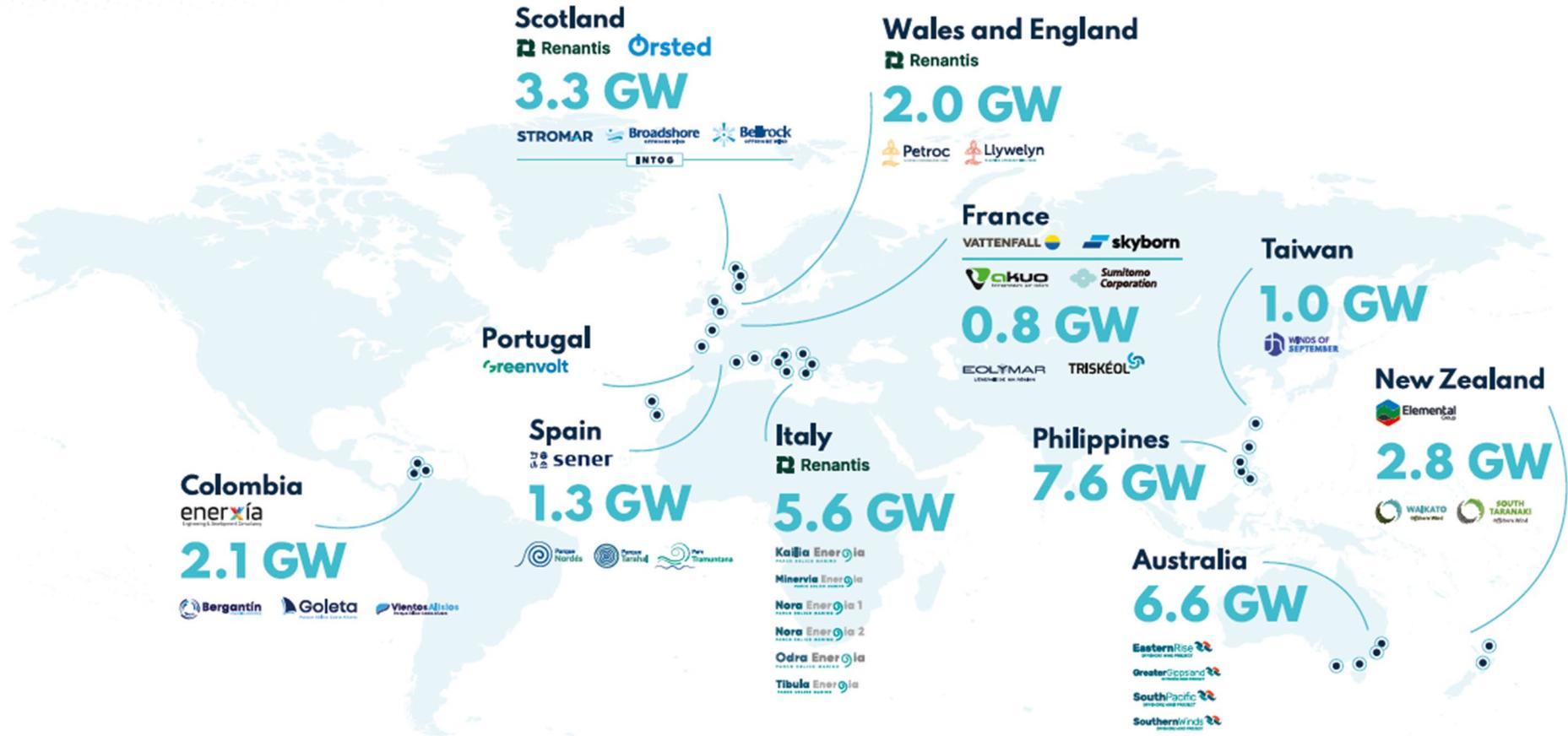


A pioneer in the offshore wind sector in New Zealand



Pure Offshore Wind Player

33.1 GW



Our development principles

- Partner with Māori, as kaitiaki, co-governors, owners and joint-venture partners
- Focus on enduring beneficial community-centred outcomes aligned with te ao Māori
- Committed to biodiversity and marine environment restoration and regeneration
- Collaborate with wider energy market participants and support common infrastructure solutions to reduce impact
- Explore synergistic activities such as aquaculture and fisheries
- Create and deliver skills, training and education
- Prioritise local procurement and employment
- Accelerate Aotearoa reaching its Net Zero targets



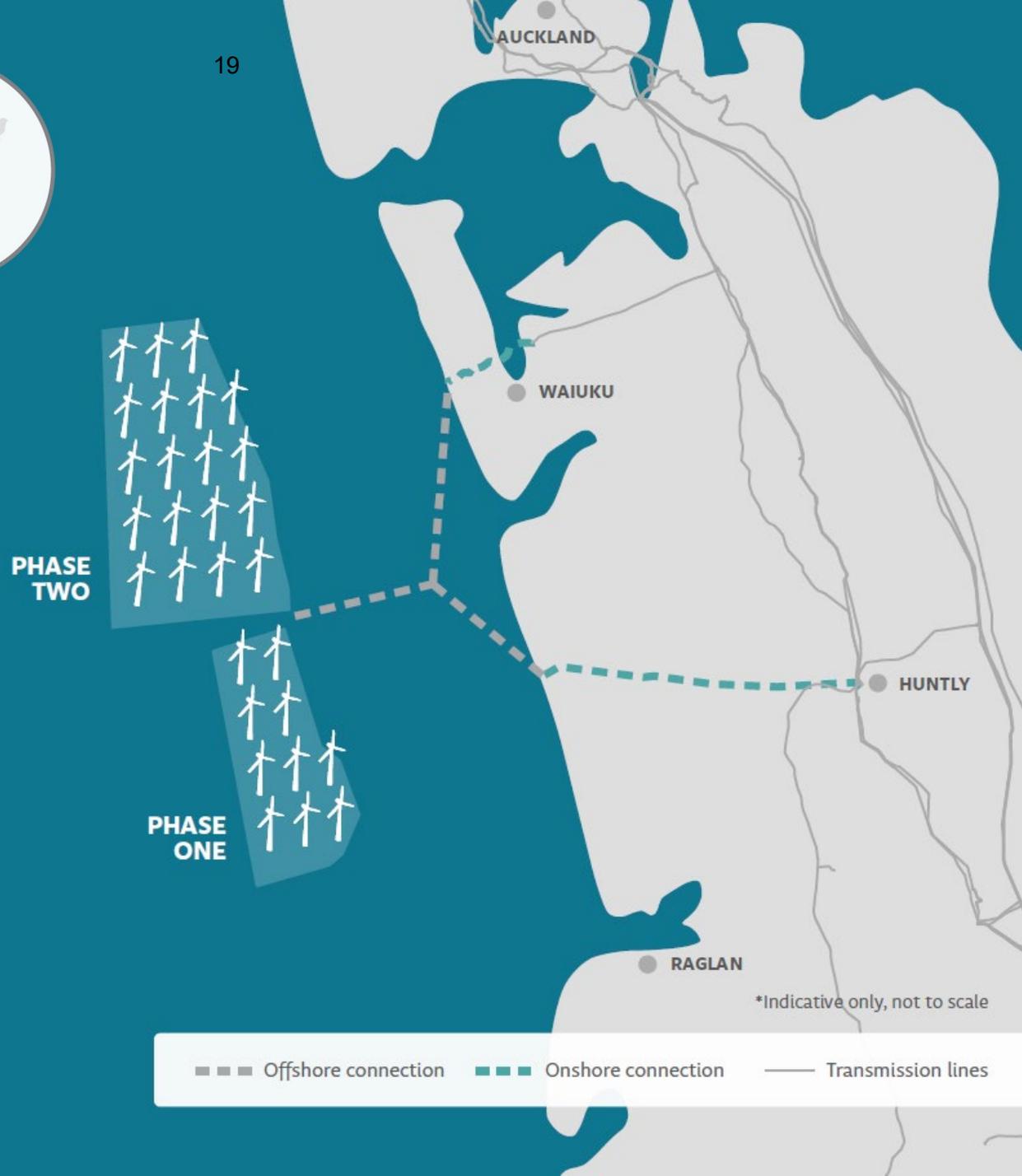
WAIKATO

Offshore Wind



19

1. Phase 1 – 810MW fixed bottom
2. Phase 2 – 1,125MW floating
3. Outside marine mammal sanctuary
4. Access to grid & port infrastructure
5. Phase 1 operational early 2030's



--- Offshore connection

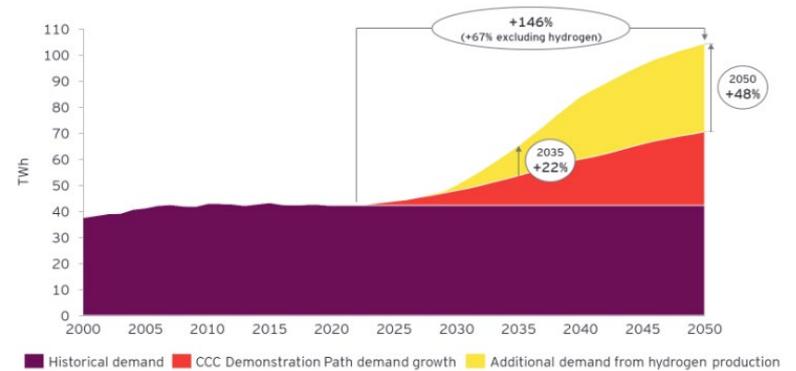
--- Onshore connection

— Transmission lines

Why offshore wind

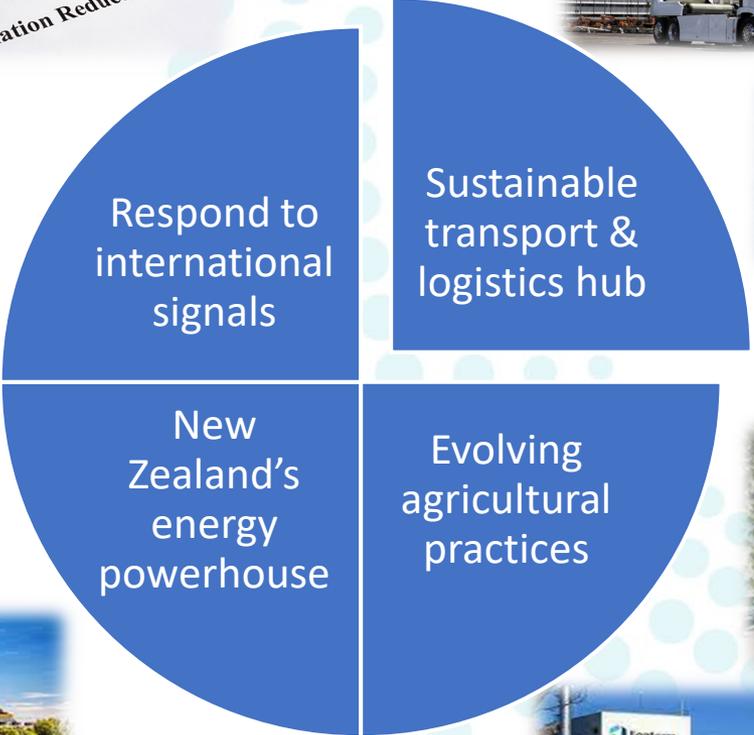
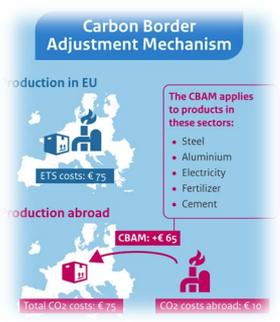
- 
Mature technology
- 
Project scale to support decarbonisation
- 
World class resource and proximity to load
- 
Community interests and competing land use
- 
Catalyst for economic growth and green molecules

Diagram 4: Comparison of hydrogen induced electricity demand with the Climate Change Commission's electricity demand growth. Source: Ernst & Young



emi.ea.govt.nz/r/kntcv

Strategic importance for Waikato



Offshore renewables regulatory framework



Set stable long-term targets to support investment



Implement enabling regulatory framework and streamline consenting



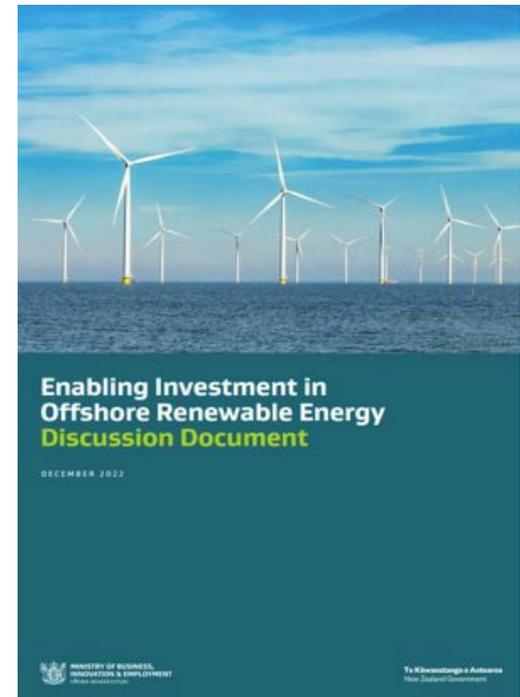
Support route to market through CFD auction scheme



Enable timely infrastructure development to de-risk generation investments



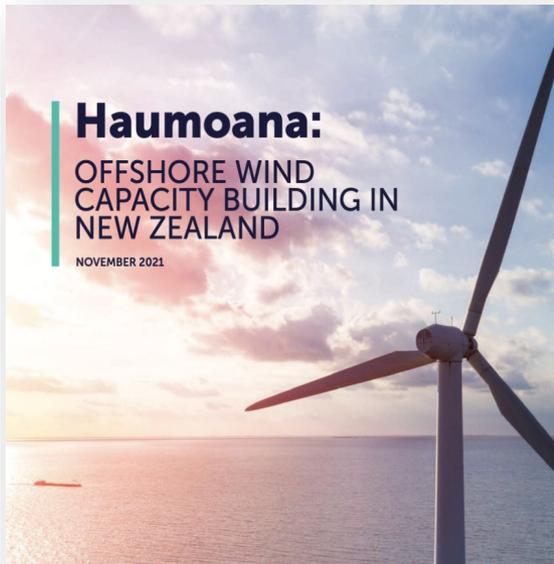
Workforce and supply chain development strategy





Ngā mihi nui, he pātai?

Further reading



Haumoana: OFFSHORE WIND CAPACITY BUILDING IN NEW ZEALAND

NOVEMBER 2021

Haumoana Capacity Building Report

<https://offshorewind.co.nz/reports/>

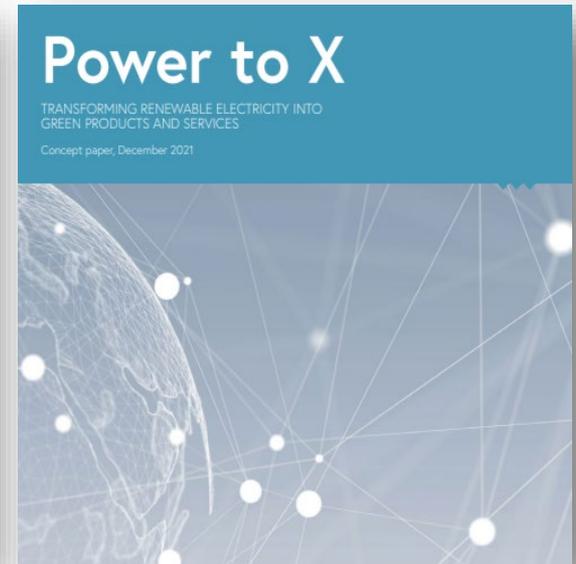


OFFSHORE WIND

A NEW ENERGY OPPORTUNITY FOR TARANAKI
DISCUSSION PAPER

Offshore Wind

<https://www.venture.org.nz/assets/Offshore-Wind-Discussion-Paper.pdf>



Power to X

TRANSFORMING RENEWABLE ELECTRICITY INTO
GREEN PRODUCTS AND SERVICES

Concept paper, December 2021

Power to X

<https://www.venture.org.nz/assets/Power-to-X-Report-Nov-2021.pdf>

To	Sustainability and Wellbeing Committee
Report title	Three Waters Reform Better Off Funding Special Project Update February 2024
Date:	26 February 2024
Report Author:	Deron Sharma - Three Waters Reform Project Manager
Authorised by:	Will Gauntlett - General Manager Community Growth

1. Purpose of the report

Te Take moo te puurongo

To inform the Sustainability and Wellbeing Committee (**te Komiti**) of current workstreams, activities, and key matters under the Three Waters Reform Better off funding special project.

2. Executive summary

Whakaraapopototanga matua

In 2021, Te Kaawanatanga o Aotearoa (**New Zealand Government**) announced the better off funding package, valued at \$500 million, as part of the Three Waters Reform programme. Te Kaunihera aa Takiwaa o Waikato's (**Waikato District Council's**) allocation of this puutea (fund) is \$7.88 million.

The programme covers 20 projects, of which three are Kaunihera-led and 17 are community-led. Best practice risk management requires back-to-back funding agreements with the 17 applicants delivering externally to protect Kaunihera and all applicants. To date, 11 back-to-back funding agreements have been executed, with the remaining six agreements drafted and ready to be signed by the respective applicants.

As of 31 January 2024, \$1.76 million has been spent on project delivery, which includes the successful closeout of two projects: Te Kauwhata Community Transport Service Electric Car Project and Te Ao Moana Whaaingaroa.

Projects delivered within the Whaaingaroa General Ward represent the highest proportion of expenditure. Kaimahi will provide support to enable applicants within other wards to improve delivery. Kaimahi are concerned that some projects may not get delivered by the end of the 2023 – 2024 financial year. A further report will be provided to te Komiti to consider the options available to Kaunihera in the next meeting.

3. Staff recommendations Tuutohu-aa-kaimahi

THAT the Sustainability and Wellbeing Committee:

- a. receives the report Better Off Funding Project update for February 2024, and**
- b. notes that the project management for the Three Waters Reform Better Off funding is ongoing.**

4. Discussion Matapaki

At the last quarterly update, te Komiti was informed that projects being delivered by Kaunihera could be claimed for as the master funding agreement between Kaunihera and Te Tari Taiwhenua (**The Department of Internal Affairs**) covered these projects. The Whaingaroa Wharf and Community Heartsaver Defibrillators projects are in the project deliver phase, and the District Wide CCTV Project is in the Plan & Design phase.

A programme dashboard has been developed for in-flight projects delivered under the Better off fund (**Attachment 1**). These represent 18 projects that are classified under PR-22160 Better off Funding Programme in CAMMS and do not include PR-21192 Whaingaroa Wharf Project and PR-22229 District Wide CCTV Project. PR-21192 and PR-22229 are delivered as standalone projects under the Enterprise Project Management Office portfolio and therefore will be reported to the Infrastructure Committee.

There are 17 projects being delivered externally which require back-to-back funding agreements. In the last quarterly report, three of these signed back-to-back funding agreements were sent to applicants for consideration. To date, 11 back-to-back funding agreements have been signed by the applicant and Kaunihera, with the remaining six agreements drafted and ready to be signed by the respective applicants. Kaimahi have been meeting with each applicant kanohi ki te kanohi (face to face) as well as conducting site visits to augment understanding of the project context and better position Kaunihera to provide support to the applicants.

Notwithstanding, the standalone projects PR-21192 Whaingaroa Wharf Project and PR-22229 District Wide CCTV Project, two community-led projects are currently in the delivery phase of the project lifecycle. The roof upgrade of Naike Wellness Hub/Community Gym has been completed and the construction works on the Accessibility Lift for Creative Space Building at Raglan Old School Arts Centre is underway.

Furthermore, two projects have been completed, the Te Kauwhata Community Transport Service Electric Car Project and Te Ao Moana Whaingaroa (**Figure 1**).

New Car for Te Kauwhata Community House



The Te Kauwhata Community House is delighted to have purchased a new car to be used for our Community Transport service.

With funding from Department of Internal Affairs managed by Waikato District Council, we have purchased a BYD Atto 3, fully electric car.

Thanks to Ebbetts Hamilton for the donation of a charging cable.

We are always looking for new volunteers to do driving for us, so if you are interested, get in contact. Let's chat.

The added bonus is you may get to drive our flash new car.

Nicky Patterson

Manager

Te Kauwhata Community House

1a Waerenga Road

Te Kauwhata 3710

07 8264303

0275198887

www.tekauwhatacommunityhouse.org.nz



Figure 1: Electric car purchased by Te Kauwhata Community House

Of the budgeted \$7.88 million, the year-to-date (YTD) expenditure is \$1.76 million (Table 1). The totals tabulated below do not include internally recoverable costs such as project management and contingency.

Table 1: Summary of project delivery expenditure YTD (31 January 2024)

Project	Budget	Expenditure
Taupiri Community Shared Pathway (Stages 1 and 2)	\$529,750	\$0
Whatawhata School Playground for the Community	\$250,000	\$0
T.A.S.K (Te Akau South Kaitiaki)	\$44,022	\$0
Te Kauwhata Community Transport Service Electric Car Project	\$45,000	\$45,000
Te Ao Moana Whaingaroa	\$17,957	\$17,957
Whatawhata Country Tennis Club Upgrades Lights	\$90,000	\$0
Naike Wellness Hub/Community Gym	\$142,024	\$102,962
Waerenga Community Hub Feasibility	\$116,390	\$0
Accessibility Lift for Creative Space Building at Raglan Old School Arts Centre	\$29,536	\$13,652
Restoring Mauri to Davies Park	\$421,500	\$110,531
Te Kowhai Structure Plan	\$250,000	\$0
Kimihia Lakes Irrigation and Picnic Site	\$96,040	\$0
Community Heartsaver Defibrillators	\$29,490	\$0
Raglan Bowling Club Irrigation Upgrade	\$7,018	\$0
Te Paina Project 2 - Te Paina Restoration	\$485,000	\$0
Te Paina Project 1 - Pest eradication	\$130,000	\$0
Te Paina Project 4 - 3 Waters program	\$75,000	\$0
Waka Energy Resources & Papakainga Project	\$60,000	\$0
Whaingaroa Wharf Walkways	\$3,200,000	\$1,470,242
District Wide CCTV	\$415,100	\$0
TOTALS	\$6,901,268	\$1,760,343

The expenditure has been segmented into General Wards (**Attachment 2**) to provide to Komiti a snapshot of project delivery as a function of district geography. The Whaingaroa Wharf Project has been excluded from the graphs due to scaling. The segmentation demonstrates that the Whaingaroa Ward has the highest rate of project delivery to date, followed by Raahui Pookeka Huntly and Western Districts. This is largely attributed to the Kaunihera delivered Wharf Project. In considering community-led projects exclusively, the Huntly General Ward has the highest expenditure to date.

In the spirit of the equitable principles that drove the Better off Funding programme, staff will work closely with applicants within wards that have not begun delivering to maximise the benefits realised throughout the takiwaa (district).

5. Next steps

Ahu whakamua

Kaimahi will continue to work with applicants to expedite the execution of the back-to-back funding agreements. Once these agreements are signed, a media release is planned to celebrate the successes of our community-led projects.

As part of ongoing risk management, kaimahi has identified projects that may not be ready to begin delivery by the end of the 2023 – 2024 financial year. Whilst support has been, and will continue to be, provided to these applicants, kaimahi will be seeking te Komiti's direction in the next meeting on projects that appear to be undeliverable within this timeframe.

There are no known material impacts of projects not starting delivery by 30 June 2024 because the Council has been granted until 30 June 2027 to fund and deliver projects from the Better off Fund. The delays, outside of Kaunihera control, in administering the funds have noteworthy implications on project deliverability by virtue of cost escalations and resource availability. However, kaimahi acknowledges that the Better off Funding Assessment Panel selected 11 contingency projects that could be substituted into the Better off Funding delivery programme if one of the shortlisted projects cannot be delivered. Kaimahi will be seeking direction from te Komiti on a fair and equitable start date for projects to be considered viable for future funding as there may be shovel-ready projects that are in the contingency list that are missing the opportunity to deliver wellbeing outcomes for the takiwaa.

6. Attachments

Ngaa taapirihanga

Attachment 1: PR-22160 Better Off Fund Child Projects Dashboard

Attachment 2: Better off Funding Projects Segmented by General Wards

Better Off Funding Program PBI 20240124

[View in Power BI](#) ↗

Last data refresh:
24/01/2024 2:17:25 am UTC

Downloaded at:
24/01/2024 2:18:18 am UTC

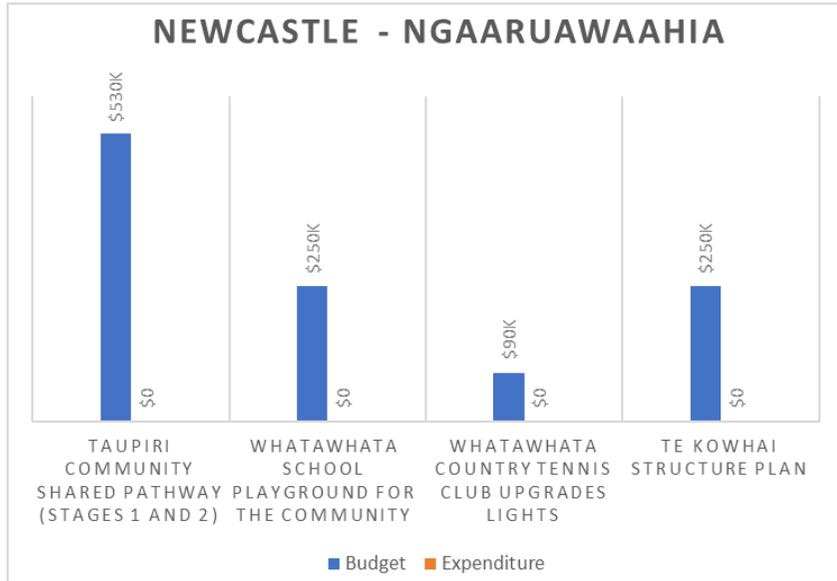


Figure 1: Expenditure segmented by the Newcastle-Ngaaruawaahia General Ward

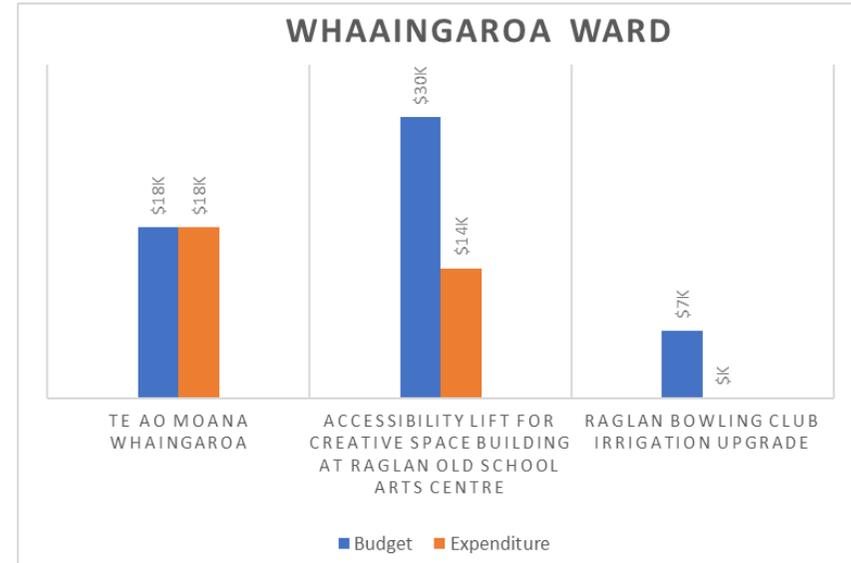


Figure 2: Expenditure segmented by the Whaingaroa General Ward

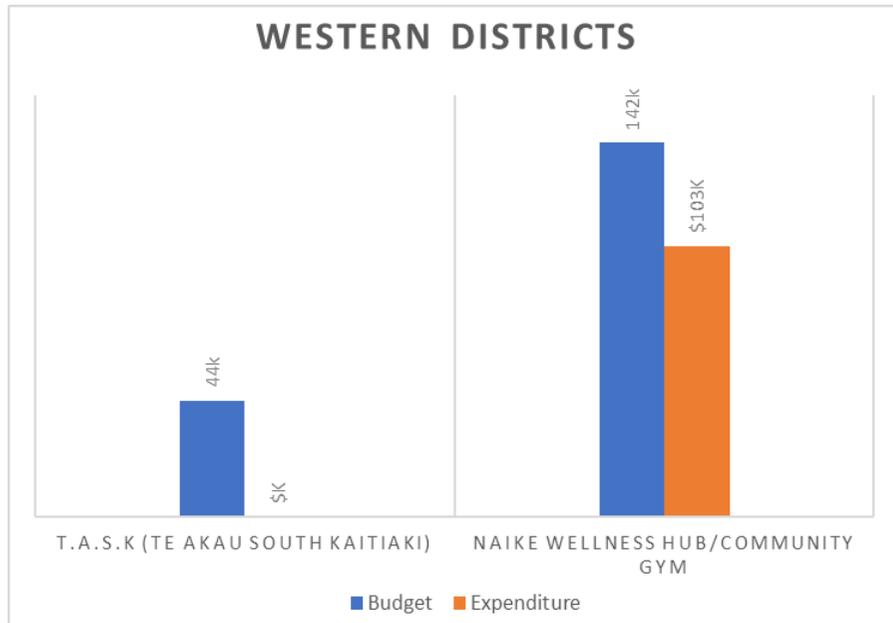


Figure 3: Expenditure segmented by the Western Districts General Ward

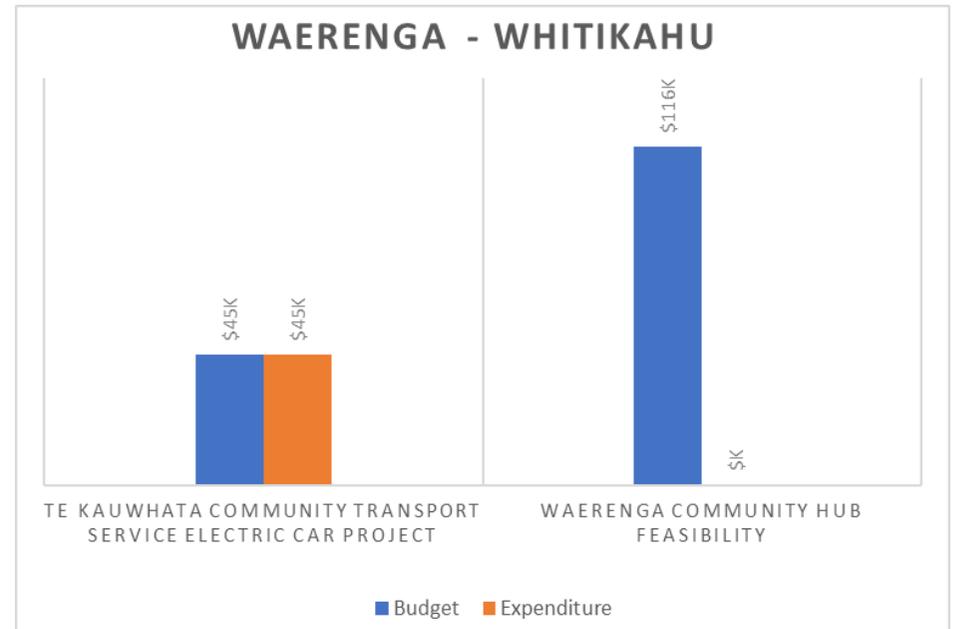


Figure 4: Expenditure segmented by the Waerenga-Whitikahu General Ward

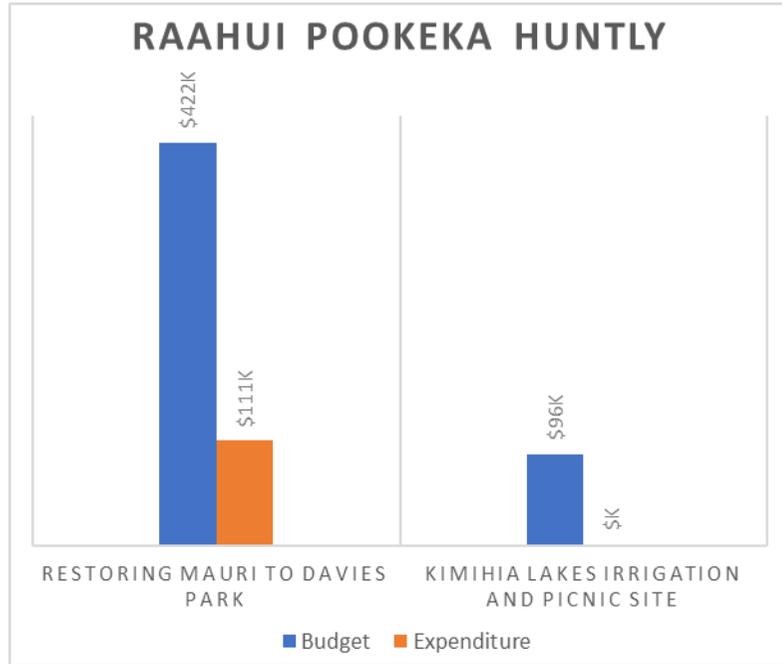


Figure 5: Expenditure segmented by the Huntly General Ward

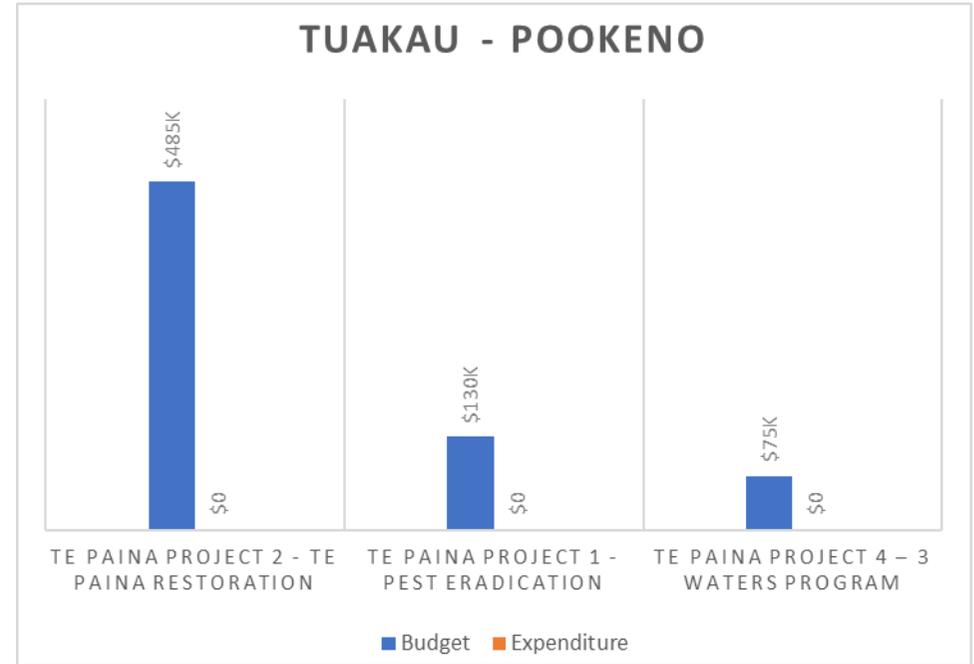


Figure 6: Expenditure segmented by the Tuakau-Pookeno General Ward

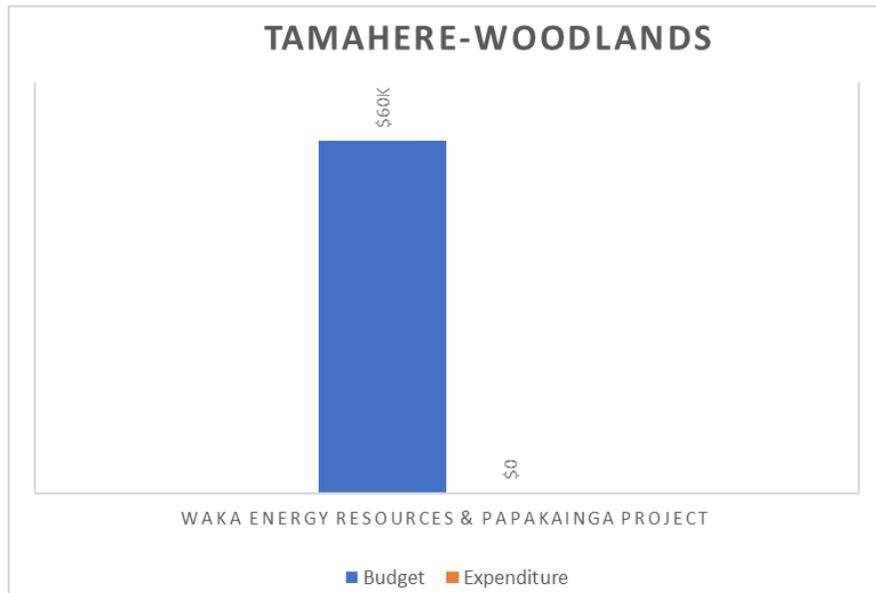


Figure 7: Expenditure segmented by the Tamahere-Woodlands General Ward

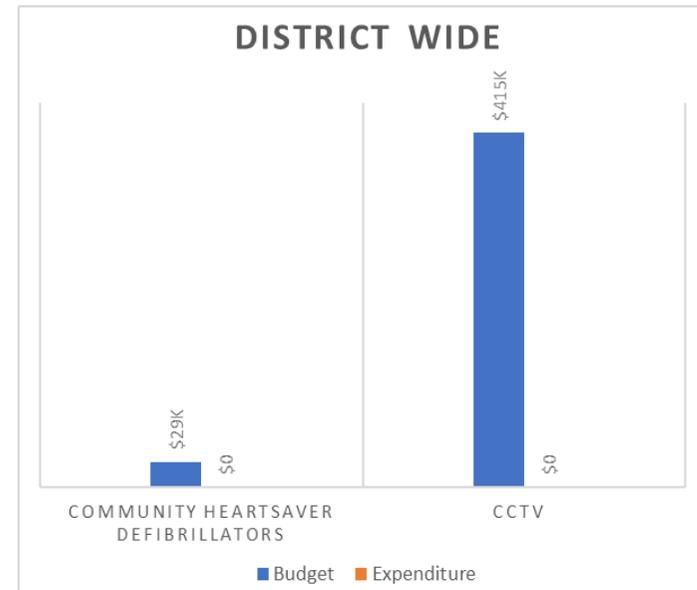


Figure 8: Expenditure segmented by the district wide projects

To	Sustainability and Wellbeing Committee
Report title	Rural Ward Discretionary Funds Report to 31 January 2024
Date:	28 February 2024
Report Author:	Jen Schimanski, Support Accountant
Authorised by:	Lianne Van Den Bemd, Community-Led Development Advisor

1. Purpose of the report

Te Take moo te puurongo

The purpose of this report is to present to the Sustainability and Wellbeing Committee a summarised report giving balances of the Rural Ward discretionary funds including commitments as at 31 January 2024.

2. Staff recommendations

Tuutohu-aa-kaimahi

THAT the Sustainability and Wellbeing Committee receives the Rural Ward Discretionary Funds report as at 31 January 2024.

3. Attachments

Ngaa taapirihanga

Attachment 1 – Discretionary Fund report Rural Ward to 31 January 2024

RURAL WARD DISCRETIONARY FUND 2023/24 (July 2023 - June 2024)
--

As at Date: 31-Jan-2024

	GL	
2023/24 Annual Plan		10-2020-0000-00-25904 30,963.00
Carry forward from 2022/23		25,743.00
Total Funding		56,706.00
Income		
Total Income		-
Expenditure		
17/05/2023 Payment to Tauwhare Community Committee for the amount of \$800. (plus GST if any) towards the cost of publication of the community newsletter the Tauwhare Transmitter in 2023 inv RWDF2023	S&W2305/04	800.00
9/08/2023 Payment to Waikato Clay Target Club Inc inv 10053 for the amount of \$1,000.00 to support their trappers mechanics during events	S&W2308/05	869.57
24/08/2023 Payment to Te Hau Kainga Mana Whenua Pokeno Charitable Trust inv 1003 for the amount of \$3,984.96, to support its vision for Pokeno and to improve on their current communications strategy.	S&W2308/04	3,984.96
10/11/2024 Payment for \$1,500.00 (excl GST) to Te Akau Waingaro Community Complex inv-0011 for a band as part of its Community Christmas Fete on Wednesday the 29 November 2023.	S&W2311/06	1,500.00
1/11/2023 Payment from Rural Ward Fun to Orini Reserve Committee inv 2023 for its annual Christmas party at Orini Reserve 1 December 2023	S&W2311/04	2,419.00
18/01/2024 Commitment to Art in Nature Arboretum Trust for the amount of \$3,500 (plus GST if any) towards the cost of educational materials for the community invoice 2401002	D&F2206/03	3,500.00
31/01/2024 Payment from Rural Ward Fund for \$2,586.50 (excl GST) to Pokeno Community Events Committee for the Traffic Management Plan required for the Pokeno Christmas Parade on 8 December 2023	S&W2311/05	2,586.50
Total Expenditure		15,660.03
Net Funding Remaining (Excluding commitments)		41,045.97
Commitments		
13/12/2023 Commitment from Rural Ward Fund for \$5,000.000 (incl GST) to the Anglican Churches of Bombay Pokeno, towards repainting the roof of St Mary on the Hill Church, Avon Rd, Pokeno.	S&W2312/05	5,000.00
Total Commitments		5,000.00
Net Funding Remaining (Including commitments)		36,045.97

To	Sustainability and Wellbeing Committee
Report title	Waikato District Housing Strategy
Date:	26 February 2024
Report Author:	Vishal Ramduny, Strategic Initiatives and Partnerships Manager Hazel Coalter, Growth and Analytics Manager
Authorised by:	Will Gauntlett, General Manager Community Growth

1. Purpose of the report

Te Take moo te puurongo

For the Sustainability and Wellbeing Committee to receive the Waikato District Council Housing Strategy for consideration.

2. Executive summary

Whakaraapopotanga matua

The Waikato District Council Housing Strategy (the Strategy) has been in development since October 2023. The Strategy has been informed through engagement with Waikato District Council elected members, community boards and community committees, staff, mana whenua, relevant government agencies, the Waikato Housing Initiative, Waikato-Tainui staff, Maaori trust, developers and community representatives and advocates working in the housing space across the district.

The Strategy outlines a vision and aspiration for housing for the community now and into the future. It represents a consolidation of work and thinking in the housing space whilst acknowledging that the role of the Council for housing should be one of advocacy, relationship building and coordination and not as a provider or funder of housing directly. The Strategy provides a framework for the Council's approach to housing on this basis.

The development of this Strategy has provided an opportunity to have a consolidated discussion with key stakeholders and role players to identify the key priorities and focus areas for housing in the district. The Strategy is a key cog in giving effect to the Council's vision of building liveable, thriving, and connected communities.

The key housing issues the Strategy focuses on are:

- Affordable housing
- Maaori housing and papakaainga
- Intergenerational and multigenerational housing
- Provision of diversified types of housing

The Strategy acknowledges the three waters, roading and community facilities infrastructure challenges the Council faces which may affect facilitating housing delivery.

These relate to:

- Funding of new infrastructure
- Aging infrastructure
- Fragmented land ownership (where land has been zoned for development)
- The rural nature of Maaori freehold land
- Cross-boundary growth considerations in relation to Hamilton and Auckland
- Aligning social infrastructure (schools, parks, community facilities and services) to community needs.

Notwithstanding these infrastructure challenges, the key regulatory tools at the Council's disposal to help with housing delivery are:

- The Waikato District Plan (which includes rules and policies to guide development and residential density in accordance with the Resource Management Act).
- Development contributions to fund growth-related infrastructure (levied through the Development Contributions Policy under the powers afforded by the Local Government Act).

The Strategy also acknowledges other key Council strategies and plans that will support housing and building liveable, thriving, and connected communities, being:

- Council's Growth & Economic Development Strategy, Waikato 2070
- Future Proof Subregional Growth Strategy
- Waikato Blueprint and local area blueprints
- Structure plans and design guides
- Relevant infrastructure plans

Staff are recommending that the Sustainability and Wellbeing Committee endorse the Strategy and recommend it to Council for adoption. The Strategy will be a 'living' document that will be reviewed at least every three years to reflect the ever-changing housing environment and any changes to legislation that may have implications for the Council's role in housing.

The action plan contained in the Strategy will however be reviewed on an annual basis. This will ensure that ongoing feedback can be provided by the community, stakeholders, and role players for consideration in either the Strategy review or the update to the action plan in keeping with the Council's advocacy role in the housing space.

3. Staff recommendations Tuutohu-aa-kaimahi

THAT the Sustainability and Wellbeing Committee recommends to Council:

- a. that the Waikato District Council Housing Strategy be adopted pending any changes to the document made by the Committee.

4. Background Koorero whaimaarama

In August 2023, staff workshopped a draft affordable housing action plan with our elected members. Elected members advised staff through this workshop, and a subsequent Long-Term Plan 2024-2034 strategic scene-setting session, that a more holistic housing strategy (in which affordable housing should be a component) would be preferable.

Consequently, in October 2023, Veros Consulting was engaged to help with developing a housing strategy. Workshops and meetings were held with community board, community committee and mana whenua representatives, Waikato-Tainui staff and key housing sector stakeholders in November and December 2023. Further engagements with housing sector representatives and Waikato-Tainui staff took place in February 2024.

The purpose of these engagement sessions was to help identify and confirm the district's housing challenges and the opportunities available for Council and the housing sector representatives to work collaboratively in addressing the housing challenge.

An initial draft of the Strategy was presented to Elected Members on 7 December 2023. This was followed by a second workshop on 1 February 2024 at which the final draft of the Strategy was presented and discussed. The attached Strategy incorporates feedback from the 1 February 2024 workshop and further engagements with housing sector representatives.

5. Discussion and analysis Taataritanga me ngaa tohutohu

It is important to note right from the outset that the Strategy acknowledges that Council is not directly mandated to provide or fund the construction of houses. The direction given by Elected Members has been that Council does not voluntarily take on an active role in delivering housing and instead plays the role of advocate and a facilitator in the housing space.

The Strategy has been informed by the following guiding principles:

- A focus on building *homes*, not houses
 - Inclusivity and equitability
 - Being bold, innovative, and learning from others
 - Creation of future-focussed and integrated communities
 - Protection of the taio / environment
 - Data-driven decision-making
 - Honouring Te Tiriti o Waitangi
-

The key outcomes sought are:

- Everyone has access to housing that they need and when they need it.
- Everyone has access to a safe and healthy home.
- Ensuring that our communities are prospering, resilient and connected.
- Delivering on our community's aspirations together with our housing partners.

The action plan is the key component of the Strategy as this translates strategy into action. The action plan acknowledges the main local government housing levers are zoning and regulation, infrastructure and consenting (customer) interface. It is a framework to guide our continued advocacy and coordination role in the housing space in accordance with the existing Council mandate.

Building and nurturing key relationships with relevant organisations involved in housing in Waikato is a key lever for Council identified in the Strategy. This includes our continued engagement with stakeholders through existing forums (e.g. Future Proof, Waikato Housing Initiative, etc) about the Strategy. Whether or not this approach will be effective will be reassessed at the first review of the Strategy. If the review finds this is not effective, then Council could consider further investment, such as establishing a specific Waikato District Housing Forum if resourcing permits as part of the 2027-2037 Long Term Plan cycle.

Other key Council levers identified are:

- Consideration of inclusionary zoning for relevant areas of the district
- Application of Medium Density Residential Standards in relevant areas.
- Development agreements and development contributions tools.
- Making consenting processes easier and simpler by identifying pathways for getting consent for different housing types.
- Identification of appropriate council-owned land for housing and working with relevant partners to enable this for housing.

Specific key actions identified in the Action Plan include:

- Identification of a housing champion within the organisation (this could be a team or teams).
 - Continued engagement with stakeholders through existing forums (e.g. Waikato Housing Initiative) about the Strategy.
 - Making the development of housing easier and faster (by helping people understand what can be done with the permitted activity standards and what they need to do to obtain resource consent).
 - Providing information on papakaainga development and on home upgrades.
 - Unlocking zoned vacant land through infrastructure provision (where possible and affordable).
 - Education and communication to enable more people to participate in addressing the housing problem by providing the tools, support and education needed and the opportunities for people and agencies to work together.
 - Look at incentives to encourage the development of the right types and appropriately designed houses in the right places through offering incentives through consenting/quicker processes/planned provision of social infrastructure/master planning neighborhoods.
 - Advocacy on funding partnerships.
-

- Ascertaining if there is a role for Council to enter the housing market as a participant as part of the first review of the Strategy.

The implementation of the Strategy will help Council make a meaningful contribution to the achievement of social, economic, and cultural wellbeing at both an individual and community level through its advocacy and facilitator role for housing within the district.

Note: In late 2023, the Government commissioned an independent review of Kaainga Ora to investigate the Crown agency's financial situation, procurement, and asset management. The outcome of this review is expected to be known at the end of March 2024. Any implications of this review for the Waikato District Council Housing Strategy will be considered in the next review of the Strategy (if it is strategy-related) or in the annual review of the action plan.

5.1 Options

Ngaa koowhiringa

Option one

Council can decide not to adopt the Strategy. Doing this would give direction to staff to deliberately play no role in the facilitation of housing. The staff view is that this would be counter-productive to our commitment to advance social and wellbeing outcomes in the community and to achieving the Council's vision of building liveable, thriving, and connected communities.

OR

Option two

Council decides to adopt the Strategy thereby committing to playing an advocacy role in addressing the housing challenges of the district, by working in partnership with key stakeholders. This will also provide clarity to the market on Council's approach to housing and the Council's expectations of others in this space. Staff are proposing that the implementation of the Strategy for the first three years of the 2024-2034 Long Term Plan could be undertaken with existing resources that acknowledges our existing advocacy and coordination role in this space as well as existing initiatives that are being undertaken. These existing resources were not initially established/provided to drive housing outcomes specifically so implementing the Strategy (and its action plan) assumes that there is an opportunity to review our approach and resourcing for housing for the next LTP cycle.

Recommended Option

Staff recommend option two as it enables Council to take a leadership role in the housing space in support of social and wellbeing outcomes. However, in endorsing this option, it is understood that staff will do their best to implement the action plan through existing business-as-usual work practices and resources since no new funding has been proposed by staff for implementation of the Strategy in the 2024-2034 Long Term Plan.

Our existing approach to housing is primarily related to the following:

- Advocacy and partnership – e.g. Waikato Housing Initiative, Future Proof, housing trusts, developers.
- Strategic land use planning – e.g. Waikato 2070, structure plans, design guides.
- Infrastructure planning to inform long-term plans and Infrastructure strategies.
- The Waikato District Plan (which includes rules and policies to guide development and residential density in accordance with the Resource Management Act).
- Development contributions to fund growth-related infrastructure (levied through the Development Contributions Policy under the powers afforded by the Local Government Act).
- Development agreements
- Building review function

Resourcing the implementation of the Strategy will be considered again as part of the next Long Term Plan cycle. The implementation of the Strategy is proposed to be jointly championed by the Strategic Initiative and Partnerships team and the Growth and Analytics team (both within the Community Growth Group).

5.2 Financial considerations

Whaiwhakaaro puutea

Considering the austere fiscal environment which Council finds itself in, it is assumed that Council will, to its best endeavours, advance the implementation of the action plan contained in the Strategy for at least the first 3 years of the 2024-2034 Long Term Plan cycle using existing financial and human resources and with the support of the Waikato Housing Initiative, where appropriate. Further resourcing implications will be considered as part of the 2027-2037 Long Term Plan.

5.3 Legal considerations

Whaiwhakaaro-aa-ture

Staff confirm that the recommendation of this report complies with the Council's legal and policy requirements. There is no legal requirement for Council to develop a housing strategy.

5.4 Strategy and policy considerations

Whaiwhakaaro whakamaaherehere kaupapa here

The Strategy also acknowledges and is in line with, other key Council strategies and plans that will support housing and building liveable, thriving, and connected communities viz:

- Future Proof Growth and Development Strategy
 - Council's Growth and Economic Development Strategy, Waikato 2070
 - Waikato Blueprint and local area blueprints
 - Structure plans and design guides
 - Relevant infrastructure plans
-

5.5 Maaori and cultural considerations

Whaiwhakaaro Maaori me oona tikanga

The Strategy has been developed with input from mana whenua, Waikato-Tainui and Maaori trusts. Advancing Maaori housing and papakainga are cornerstones of the Strategy.

5.6 Climate response and resilience considerations

Whaiwhakaaro-aa-taiao

The decisions sought by, and matters covered in, this report are consistent with Council's Climate Response and Resilience Policy and Climate Action Plan. This relates particularly to advocacy on energy-efficient homes and the need to ensure that the provision of residential dwellings conforms to the Climate Action Plan. The Strategy advocates for:

- Building housing to withstand the challenges of the future climate (no building on flood prone land without adequate mitigation, orientated for the sun, appropriate shading, access to green space, trees etc)
- Encouraging universal design and building for climate resilience.

The action plan contains a specific action (which aligns with Council's Climate Response and Resilience Strategy) for making information available on how to upgrade existing housing stock, especially for those areas with the oldest housing stock.

5.7 Risks

Tuuraru

The implementation of the Strategy for the first three years of the 2024-2034 Long Term Plan is proposed to be undertaken with existing staff resources. Apart from the Strategic Initiatives and Partnerships Coordinator position these existing resources were not initially established/provided to drive housing outcomes so implementing the Housing Strategy and its action plan will require a more structured and co-ordinated approach by staff to ensure that existing work programmes with housing implications are monitored and addresses the actions in the Strategy.

This will require the support of relevant staff who are responsible for processes which have implications for housing in the district. However, Council is responsible for key regulatory processes associated with the provision of housing in the community so staff will use these mechanisms to support housing delivery and give effect to the action as best as it can.

Staff will keep a watching brief on any potential future mandates for local government (from central government) as far as housing is concerned. At the time of writing, government was undertaking a review of Kaainga Ora. There is also no indication at this stage regarding the trajectory of local government reform.

6. Significance and engagement assessment Aromatawai paahekoheko

6.1 Significance Te Hiranga

The decisions and matters of this specific report are assessed as of low significance in accordance with the Council's [Significance and Engagement Policy](#).

6.2 Engagement Te Whakatuutakitaki

Highest level of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Strategy has been informed through engagement with Waikato District Council elected members, community boards and community committees, staff, mana whenua, relevant government agencies, the Waikato Housing Initiative, Waikato-Tainui staff, Maaori trust, developers and community representatives and advocates working in the housing space across the district.					

State below which external stakeholders have been or will be engaged with:

Planned	In Progress	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Internal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Boards/Community Committees
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waikato-Tainui/Local iwi and hapuu
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Affected Communities
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Affected Businesses
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (Please Specify)

7. Next steps Ahu whakamua

Should the Sustainability and Wellbeing Committee recommend to Council adopting the Strategy, staff will produce a final designed version.

8. Confirmation of statutory compliance Te Whakatuuturutanga aa-ture

As required by the Local Government Act 2002, staff confirm the following:

The report fits with Council's role and Committee's/Community Board's Terms of Reference and Delegations. Confirmed

The report contains sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages (*Section 5.1*). Confirmed

Staff assessment of the level of significance of the issues in the report after consideration of the Council's Significance and Engagement Policy (*Section 6.1*). Low

The report contains adequate consideration of the views and preferences of affected and interested persons taking account of any proposed or previous community engagement and assessed level of significance (*Section 6.2*). Confirmed

The report considers impact on Maaori (*Section 5.5*) Confirmed

The report and recommendations are consistent with Council's plans and policies (*Section 5.4*). Confirmed

The report and recommendations comply with Council's legal duties and responsibilities (*Section 5.3*). Confirmed

9. Attachments Ngaa taapirihanga

Attachment 1 – Waikato District Council Housing Strategy

DRAFT

Housing Strategy

2024

This document was prepared by:



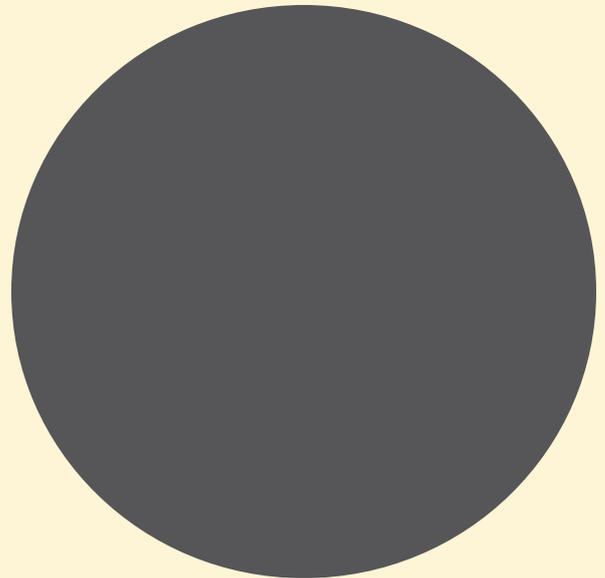
Contents

	Foreword / mihi	04
	Strategy on a page	05
1.0 Current State	1.1 A snapshot of our district	07
	1.2 Township facts and figures	11
2.0 Housing Strategy	2.1 Overview	13
	2.2 How this strategy was developed	17
	2.3 Mana whenua, hapuu and iwi	18
	2.4 Council's role and regulatory tools	19
	2.5 District issues to address	21
	2.6 Guiding principles	23
	2.7 Outcomes	24
	2.8 Next steps	28
3.0 Action Plan	3.1 Strategy to action	30
	3.2 Big moves	32
	3.3 Action plan	33
4.0 Appendices	4.1 Strategic framework	41
	4.2 Different housing models in New Zealand	42
	4.3 Additional information	43

Foreword / mihi

A message from the mayor

To be completed by Council



Strategy on a page

We have distilled our strategy down to this one page overview to provide a snapshot of our vision – what we want to achieve, our principles – how we will work and what we will focus on to make a difference.



1.0 Current State



1.1 A snapshot of our district

PEOPLE IN OUR DISTRICT



88,900
people live in the Waikato District (projection.**)

10.2%
of working age people are beneficiaries.

28.9%
of our community are under 19 years old.

26.8%
of our community are over 55 years old.

26.4%
of our community identify as Maaori.

12.6%
of our community aged 15-24 are not in employment, education or training
NEET rate.*

*The Not in Employment, Education, or Training (NEET) rate is an official statistic designed to complement other measures of labour market underutilisation and assist in identifying groups at a greater risk of becoming disadvantaged or marginalised in the future.

DEMOGRAPHICS BY TOWN

Most young people 0-14

27%
NGAARUAWAAHIA.

Most seniors 65+

24%
TE KAUPHATA

Most people per household

3.3
NGAARUAWAAHIA

Highest not in labour force rate

45.9%
HUNTLY WEST

Highest unemployment rate

8.5%
NGAARUAWAAHIA



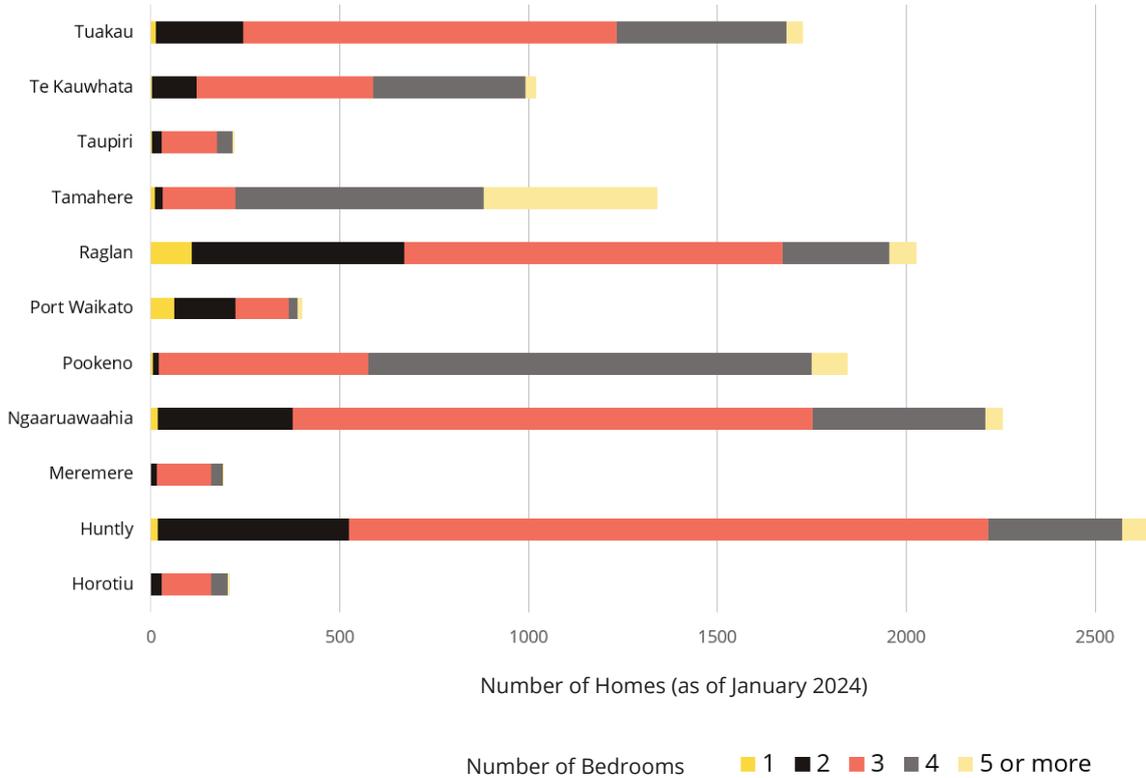
Estimated figures from various sources - 2022-2023

**Source: University of Waikato 2021, Waikato District Council 2024-2034 LTP Population Projections

EXISTING HOUSING STOCK

Homes per town by bedroom

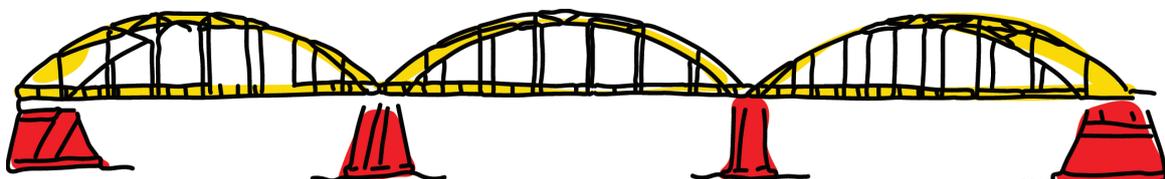
- In towns with more holiday homes there are a higher portion of one and two bedroom homes.
- The housing typology of Pookeno is slanted toward larger families.
- Tamahere has larger, more expensive homes.
- 49% of the homes in the sample have three bedroom.



RESIDENTIAL SALES BY TOWN

Based on Core Logic Data from sales 2022-2023
 *Based on unoccupied homes Census 2018

Most sales 316 POOKENO	Smallest median home sale 90m² PORT WAIKATO	Highest stock turnover 25% TE KAUWHATA
Smallest median section sale 483m² TE KAUWHATA	Highest median sale price \$1,885,000 TAMAHERE	Lowest median sale price \$526,250 HUNTLY
Most holiday homes* 37% RAGLAN	Oldest median age sale 1960 - 1969 MEREMERE	



Noteworthy statistics about...

NEW HOME CONSENTS BY TOWN

Fewest consents issued

17
PORT WAIKATO

Most consents issued

1,113
POOKENO

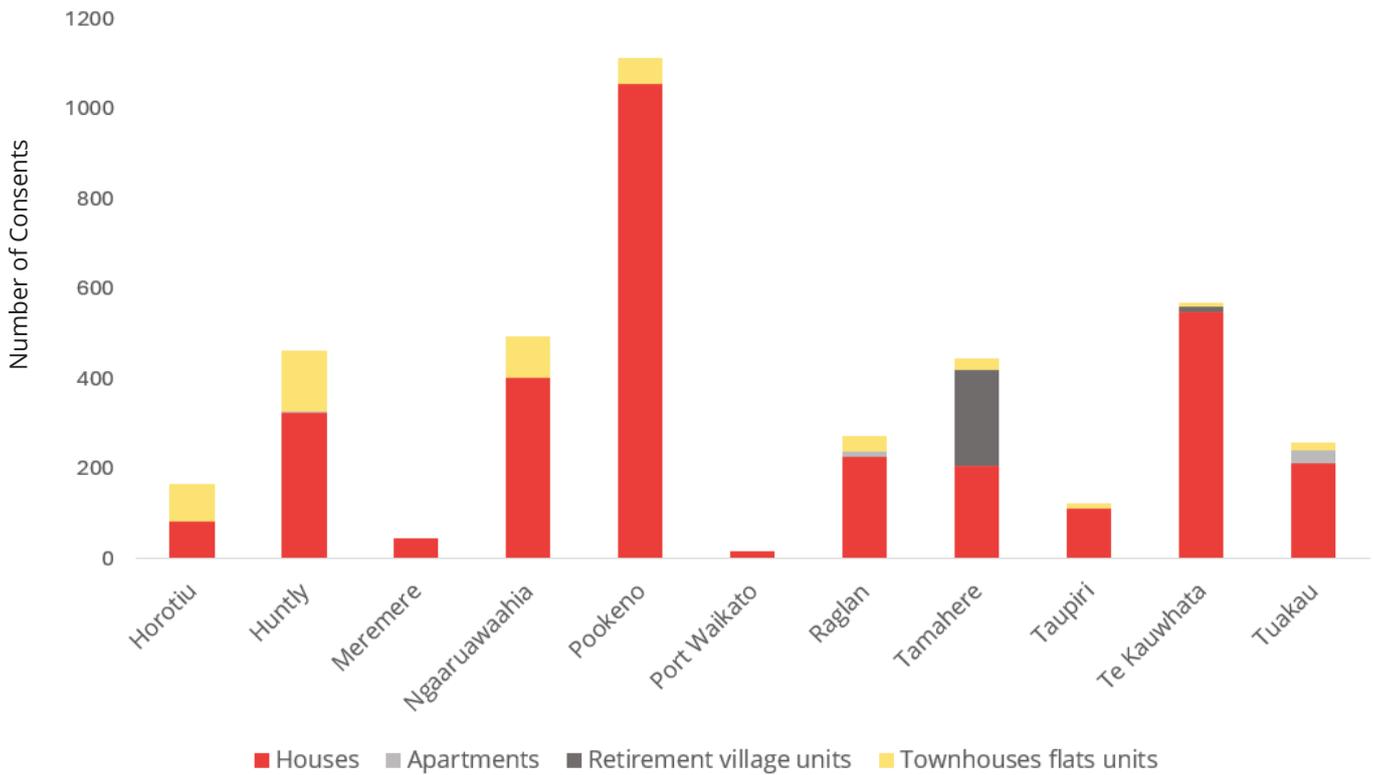
Portable homes constructed*

295
HOROTIU, HUNTLY & NGAARUAWAAHIA

Most retirement village units

213
TAMAHERE

No. of new build consents since Census 2018 by town and dwelling type



Based on Stats NZ data since Census 2018

*Based on units constructed where no permanent townhouses/units have been built

Noteworthy statistics about...

RENTALS BY TOWN

Lowest median rent (per week)

\$480
HUNTLY

Highest median rent (per week)

\$665
POOKENO

Highest median rent increase (since 2018)

117%
MEREMERE

Highest proportion of rentals

27%
TUAKAU

Highest gross rental yield

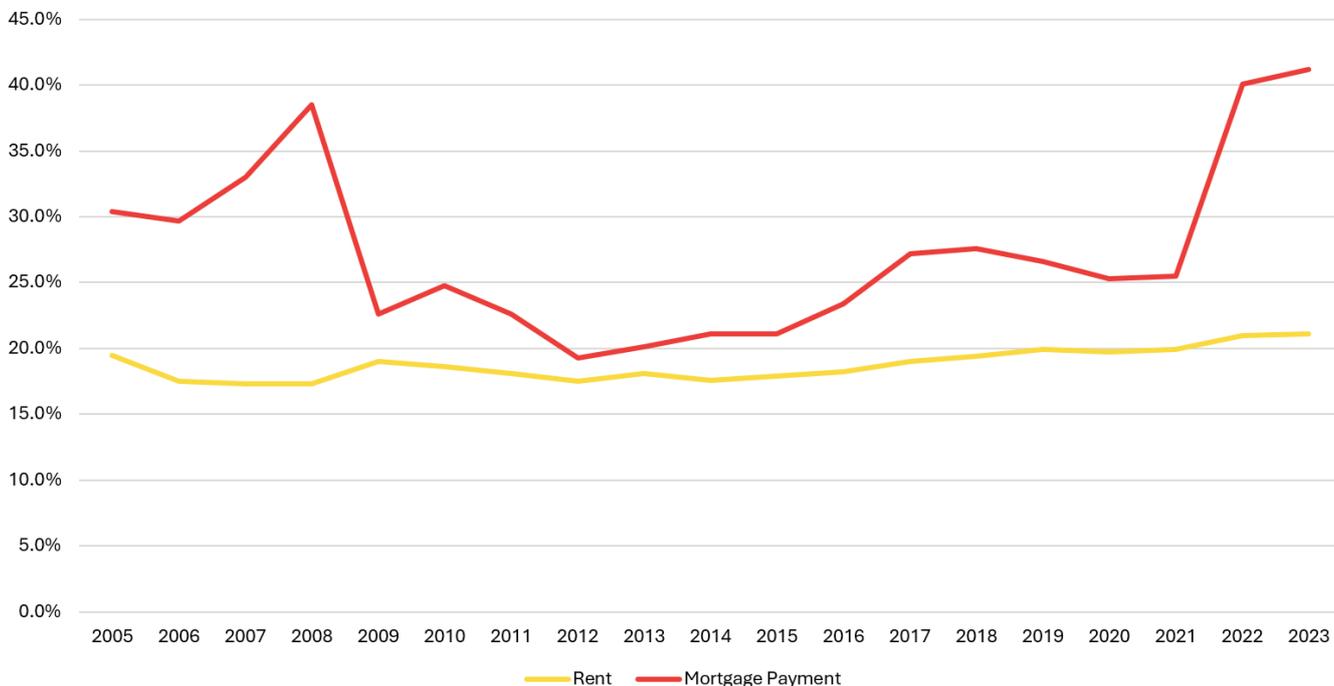
5.7%
HUNTLY

Based on Core Logic Data from sales over the last two years, Tenancy Services Data and Stats NZ
*Calculated on the median rental and lower quartile sale

DISTRICT WIDE AFFORDABILITY

The 2022-2023 spike in house prices and interest rates has made purchasing a home unattainable for a large proportion of the district. The gradual increase of rent as a proportion of income effects the most vulnerable families.

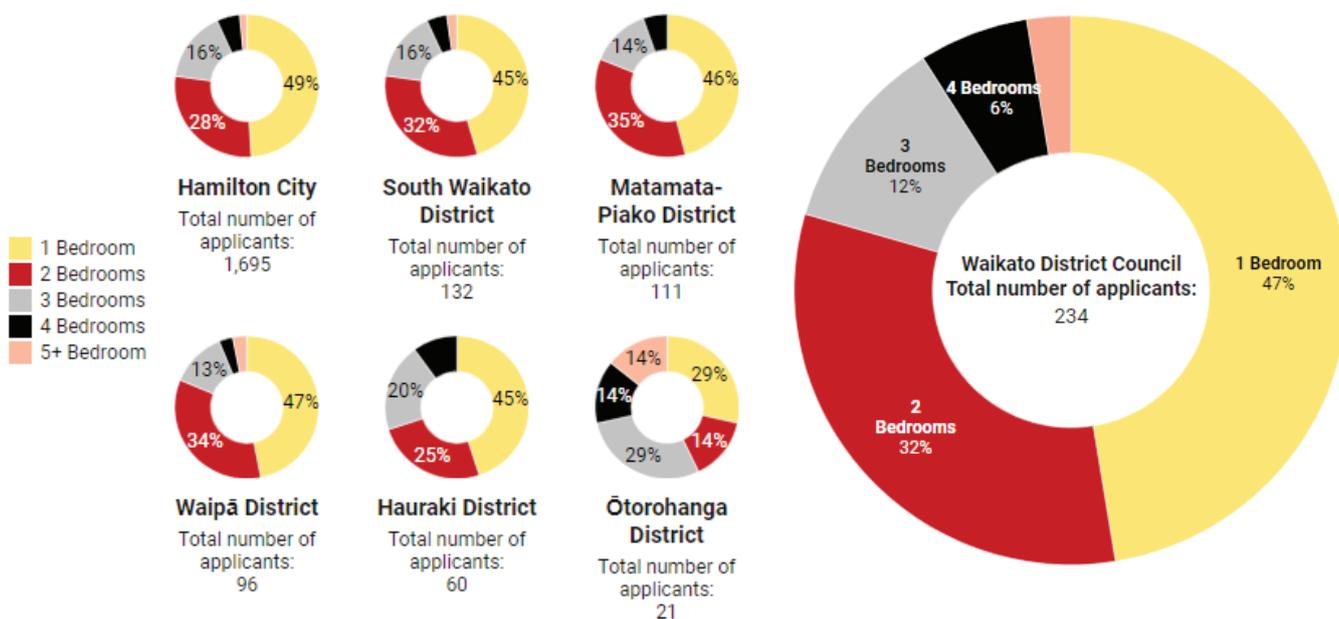
Mortgage or rent payment as a proportion of household income



DEMAND FOR PUBLIC HOUSING

Waikato District Council appears to have a significantly higher demand for public housing compared to neighbouring territorial authorities without a major city.

Housing registry applicants by territorial authority and number of bedrooms required September 2023 (Ministry of Social Development)



1.2 Township facts and figures

The green and red indicate the range from low to high from the sample set for each category

Residential homes 2023

Town	Median ratable value	Median age	Median beds	Median home size	Median land size	Estimated number of homes
Horotiu	\$560,000	1990-1999	3	125	1012	209
Huntly	\$400,000	1970-1979	3	109	842	2642
Meremere	\$360,000	1950-1959	3	106	835	192
Ngaaruawaahia	\$490,000	1970-1979	3	116	814	2256
Pookeno	\$770,000	2010-2019	4	185	614	1844
Port Waikato	\$485,000	1970-1979	2	80	810	400
Raglan	\$830,000	1980-1989	3	122	859	2027
Tamahere*	\$1,500,000	2000-2019	4	302	7087	1340
Taupiri	\$570,000	1970-1979	3	113	1072	221
Te Kauwhata	\$590,000	2010-2019	3	152	682	1021
Tuakau	\$600,000	1990-1999	3	130	669	1725

Home and section sales November 2021 - November 2023

Town	Number of home and section sales	Estimated stock turnover	Median sale price	Median age of dwelling	Median beds	Median home size	Median land size
Horotiu	23	8%	\$730,000	2020-2029	3	125	500
Huntly	210	7%	\$526,250	1970-1979	3	107	898
Meremere	29	3%	\$560,000	1960-1969	3	105	839
Ngaaruawaahia	239	10%	\$675,000	1990-1999	3	132	670
Pookeno	316	15%	\$972,500	2020-2029	4	184	605
Port Waikato	33	6%	\$640,000	1970-1979	3	90	809
Raglan	145	7%	\$978,000	1980-1989	3	104	814
Tamahere*	108	4%	\$1,885,000	2000-2009	5	300	7000
Taupiri	32	3%	\$577,500	2010-2019	3	104	723
Te Kauwhata	308	25%	\$927,500	2020-2029	4	288	483
Tuakau	257	13%	\$810,000	2000-2009	3	127	627

Rental properties

Town	Median rent	Rent increase since Census 2018	Number of rental properties (bonds)	% of property pool that are rentals	Estimated median gross rental yield
Horotiu	\$635	87%	51	18%	5.0%
Huntly	\$480	109%	810	26%	5.7%
Meremere	\$500	117%	63	7%	5.3%
Ngaaruawaahia	\$535	84%	561	22%	5.1%
Pookeno	\$665	21%	141	7%	4.5%
Port Waikato	No rental data available from Tenancy Services				
Raglan	\$520	63%	378	18%	3.9%
Tamahere*	\$550	57%	156	6%	2.1%
Taupiri	\$550	104%	156	16%	5.5%
Te Kauwhata	\$580	66%	288	23%	4.6%
Tuakau	\$570	50%	546	27%	4.5%

*Including lifestyle homes

Data from Tenancy Services, Stats NZ and Core Logic

Gross rental estimate based on lower quartile sale price (Core Logic) and median rental (Tenancy Services)

2.0

The Housing Strategy



2.1 Overview

He kāinga rawaka he tika tangata

Right to a decent home

Everyone has the right to a decent home. A decent home is safe, warm, dry, affordable, accessible and culturally adequate. It is supported by necessary infrastructure such as water, and accessible to key services and facilities such as education, health providers, and community. Decent housing improves health, education, and work. It provides a sense of safety and belonging. Without a decent home, it is difficult to contribute to society. Because housing is so vital to our mana and wellbeing, it is a human right.

Te Kāhui Tika Tangata Human Rights Commission

Waikato District Council's vision is to build liveable, thriving, connected communities. A key driver in achieving this is to enable the delivery of housing across our district. In addition to Council's overarching vision, this housing strategy has the goal to ensure that:

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.

The Waikato district covers more than 400,000 hectares (418.893ha). It borders Hamilton City from the north, east and west and sits within the 'Golden Triangle' (Auckland, Hamilton and Tauranga).

Across the Waikato district in 2023, the average house value was 6.1 times the average household income. Housing across the district was more affordable than in the rest of New Zealand (7.2) and across the Waikato region (7.4).*

We now have a housing challenge that we need to address quickly:

- There is a lack of houses available to buy and rent.
- The range of different types of housing available to whaanau and individuals, for example papakaainga, other communal homes and intergenerational homes, needs to increase.
- Different areas within our district have different problems, for example:
 - ~ Housing quality is low in Huntly.
 - ~ Many houses in Raglan are turned into holiday homes, resulting in a lack of rental properties.
 - ~ Housing stock is old in Meremere.

The housing challenge is a New Zealand-wide issue.

A lack of suitable and affordable housing as well as rental insecurity can lead to many other social issues. These issues may include an increase in crime, a decline in health outcomes and the continuation of a cycle of poverty.

Many councils across New Zealand are adjusting the way they approach housing challenges, opting to play a more active role in addressing problems for their communities. Other councils, for example, have released land that can be developed, becoming actively involved in property development where the market has failed. However, the cost of land as well as the costs associated with building are the two main aspects that make housing expensive, and unfortunately they are mostly outside of all councils control. Waikato District Council supports enabling higher density housing within existing townships together with social and utility infrastructure such as community facilities, water services, and public transport.

The district is facing unprecedented growth mainly driven by migration from within New Zealand. People are moving here from the north and south seeking a quieter, more affordable lifestyle. The post Covid acceptance of people working from home has enabled more people to keep their city jobs and make this choice.

The population of the district has increased by 10% since 2018. In 2023, the Waikato district had a population of 88,900 people. It is predicted that the population will rise to 100,000 people by 2028 and 130,000 people by 2048.

Our average weekly rent is 21% of the average household income (2022 figures), making it more affordable than the region at 22% and New Zealand overall at 21.9%.**

Need for public housing, measured by the Ministry for Social Development, Housing Register peaked in 2022 at 282 applicants. In September 2023, there were 231 applicants on the register. Demand is mainly for one - two bedroom houses.

*<https://rep.infometrics.co.nz/waikato-district/living-standards/housing-affordability?compare=new-zealand,waikato-region>
Information for each town is currently not available, only district wide until the new census information is published.

**Infometrics: <https://rep.infometrics.co.nz/waikato-district/living-standards/rent-affordability?compare=new-zealand,waikato-region>.

Our approach to address the housing challenges is founded on the following:



Generally, Council do not buy land directly for residential housing (except for pensioner housing in Ngaaruawaahia), so it would be necessary for our elected members to agree that buying land for housing was a strategic purpose for our Council.

Given the constraints that Council has for funding land acquisitions for infrastructure and community facilities, it would need to be seen as a greater priority to be funded.

If external funding was made available for Council to purchase land for housing, this option could be considered as long as the risks were manageable and the costs were acceptable.

Council currently has a limited surplus of land that could potentially be used for housing developments.

We intend to take a place-based approach to housing needs and requirements, and use this to frame any incentives and policy and planning guidance. The uniqueness of our communities is and will be considered through Council's spatial planning process (which includes structure plans, master plans, town centre plans and Local Area Blueprints). This will help turn up the dial on housing availability and affordability.

Across the district, while three and four bedroom homes are being sold and rented, there is a shortfall in smaller one and two bedroom properties available to buy or rent. The market is therefore not delivering what is needed by the community, leaving significant gaps.

With this in mind, we have identified the following place-based opportunities and challenges across the district.

Huntly

- If the larger residential sites were redeveloped, more homes could be built.
- Houses are of low quality and has some of the oldest housing in the district.
- Development is unviable as the cost of buying land and building is more expensive than what the homes can be sold for.
- Physical constraints such as areas prone to flooding and mine subsidence.

Te Kauwhata

- Large scale development is working well by delivering small and affordable homes.

- Social infrastructure is struggling to meet some of the additional demands of growth.

Ngaaruawaahia

- Housing is being built by the private market, some of this is infill development.
- Integrating new and old communities is challenging.
- The structure plan provides for additional growth.

Pookeno

- The highest median sale price reached \$972,500 in the last two years, which makes it stand out from rest of the district.
- The typical home features four bedrooms, reflecting the focus on larger residences.
- With an impressive 1,113 housing consents issued since the 2018 Census, the housing stock has grown by 118% in over five years.
- 141 of the township's homes are in the rental property pool, with the highest median rental rate at \$665 per week,
- Reflects a trend of new, modern homes, evident in the maximized sites where the median home size is 185m² on a 614m² section, representing the highest site coverage among all Waikato district townships.

Taupiri

- As one of the smaller townships, with only 221 homes, housing is tightly held, with only 3% of homes selling in the last two years.
- Rent prices have increased by 104 per cent since the 2018 Census, reaching a median price of \$550 a week. Approximately 16 per cent of homes are rentals.
- There have been 123 new building consents issues since 2018, seeing an estimated housing growth of only 15% during that time.
- Housing stock is generally older, three-bedroom homes. This township has the largest median section size at 1,072m².

Tuakau

- With one of the highest median rentals in the district, at \$570 per week, the township is largely influenced by its proximity to South Auckland.
- Approximately 27% of township's properties are rentals. Kāinga Ora owns 51 homes here and is presently engaged in a project to build six new homes, four of which are four-bedroom residences.
- Housing stock is predominantly from the 1990s, and unlike other townships it has not experienced the same level of housing growth in the last two years, with only 259 house consents issued.

Raglan

- Many houses are used for holiday rentals so there is a lack of rental properties.
- There are no smaller houses suitable for single people, couples, or retirees who want a one or two bedroom home.

Tamahere

- Through large lot residential development and a new and extended retirement village, the market has delivered what is needed.

Rural (e.g. Te Kowhai and Whatawhata)

- There is land available for building, especially Maaori land for papakaainga, but it is not always serviced by infrastructure and will require on-site disposal systems.
- Maaori land is in multiple ownership and any development requires collective consent.



Waikato District and neighbouring districts

Why do we need a strategy?

The Te Kāhui Tika Tangata Human Rights Commission says He kāinga rawaka he tika tangata -or Right to a decent home.

A decent home is safe, warm, dry, affordable, accessible and culturally adequate. It is supported by necessary infrastructure such as water, and accessible to key services and facilities such as education, health providers, and community.

This strategy outlines the vision and aspirations we have for housing in our community. It identifies the actions required to reach our goals and when they will be delivered. It is an opportunity outline the great work that has already been done when it comes to building houses and creating strong communities. It clearly sets a direction and showcases our approach to housing, showing the wider market what we plan to do and where our expectations lie.

When we talk about a pathway to a home we aren't just talking about home ownership but also about the ability to rent a home, and all of the other options available for our community to have their own home and to be part of a community. In our conversations we need to consider all of the housing models available so we are supporting existing and future community needs. Housing models such as papakainga and other communal homes play a critical role in housing and can sit across multiple categories in the housing continuum (see in appendices on page 42). This strategy sets a direction for our aspirations for all housing not just affordable

housing, and all areas of our district - urban and rural areas.

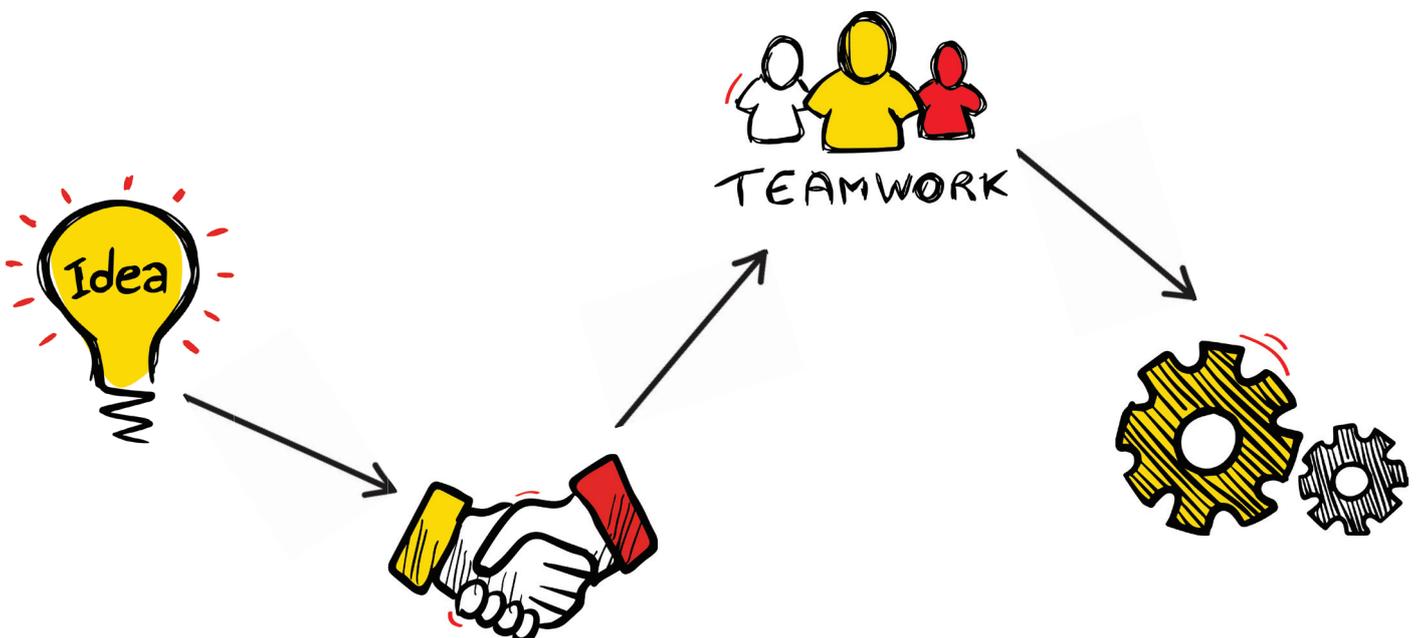
There are many agencies, community representatives and advocates working in the housing space across the district including Community Housing Providers (CHPs), Maaori trusts, central government, Waikato Housing Initiative (WHI), developers, Waikato Tainui and mana whenua. The development of this strategy gives us an opportunity to have one conversation and identify the key priorities and focus areas for the district.

It will enable us to have better, more evidence-supported conversations with other agencies, including central government, about accessing alternative sources of funding. We see the WHI as a key advocate in this regard.

We need to lead others and take action as this strategy sets our direction.

Legislation and regulation set by central government also specifies and guides the direction for housing, including the types of housing and where and how they should be built. Please see the appendix for more detailed information.

This is a 10 year strategy, although it will be reviewed every three years. It will be used to inform future spatial planning for the district (plans are for 30 years) and future reviews of Waikato 2070, the district's development plan.



2.2 How this strategy was developed

To develop the strategy, we held workshops with the community as well as engaging in one on one conversations with key stakeholders. This helped to identify our housing challenges as well as opportunities to address these challenges. These challenges and opportunities have been reflected throughout this strategy, informing the key focus areas and actions. The following stakeholders took part in our conversations:

- Waikato Housing Initiative
- Community Boards and committees
- Community Housing Providers
- Kāinga Ora
- Council staff
- Maaori Trusts
- Developers (local, Hamilton, Auckland, National)
- Elected members
- Mana whenua
- Waikato Property Investors
- Waikato-Tainui

This strategy is a living document and will be reviewed at least every three years to reflect the ever-changing housing environment. We will need to continue to understand what is required by our community when it comes to housing and ensure that our strategic direction enables this to happen. The related action plan will be reviewed annually to identify what has been achieved and where the focus and priorities will be going forward. This will be based on the capacity of ourselves and of others, as well as the funding available to deliver our outcomes.



What we have heard:

Building more houses isn't the solution. We can't afford to buy all these houses. We can't afford to rent all these houses.

We not only need to think about the costs of building but operational costs once they are built, so they are not expensive to live in.

We need to embrace innovation and different housing types. We need to allow for three generations in one home. We need to allow for collective living.

We don't want separate clusters for rich and poor. We need everyone mixed together.

We (developers) are keen to talk to Council to discuss how we can work together, but if they (Council) don't lead it, nothing will happen.

We need stepping stones for our mokopuna.

We need to keep things simple. We need a one, two, three pathway.

2.3 Mana whenua, hapuu and iwi

There is 56,000ha of Maaori land within the Waikato district. Approximately half the parcels identified as Maaori land do not contain a dwelling unit.

The Council is committed to building and maintaining a positive relationship with mana whenua as a key partner in the delivery of this strategy. It is only through such partnerships that we will be able to move the dial on improving housing outcomes for our community.

We recognise that Waikato-Tainui and various Maaori, iwi and hapuu housing trusts play a significant role in the provision and delivery of housing for their whaanau and the wider community. They are kaitiaki for the district and have a unique perspective and deep understanding of the land, its history, cultural significance and the needs of the community.

We will work together with our partners to understand:

- The aspirations of iwi, mana whenua and hapuu for delivery of housing on Maaori land.
- What infrastructure is required to enable that housing development.
- The best ways that Council and other agencies can support Maaori housing outcomes.
- The types of housing that meet the requirements of Maaori and their whaanau.

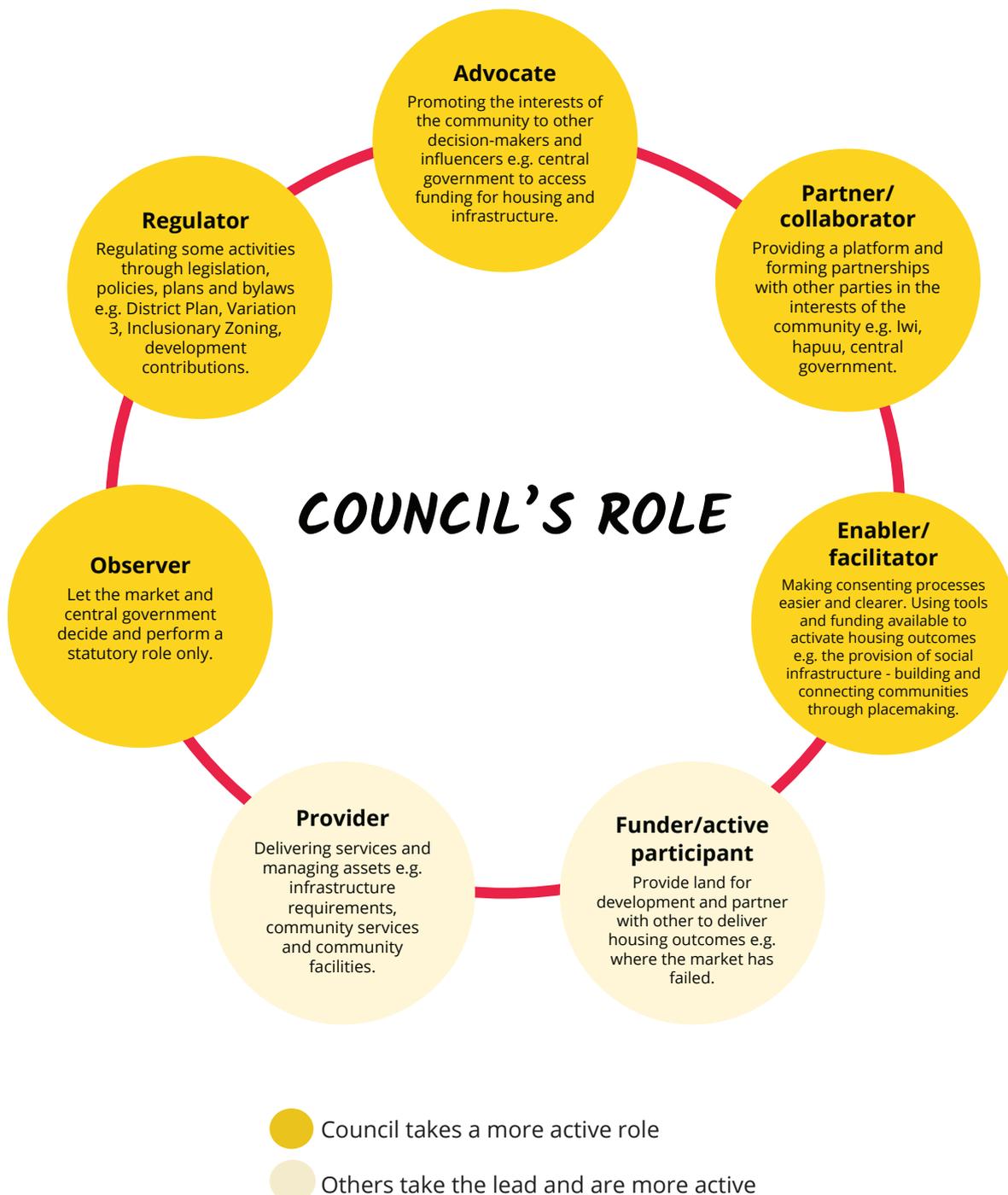
The Council will use the proposed mana whenua forums to engage further on culturally significant matters including papakaainga.



2.4 Council's role and regulatory tools

Purpose of Council – what role will Council play in delivering against this vision?

Council's role will change depending on what needs to be done across the different areas of the district. At a high level the following diagram outlines Council's approach.



Regulatory Tools

District Plan - Waikato District Council is currently operating under two district plans – the Operative District Plan and the Proposed Waikato District Plan – Appeals, until the appeals process is completed. There are some changes in the proposed District Plan that will provide for a wide range of housing types including affordable housing. These include the ability to have a minor residential unit of up to 60m² on site, irrespective of the possible occupants housing provisions for Maaori land, and the introduction of a medium density residential zone (MDRZ). The MDRZ provides for three units per site with a maximum height of 11m.

Variation 3 Enabling Housing Supply is an amendment to the District Plan and our response to the NPS Urban Development and central government's direction on Medium Density Residential Standards. The Coalition Government has indicated that councils will be able to opt in or opt out. Our elected members will need to decide on this during 2024. While this variation to the District Plan can help with development and housing provision, there are risks of less than desirable outcomes occurring, such as increased overshadowing of existing homes.

Irrespective of Variation 3, MDRZ for town centres are included through the Proposed District Plan – Appeals, and will become operational once the appeals process is complete.

Inclusionary Zoning is an approach that has been investigated by other councils around the country and is in the process of being adopted through a District Plan change by Queenstown Lakes to encourage and help fund affordable housing provision. This is also being investigated through the Waikato Housing Initiative, and Waipā District Council and Hamilton City Council are looking at a similar District Plan change. We will investigate whether this approach will work for the townships in our community.

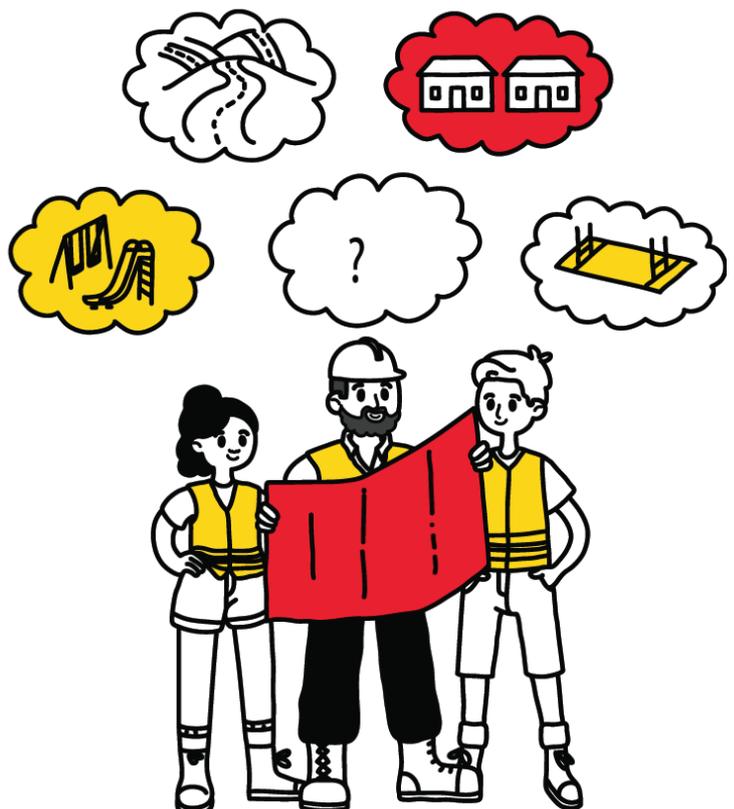
This approach works where development is viable. In areas where commercial development is not viable

for example in Huntly, where the median house price is well below what it costs to build a house, Inclusionary Zoning may not be the answer as it might add more cost. Therefore, it can not be a one size fits all approach and needs to be adapted to fit the different requirements of the towns and areas across the Waikato district. As a part of the actions identified through this strategy, we will investigate Inclusionary Zoning to understand whether it will work across our district.

Bylaws can be implemented as a tool to manage the impact of growth on infrastructure.

Comprehensive development rules allow multi-unit developments on sites which are assessed on a case-by-case basis. There are comprehensive development rules in the Operative District Plan and an appeal to bring similar rules into the Proposed District Plan.

Development Contributions is a funding mechanism used to recover the costs of new or expanded infrastructure that is required for growth. This funding comes from developers rather than through general rates. The policy that outlines the process followed for development contributions is reviewed at least every three years through the Long Term Plan process. The Council can use the policy to determine how and where the funding can be targeted to ensure that developments are delivering what is needed to the community.



2.5 District issues to address

These are some of the key issues our community has identified that will help to address some of their housing needs. We will need to work together with our partners and our communities to understand what is needed in each town.

Affordable housing

We acknowledge that affordability means different things to different people. We will use the widely known international definition which says that if 30% or more of gross household income goes on housing costs (rent or mortgage) then it is termed as unaffordable. The Waikato Housing Initiative (WHI) is working on providing an alternative definition of housing affordability.

We will:

- Work together with the WHI and partner councils to define what affordable looks like for the district.
- Use the agreed definition to understand where, when and the type of housing required across our towns and how we can encourage development.
- Use the international definition in the meantime to start to identify where we need to focus our effort to encourage more affordable housing options.

Papakaainga and other communal housing

Papakaainga is not just about housing, it is a way of living. It comes from marae-based living and is focused on how the community comes together, it could be one house or many houses.

Central government have a range of initiatives that specifically target improved housing outcomes for Maaori. This has included understanding what Maaori housing success looks like and providing support to achieve the shared vision for government agencies and Maaori to work together.

There are many challenges faced when developing maaori land, including but not limited to:

- Multiple landownership – land shareholders are often in the hundreds and commonly a trust needs to be formed. This involves collective agreement and can be a long and arduous process.
- Lending issues – few financial institutions will lend on Maaori land. This is slowly changing as banks investigate ways to lend money that is viable to both parties.
- District Plans rules – Previous Waikato District Plan rules had zone restrictions that often prohibited



the development of papakaainga and other communal housing. The newly proposed District Plan supports development on whenua maaori and has much more enabling rules.

- Land locked properties – some blocks of land are landlocked and do not have access easements.
- Lack of infrastructure/regional council rules for septic systems – most whenua Maaori is on rural land where there is little to no reticulated infrastructure. This can make development difficult and expensive. The land mass required for septic systems can also be a barrier as much of the land is required for septic fields.

Moving forward, we have an opportunity to support papakaainga development that will align with our vision of liveable, thriving, connected communities and the vision of MAIHI Ka Ora.

We will:

- Advance the proposed Waikato District Plan that promotes the utilisation of whenua Maaori and recognises that papakaainga developments consist of more than just housing.
- Continue to advocate for more enabling planning rules to support the use of whenua Maaori.
- Work together with our Maaori partners to understand what else is holding back development and what can be done to remove these barriers.
- Look at the uniqueness of whenua Maaori developments and how development contributions are applied.
- Look at how we can support the different models and types of papakaainga and housing communal housing.

Multigenerational housing and aging in place

Access to multigenerational or intergenerational housing options is important for our community. Our community have also told us it is important to provide housing options that meet the needs of the elderly within their own neighbourhoods.

Many families are now choosing to live multi or intergenerationally – meaning there are two or more generations in the same house or on the same property. The benefits are extensive. It can be cost saving, make the most of smaller land sizes and can create a more supportive family environment.

There are many ways of living multigenerationally. Some examples include:

- Large homes with a number of bedrooms and bathrooms that accommodate for several families sharing communal spaces;
- Interconnected homes – separated by a door or garage, and
- Several houses or ancillary dwellings on one property.

Many building companies are starting to adapt their designs to this way of living which can be an indicator of where the way we live is heading.

We will:

- Create an online information resource where the community can access relevant information with a focus on making this type of development easier to achieve.
- Encourage the provision of diverse housing options that meet the changing needs of the community.

Infrastructure

We are facing many challenges in relation to infrastructure including stormwater, wastewater, roading, telecommunications, internet and social infrastructure (e.g., community facilities, schools etc.) and how these can support housing and growth. We need to ensure that the right infrastructure is available to service growth at the right time. Our key challenges are:

Aging infrastructure and lack of capacity – Some Council-owned infrastructure is at the end of its life, and reaching capacity, will be expensive to upgrade and replace. This is proving a constant challenge within our existing funding.

Funding availability - Infrastructure is expensive and there is limited funding available to deliver what is required now and what will be required in the future to service development.

Fragmented land – Land has been zoned for development but there is no co-ordinated and funded

approach to infrastructure development to service this land.

Māori freehold/general land – Whenua Māori is mainly rural and is usually not serviced by infrastructure to enable development, especially intergenerational/papakāinga development.

Cross-boundary - With Auckland and Hamilton at our boundaries our infrastructure network is connected with Auckland and Hamilton Councils. It can be difficult to align our priorities for those areas with others.

Wastewater requirements – There are additional requirements from the Waikato Regional Council for rural areas which makes the process more complicated for people applying for building consents as they will need to include an on-site wastewater discharge system.

Social infrastructure – We need to ensure schools, parks, community facilities and services, and other social infrastructure aligns with the needs of our future communities.

We will:

- Be clear about where we have spare capacity within our infrastructure and where we don't to drive conversations and decisions about how this can be addressed
- Continue to have a clear strategic framework which outlines how, when and where the district will be developed into the future (Waikato 2070, structure plans, blueprints). We can use frameworks to lead conversations with others around investment
- Lead conversations with others to benefit our community to get a co-ordinated approach to infrastructure development. These conversations will include central government, neighbouring councils and region-wide agencies such as Future Proof
- Work alongside others to lead and advocate, ensuring there is the right level of planning for the future delivery of social infrastructure. Community services must consider both new and existing communities.



2.6 Guiding principles

The things that we will use to inform our decisions along the way

Focus on homes, not houses

While it's important to increase the number of houses available to meet demand, we will focus on building homes and communities to create safe spaces where we live, thrive and make memories.



Inclusive and equitable

Working together with our partners, communities and others, our approach towards housing and the decisions we make will benefit everyone who calls the Waikato district home.



Affordable

We will promote the delivery of affordable housing options.



Be bold, learn from others and innovate

We will be bold, take calculated risks, learn from others, and encourage and enable the exploration of new opportunities and ideas for housing across the district.



Future-focussed integrated communities

We will ensure that our conversations and decisions on housing will focus on existing communities as well as future generations, protecting our history and culture, and building our resilience.



Protect the taiao/environment

Wherever and however we build, we will always be mindful of reducing and limiting our impact on the taiao/environment.



Transparent, data led local decisions

We will ensure that our decisions are transparent, based on good data and simple processes, and informed by local knowledge.



Honour Te Tiriti o Waitangi

We will value and honour the intent of Te Tiriti for our community.

2.7 Outcomes

1. Everyone has access to the housing that they need when they need it

Using the tools available and working together with others, we will enable and actively encourage the delivery of housing that meets the needs of our community now, and into the future - the type of housing that is required in the right place at the time it is needed.

We will ensure that our systems and processes are set up to encourage the different types of housing needed to support our community's needs and aspirations. Collaborating and working together with others we will additionally make sure that land is made available to continue to support the growth that we know is coming to our district. Our approach will be adapted, in accordance with our growth strategies, to suit the towns and surrounding areas so that we are delivering what is needed and not using a one size fits all approach.

Where the market may be struggling to provide, we will look for ways to encourage, attract and support development. This could be through the release of land, targeting of available funds as incentives (for example from development contributions), identifying what might be stopping land from being developed (for example inadequate social and hard infrastructure), and utilising the District Plan and associated tools to enable and encourage development in those areas.

Focus areas

Enabling and encouraging different types of housing to cater for everyone that lives in the local area.

- Maaori housing - papakaainga and other communal housing.
- Intergenerational/multigenerational housing.
- Housing for older people.
- Emergency, public and social housing.
- Sub-divisions.
- Apartments
- Tiny houses.
- Town houses.

Ensuring that the conversation includes improvements to existing housing stock as well as new housing.

Making consenting processes quicker and easier to follow and understand.

Enabling and encouraging more housing rentals across different types of housing.

Adapting approaches to development depending on what is needed in each area/town.

Using the different tools and levers available to Council to encourage development in the right place at the right time e.g., District Plan, Variation 3, consents, Inclusionary Zoning, development contributions. For example, under the District Plan we could:

- Use land and infrastructure zoning.
- Open up other areas for development including employment zones, so people can live and work in the same areas.



What success will look like

Housing that is appropriate for the area and meets the needs of the community.

Long term supply for housing to rent or buy increases.

Customer satisfaction for Council consenting interactions increases.



2. Everyone in our community has access to a safe, affordable and healthy home

Using our partnerships, we will lead and advocate on behalf of our community to ensure that everyone has access to a safe, affordable and healthy home.

Using the tools at our disposal and working with others we will enable opportunities for people to remain in their current homes or ensure that there are options provided for them to remain in their communities throughout their lifetime. We aim to make sure that housing is resilient to the impacts of climate change and that homes sit in safe neighbourhoods. There is an understanding about how to improve existing housing stock so that it is safe, healthy and appropriate for generations to come.

We will use the definition of affordability to decide what incentives and regulations are required to encourage and drive the provision of affordable housing in towns across our district, especially in the areas where it is most needed.

We will make sure that everyone in the community can access information to understand what a safe, affordable and healthy home looks like and the steps to get one.

Focus areas

Enabling the availability of affordable housing through the tools that we have available.

Working with our communities to identify what safe looks like and what Council and others can do to increase safety.

Making sure we are building housing to withstand the challenges of the future climate (no building on flood-prone land without adequate mitigation, orientated for the sun, appropriate shading, access to green space, trees etc.).

Reviewing existing housing stock and providing advice and support on what can be done to make them safe and healthy.

Identifying and informing our communities about the pathways to get an affordable healthy home (to rent or to buy) including support and information provided by others.

Utilising adaptive technologies.

Accessibility over lifetime/age in place.



What success will look like

The community understands the path to follow to get a safe, affordable and healthy home.

More of our community have access to safe, affordable and healthy housing to rent or own.

Council is actively using the levers we have available to encourage the right development in the right place to meet the needs of each community.



3. Our communities are prospering, resilient and connected

We will work together with others and focus on building and supporting prosperous, resilient and connected communities.

Working with others we will ensure that all future growth is supported by the appropriate network and social infrastructure, either through Council funding or by advocating for funding and projects from central government and other agencies. Where infrastructure is shared with our neighbouring councils, we will ensure that we are involved in conversations about its future resilience and capacity on behalf of our communities. We will work together with others to build strong and resilient communities. We will lead conversations and help developers to understand our existing communities whilst we prepare those communities for the changes that they will experience due to growth.

Focus areas

Aligning hard infrastructure requirements with demand and the funding available, whilst advocating to others for more funding and support including for roading, stormwater, wastewater, digital and telecommunications.

Utilising placemaking principles and creating a sense of place.

Advocating for and enabling the social infrastructure required including medical, education, early education, community and mental health services, and green space.

Listening to the stories from our communities, understanding their perspectives and reflecting that to those who need to hear it.

Working alongside developers and other housing providers to ensure that developments enhance and integrate with the existing community as well as future communities.

Developing investment agreements with housing delivery partners for each town.

Encouraging universal design and building for climate resilience.

Encouraging housing types that allow our communities to downsize but stay in place.



What success will look like

Our communities have access to the social and community services that they need to flourish and prosper.

Our people feel that future developments are integrated well into existing communities.



4. Together with our partners we deliver on our communities' aspirations

We will build partnerships and work together with others to deliver on our communities' aspirations for housing and for the future of their community.

We cannot solve the housing problem on our own and will rely heavily on partnerships with others working in this space. The communities of the Waikato district can expect us to set up a platform and lead the conversation with others to encourage joined up planning and development across the district. This will enable the delivery of housing and infrastructure in the right place at the right time. We will work together with communities and advocate on their behalf to help deliver on their aspirations.

Focus areas

Providing the platform on which the different agencies and community representatives can come together to discuss housing and the building of great communities.

Advocating on behalf of the community with other agencies including central government and their representatives for housing, schools and kura. We also aim to build new communities and integrate them into existing communities.

Develop a partnership framework for Council to work together with others in the delivery of housing and community necessities. We aim to set clear expectations around the roles that Council and its partners play.

Planning and working together with our partners to help communities cope with the changes that will happen due to growth and how their communities look now compared to the future.



What success will look like

Led and co-ordinated by Council and the Waikato Housing Initiative, agencies and the community are regularly discussing and are involved in what is happening across the district, and concerns are being addressed.

Everyone involved is clear about their role, the role of others and how they contribute to success.

Council and our communities have been successful in securing additional funding from central government and other agencies to deliver against our housing and community outcomes.



2.8 Next steps

This strategy will direct a detailed action plan which will turn the strategy into action. This planning will identify the priorities for investment for Council over the next Long Term Plan process. It will additionally highlight the actions that need to be completed as well as those actions that need to be completed together with our partners and other agencies to deliver more affordable housing and great communities.



3.0 The Action Plan



3.1 Strategy to action

This Housing Strategy has the following 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.

Along with this vision, the actions in this plan are focussed on meeting the housing challenges of today and tomorrow. The underlying focus is to enable the delivery of more homes at a faster rate and to deliver homes that meet the needs of communities across the Waikato district. These needs include providing houses that they can afford both now and in the future. This strategy is a living document and the action plan will be reviewed and updated regularly to ensure that we are making a difference.

Local government levers

Baseline: Local government levers	Where local government can make an impact
1. Zoning and regulation	<ul style="list-style-type: none"> • Ensure that the District Plan is achieving the outcomes sought for the community. • Enable sufficient zoned, serviced and viable land for development. • Enable housing diversity and innovation. • Provide confidence for others to invest. • Ensure zoning and regulatory instruments do not lag behind community needs. • Ensure the impacts on the taiao/environment are actively managed.
2. Infrastructure	<ul style="list-style-type: none"> • Provide/enable/advocate for up-front funding of infrastructure to de-risk housing outcomes, identifying where there is existing capacity and/or more capacity is required. • Ensure new developments are enabled where there is infrastructure capacity, and prioritise infrastructure delivery where housing is a) needed and b) supported by social infrastructure. • Capture the cost of infrastructure fairly and equitably.
3. Consenting (customer) interface	<ul style="list-style-type: none"> • Work together with the market to enable development. • Provide a consenting framework that supports innovation.

Waikato District Council levers

Levers that could be used by Waikato District Council, that will have an impact on the availability of housing:	Comments
1. Building and nurturing key relationships with relevant organisations involved in housing in the Waikato is a key lever for Council identified in the Strategy. This includes our continued engagement with stakeholders through existing forums (e.g. Waikato Housing Initiative) on the Strategy.	<ul style="list-style-type: none"> Continue to bring all housing enablers/providers and community representatives together, with a focus on improving housing outcomes across the district.
2. Inclusionary zoning.	<ul style="list-style-type: none"> This approach might work well in some areas across the Waikato district to ensure affordable housing is delivered but not all. The key is to understand what the benefits might be along with any unintended consequences and to consider implementing it in those areas/towns where it will work best. This includes consideration of the most appropriate funding vehicle/model to manage any contributions and to deliver housing.
3. Medium Density Residential Standards (MDRS) – District Plan provisions/Variation 3 or similar.	<ul style="list-style-type: none"> This is to be discussed with elected members as the government has signalled that relevant councils can opt-in or opt-out – but there is still a housing shortage across the district that needs to be addressed, and this variation to the District Plan or something similar is a tool that can be used to help deliver more housing and housing types. Ensure that there are communications to the community about how this, or another approach, will increase housing. Decide how the negative impacts can be managed alongside the community.
4. Development contributions (targeted).	<ul style="list-style-type: none"> Target the DC Policy to encourage and enable development of specific housing types, including affordable housing, in the places they are needed and disincentivise in the areas we do not want development.
5. Making consenting processes easier and simpler to understand.	<ul style="list-style-type: none"> Identify pathways for getting a consent for different housing types, including affordable housing and make it clear to the community how this can happen.
6. Making Council land available for housing.	<ul style="list-style-type: none"> Identify if there is any appropriate Council-owned land and work with partners to deliver housing.
7. Infrastructure.	<ul style="list-style-type: none"> Identify what infrastructure requirements are required to support existing and future development and how issues might be addressed e.g., wastewater capacity issues in Tuakau and Pookeno.

3.2 Big moves

The following nine big moves will help to change the landscape of housing in Waikato District. The big moves that relate to the top five actions are shown in bold text here and explained further in the next section.

Big Moves for Waikato District Council	Comments
1. Focus on delivering our housing strategy	<p>The focus for Council staff is to:</p> <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.
2. Build and nurture key relationships	<ul style="list-style-type: none"> • Supported by Council in it's housing advocacy and coordination role. • Works locally across the district. • Focused on accountability and action. • Works across the whole housing continuum. • Reassess the effectiveness of this approach at the first review of the Strategy. If the review finds it is not effective, then Council could consider establishing a specific Waikato District Housing Forum, if resourcing permits this.
3. Make development of housing easier and faster	<ul style="list-style-type: none"> • Make small scale and affordable 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.
4. 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.
5. 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.
6. 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 resource. • Provide opportunities and a platform for people and agencies to work together. • Make communication more transparent, simpler and easy to understand for our community.
7. Incentivise	<ul style="list-style-type: none"> • Encourage the development of homes that are needed by the community, including affordable housing, with good design in the right places through offering incentives through consenting/quicker processes/planned provision of social infrastructure/ master planning neighbourhoods.
8. Sustainable funding partnerships	<p>Work with others to:</p> <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).
9. 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.

3.3 Action plan

Housing Strategy outcomes:

1. Everyone has access to the housing that they need when they need it.
2. Everyone has access to a safe, healthy and affordable home.
3. Our communities are prospering, resilient and connected.
4. Together with our partners we deliver on our communities' aspirations.

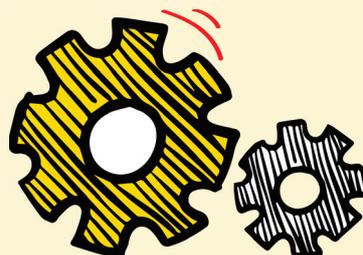


Most of the actions in this plan are identified as the responsibility of Waikato District Council. However, over time, as the partnership model is developed, it is anticipated that some of these actions will be shared with others and delivered in a partnership approach.



Top five actions to really turn up the dial on our housing outcomes:

1. Council staff are responsible for the oversight of the strategy and drive the delivery of the actions.
2. Develop a communications plan which includes actions to:
 - Develop community-led case studies to tell the community's story in the housing space and what they are
 - Make consenting easier to understand and processes easier to follow.
3. Build and nurture key relationships with relevant organisations involved in housing in the Waikato. This includes continued engagement with stakeholders through existing forums (e.g. Waikato Housing Initiative).
4. Identify the challenges for each town in terms of housing and what tools Council can use to help to address those challenges with a plan for implementation (e.g., Development Contributions, Inclusionary Zoning, other incentives etc).
5. Complete and activate an online resource to share any housing related information for our community to access.



The following has been used to signal the resourcing required for the actions identified:

 In progress/planned and resourced.

 Aspirational/not yet resourced.

In light of an extremely tight fiscal environment which Council finds itself in, it is assumed that Council will, to its best endeavours, advance the implementation of the action plan for the first three years of the 2024-2034 Long Term Plan cycle using existing financial and human resources, and with the support of the Waikato Housing Initiative where appropriate.

Immediate: 1-12 months (some projects will start within the first 1-12 months of strategy adoption but will continue on after this).

Action Category	#	Action	Lead Coordinator	Support Organisation(s)	Outcome	Resource
Housing strategy	1	Council staff to have ownership of the strategy, to implement the strategy and to drive delivery of the action plan.	Waikato District Council		1-4	
	2	Identify and develop the measures and key performance indicators that will be used to outline the success and delivery of the strategy in addition to the delivery of the action plan (aligned with "What success will look like" noted in 2.7 Outcomes of the strategy).	Waikato District Council		1-4	
	3	Once 2023 census data is available- review the statistical information provided to support the development of the strategy – ensure any changes to the information are considered in future reviews of the strategy.	Waikato District Council		1-4	
Consenting interface	4	Commence key stakeholder feedback to identify pain points, challenges, and opportunities to make things easier.	Waikato District Council		1, 2 & 4	
	5	Initiate regular development industry and consultant meetings (bi-monthly to quarterly) to identify pain points, challenges, and opportunities to make things easier and work together.	Waikato District Council		4	
	6	Investigate and develop digital systems and innovation to simplify and speed up processes focussing on the smaller developers (1-5 homes) – e.g., P2B2 Project.	Waikato District Council		4	

Action Category	#	Action	Lead Coordinator	Support Organisation(s)	Outcome	Resource
Education and build capability locally	7	Work with others to improve the knowledge and understanding in our community about the steps involved in building a house.	Waikato District Council	Te Puni Kōkiri & Waikato Tainui	1,2 & 4	
	8	Understand from iwi, hapuu and Maaori land trusts what they need and support them with capability development.	Waikato District Council	Maaori, hapuu and iwi land trusts	4	
	9	Provide a pathfinder for papakaainga development to help mana whenua step through the process	Waikato District Council	Te Puni Kōkiri & Waikato Tainui	1,2 & 4	
	10	Capture data and understand whenua Maaori development and potential across the district.	Waikato District Council	Te Puni Kōkiri & Waikato Tainui	4	
Build and nurture key relationships	11	Identify the agencies that are working in and across the housing space in the district that can contribute towards the increase in the supply of housing, and the building of connected communities.	Waikato District Council	Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri Waikato Tainui, Community Housing Providers	1 - 4	
	12	Share information and identify challenges stopping development and how they can be managed or mitigated for the district. Use for discussion around infrastructure (including wastewater), social infrastructure provision and placemaking etc.	Waikato District Council	Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri Waikato Tainui, Community Housing Providers	1 - 4	
	13	Follow up on delivering any actions required.	Waikato District Council		1 - 4	
Build the tools	14	Identify the key challenges for each town and area across the district in terms of housing (supply and condition), what is needed to address those challenges, and how Council can respond. Consider: <ul style="list-style-type: none"> Inclusionary Zoning Development Contributions Policy (targeted) Other policies and incentives 	Waikato District Council		1 - 4	
	15	Investigate if a trust (specifically Waikato Community Lands Trust) is a suitable model for holding land (or funding) in perpetuity, generated through Inclusionary Zoning for affordable housing (if adopted as a tool to be used by Council).	Waikato District Council		2	
	16	Investigate build-to-rent developments to see whether it would be appropriate for areas where rental property numbers are low, and if so, work with our partners to find ways that this type of development could be encouraged.	Waikato District Council	Developers, Maaori, iwi and hapuu housing trusts	1 & 2	

Action Category	#	Action	Lead Coordinator	Support Organisation(s)	Outcome	Resource
LTP	17	Use the opportunity to identify where we can work more closely with our partners to deliver on housing outcomes, including identifying alternative/additional sources of funding.	Waikato District Council		1 - 4	
	18	Ensure that the outcomes from the strategy are considered and reflected through other related strategies and plans e.g., the Infrastructure Strategy.	Waikato District Council		1 - 4	
Communication – helping our community to understand	19	Develop a communications plan to focus on making various Council processes easier to understand for the community, including: <ul style="list-style-type: none"> Variation 3 (or similar) – identify opportunities and challenges. Medium Density Residential Standards (MDRS) and the District Plan and what that means. Steps to take to build a house (in conjunction with other partners e.g., Waikato Tainui and TPK support). Explain how the consenting process works – develop a process chart. 	Waikato District Council		1-4	
	20	Capture stories from our community and produce case studies that can be made available to help inform others.	Waikato District Council	Community	1-4	
	21	Develop an online resource that the community can access, complete forms and download information, such as: <ul style="list-style-type: none"> Process and checklists including investigating use of ready-designed and consented floor plan options. Information. Forms for completion. Indication of costs involved for services including consenting. Papakaainga and other communal housing information. Links of where to find other information including regional council discharge permit information. Urban design outcomes (Urban Design Strategy link etc.). Links to other relevant websites, support and advice. 	Waikato District Council	Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri, Waikato Tainui	1 - 4	
Infrastructure	22	Identify the infrastructure challenge to service developments, including fragmented land: <ul style="list-style-type: none"> Identify shortfall/gaps. Identify and plan together with our partners how these can be addressed. Identify costs for inclusion in LTP budgets. 	Waikato District Council	Auckland Council, Hamilton City Council, Kāinga Ora, Community Housing Providers, Maaori, iwi and hapuu housing trusts, Watercare	1-4	
Assessment of Council land	23	Complete assessment and: <ul style="list-style-type: none"> Identify any land available for housing. Initiate any processes required to release land for housing. Identify associated costs for inclusion in the LTP. 	Waikato District Council		1 & 2	

Action Category	#	Action	Lead Coordinator	Support Organisation(s)	Outcome	Resource
Council enters housing market	24	Investigate whether Council should enter the market to deliver housing when the market has failed, and how and when this should happen – provide guidance and a framework to follow to assess need and costs.	Waikato District Council		1 & 2	
MDRS	25	Council to decide whether to opt in or opt out of the government's MDRS approach.	Waikato District Council		1 & 2	

Short term: 1 year to 3 years

Action category	#	Action	Lead Coordinator	Support organisation(s)	Outcome	Resource
Build the tools	26	Following the investigation, start the process to design and implement the tools that have been identified to help increase the numbers of affordable housing – incentives, policies, regulatory changes, on a town-by-town basis e.g.,: <ul style="list-style-type: none"> • Inclusionary Zoning. • Development Contributions Policy. • Other policies and incentives. 	Waikato District Council		1 & 2	
Consenting	27	Organise an expo of planners, engineers, Watercare and Council representatives for new and existing developers and investors, so that they can ask questions and get advice.	Waikato District Council	Other councils including: Waipa, Hamilton City Council, Auckland Council, Waikato Regional Council	1 & 4	
	28	Depending on what is required in each town across the district, look at ways to make consenting processes quicker and easier to help encourage better affordable housing outcomes e.g., Huntly and consenting for secondary dwellings.	Waikato District Council		1 - 4	
	29	Investigate waiving pre-lodgement meeting fees and provide additional resourcing for front line enquiries – encourage early conversations with applicants' agents.	Waikato District Council		1 - 4	
Strategy development and strategic plans	30	Complete the development of the Raahui-Pookeka Social-Economic masterplan and investigate/initiate any actions that relate to housing, land and infrastructure development.	Waikato District Council	Various partners	1 - 4	
	31	Develop an Urban Design/Built Strategy with related action plan.	Waikato District Council		2-4	

Action category	#	Action	Lead Coordinator	Support organisation(s)	Outcome	Resource
Papakainga/ Maaori housing	32	Understand what papakainga looks like on whenua Maaori general land and what Council can do to enable and support development.	Waikato District Council	Te Puni Kōkiri, Waikato Tainui, Maaori, iwi and hapuu housing trusts	1-4	
	33	Work together with Maaori housing providers to understand their challenges for delivering housing and what Council can do, enable or influence to make things easier including: <ul style="list-style-type: none"> • Help to identify funding. • Explore co-housing models for non-Maaori land. 	Waikato District Council	Te Puni Kōkiri, Waikato Tainui, Maaori, iwi and hapuu housing trusts	1 & 2	
	34	Review the development contribution and rating policies to recognise and provide for the uniqueness of whenua Maaori development.	Waikato District Council		1 & 2	
Intergenerational/ multigenerational living	35	Understand what intergenerational/multigenerational living looks like in Waikato District and what Council can do to enable and support development.	Waikato District Council			
	36	Investigate and identify how Council can support the community to “age in place” through things such as multigenerational/ intergenerational living, encouraging accessibility considerations through new development and how this can be supported through the District Plan.	Waikato District Council	Housing providers, developers	2	
Partnerships other agencies working across the district: <ul style="list-style-type: none"> • Kāinga Ora • Community Housing Providers • Maaori Trusts e.g., Matawhaanui • Developers • Waikato Housing Initiative (WHI) • Future Proof • Waikato Tainui • Mana whenua 	37	Through the WHI and together with our Future Proof partners commission work to develop a clear, comprehensive and understandable guide to housing affordability metrics at a sub-regional and local level – this will ensure that monitoring and evaluating the delivery of affordable housing in the sub-region is based on a robust assessment tool.	WHI	Waikato District Council & Future Proof Partners	2	
	38	Work together with our partners and other agencies to ensure that appropriate levels of social infrastructure is planned for the district, to support the increase in population and growing communities.	Waikato District Council	Ministry of Education, Ministry of Health, Waikato Regional Council	3 & 4	
	39	Continue to work with WHI and other partners to ensure a collaborate and co-ordinated approach towards housing across the Waikato region.	Waikato District Council	WHI & Future Proof Partners	1 - 4	
	40	Continue to work together with developers in the district to help deliver the housing outcomes identified in this strategy.	Waikato District Council	Developers	1 - 4	
	41	Continue to contribute data to the WHI Datalake and dashboard.	Waikato District Council		4	
Council provided social infrastructure	42	Ensure that Council provision of community services/facilities and social infrastructure align with future population growth.	Waikato District Council		3	

Action category	#	Action	Lead Coordinator	Support organisation(s)	Outcome	Resource
Review and update communications plan	43	Continue to deliver actions from the Communications Plan and review annually.	Waikato District Council		3 & 4	
Placemaking and integrating new and existing communities	44	Work together with other partners (e.g., Kāinga Ora, Maaori housing providers and community representatives) to develop a placemaking approach with a focus on integrating new and existing communities. Be guided by existing strategies and plans. Consider creatives and the arts and how that can contribute to building a sense of place. Include in structure plans where applicable.	Waikato District Council	Kāinga Ora, Maaori, iwi and hapuu housing trusts, Community Housing Providers	3 & 4	
Investigate other types of housing	45	Investigate the viability of other housing tenure options for the community including co-housing, build to rent, and housing typology options including town houses and tiny homes and the pros and cons of each and make the information available to the community through an online resource. Link back to the Proposed District Plan to identify if there are any barriers for development of these housing options.	Waikato District Council		1 & 2	
Upgrading of existing housing stock	46	In line with Council's Climate Response & Resilience Strategy look for and share information available on how to upgrade existing houses stock, especially for those areas with the oldest housing stock (e.g., in Meremere and Huntly).	Waikato District Council	Other councils, other housing providers, other not for profits in the housing space	1 & 2	

Long term: 3 years onwards

Action category	#	Action	Lead Coordinator	Support organisation(s)	Outcome	Resource
Papakaainga/ Maaori housing	47	Develop and solidify procurement agreements with local providers (consultants, builders etc).	Waikato District Council	Local providers	1 - 4	
Review the housing strategy	48	Review strategy and related actions, to determine if anything needs updating or re-prioritising.	Waikato District Council		1 - 4	
Review the communications plan	49	Review strategy and related actions, to determine if anything needs updating or re-prioritising.	Waikato District Council		3 & 4	
Review placemaking plan and approach	50	Review placemaking approach and alignment and direction with other strategies and plans. Review what has already been done and that agreed placemaking outcomes are being achieved.	Waikato District Council		3 & 4	
LTP	51	Ensure that appropriate budgets are put forward for consideration under the LTP for the delivery of the Housing Strategy and related actions.	Waikato District Council		1 - 4	

4.0 Appendices



4.1 Strategic framework

This is the framework that guides all the mahi we do at Council.

Vision

Liveable thriving connected communities

He noohanga aahuru, he iwi whai ora, he hapori tuuhono tahi.



Community outcomes

Cultural
We celebrate who we are.

Social
We have well connected communities.

Environmental
Our environmental health underpins the health of our people.

Economic
We support local prosperity.

Strategic priorities

- Building community resilience
- Building relationships
- Consistent delivery of core services
- Improving connectivity
- Improving Council responsiveness
- Supporting sustainable growth

Strategies and plans that will support housing and building communities



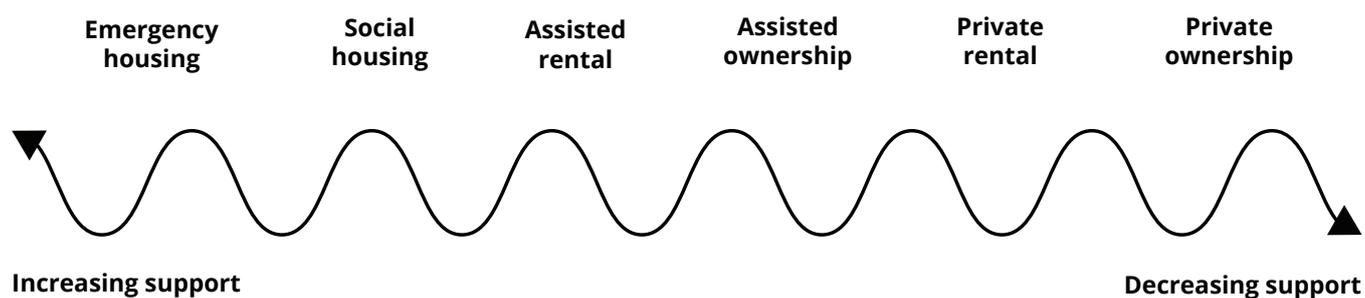
The direction for managing future growth across the district is clearly identified through the various strategies and plans that we have developed. They set out when, how and where we will grow over the medium to long term and set a pathway for us to follow to achieve our vision of liveable, thriving and connected communities. These are:

- Waikato 2070 (adopted 2020).**
- Waikato Blueprint (2019) and local area blueprints.**
- Structure Plans, other Spatial Plans and Design Guides.**
- 50 year Wastewater Strategy.**
- Plus other plans and strategies that relate to housing, infrastructure, building communities and their resilience.**

For more information please see Additional Information.

4.2 Different housing models in New Zealand

The housing continuum



The housing continuum helps anyone involved in housing, from policy makers to housing providers, define the various types of housing required for our community depending on their needs.

4.3 Additional Information

Strategic landscape

Council strategies and plans

Waikato District Growth and Economic Development Strategy (Waikato 2070) - adopted 2020

Waikato 2070 is a 50-year strategy based around four key themes

- Grow Our Communities
- Build Our Businesses
- Embrace Our Identity
- Empower Our People

Waikato 2070 takes an integrated approach to future growth in the Waikato district, combining economic and community development with future land use and infrastructure planning. This document will inform rural and urban communities, businesses, investors, iwi, governments, neighbouring local authorities and the Council itself, to help deliver and achieve the communities' vision. Whilst enabling growth, Waikato 2070 aims to do this in a way that protects the environment which is essential for the health and wellbeing of our communities.

Waikato Blueprint (2019) and local area blueprints

The blueprints are high-level spatial plans for how the district and each local area can develop over the next 30 years. These blueprints address the community's social, economic and environmental needs, they set out specific, prioritised initiatives and actions that will take us on the journey towards realising the vision.

Structure plans, other spatial plans and design guides

A structure plan is a guiding framework for the development or redevelopment of an area that will help define the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links). We are developing Structure Plans for Ngaaruawaahia, Hopuhopu and Taupiri and Tuakau. Design guides are non-statutory documents and are developed in partnership with the community and Council to influence and guide the development of an area.

Once the proposed Waikato District Plan is operative (following the resolution of appeals) the regulatory outputs from these structure plans will be embedded in the District Plan through a Variation/District Plan process.

Three Waters Investment Plan 2024 - 2054

Mid-Waikato Water & Wastewater Strategy 2020

Northern-Waikato Wastewater Detailed Business Case (2023)

Southern Hamilton Waikato Wastewater Detailed Business Case (2023)

Other strategies and plans that relate to housing and building communities

- Parks Strategy (2014) – identifies the level of open space required that keeps pace with growth.
- Taiao (nature) in the Waikato strategy (2023).
- Playground Strategy (2017) – construct 12 new playgrounds over time and disestablish 5 existing playgrounds.
- Library Strategy (2019).
- Climate Response and Resilience Strategy (2023).

Māori housing and papakainga

In 2011, the Office of the Auditor General New Zealand published a report entitled Government planning and support for housing on Māori land – Ngā whakatakotoranga kaupapa me te tautoko a te Kāwanatanga ki te hanga whare i runga i te whenua Māori. The report considered how effectively the Government supported Māori seeking to build housing on multiple-owned Māori land. There were two key recommendations for local government:

- That local authorities build appropriate flexibility into their district plans to allow housing to be built on Māori land.
- That local authorities identify and work with landowners who have particularly suitable land blocks and who want to build housing on Māori land.

In 2014 He Whare Ahuru was written to set out an approach for improving housing for Māori and their whānau and growing the Māori housing sector. It aims to empower whānau to better manage their own futures and sets out how the Government will support Māori communities. He Whare Ahuru also addresses the recommendations in a 2011 report from the Controller and Auditor General, Government Planning and Support for Housing on Māori land and the New Zealand Productivity Commission's 2012 report on its Housing Affordability Inquiry. He Whare Ahuru sets out six directions to improve Māori housing over the period 2014 to 2025.

In March 2022, MAIHI (Māori and Iwi Housing Initiative) Ka Ora –The National Māori Housing Strategy was released followed by its implementation plan. While MAIHI Ka Ora sets out the vision for Māori housing for the next 30 years, the implementation plan focuses on what needs to happen over the next three to four years to get step closer to the MAIHI Ka Ora vision that 'All whānau have safe, healthy, affordable homes with

44 Waikato District Council - Housing Strategy

secure tenure, across the Maori housing continuum’.

The Local Government (Rating of Whenua Māori) Amendment Act 2021 section 102 requires Councils to support the preamble of the Te Ture Whenua Maori Act in their financial policies, including the development contributions policy and the revenue and finance policy by 01 July 2024. This work is currently underway.

Legislation and regulation

Resource Management (Enabling housing supply and other matters) Amendment Act

Designed to increase housing supply in NZ's main urban areas by speeding up the implementation of the NPS UD (see below) to enable more medium-density housing through the Medium Density Residential Standards (MDRS). The new government has indicated that it may become an opt in or opt out scenario for councils. Variation 3 to the District Plan is Council's way of implementing this requirement.

Note: If the government makes the MDRS optional the Council will need to decide whether it retains the MDRS (opts in or opts out), modifies it, or leaves it the same. As a minimum Council will need to review land supply to ensure 30 years of land supply is zoned.

NPS Urban Development

Requires Councils to plan well for growth to ensure a well-functioning urban environment for all people, communities and future generations. The intention is for this National Policy Statement to be incorporated into the Natural and Built Environment Act and Spatial Planning Act.

GPS Housing and Urban Development

Sets a direction for housing and urban development in Aotearoa New Zealand. It was developed alongside MAIHI Ka Ora – the National Māori housing strategy.

MAIHI Ka Ora – the National Māori Housing Strategy (2022).

The National Māori Housing Strategy – elevates the Māori and Iwi Housing Innovation (MAIHI) Framework for Action, providing a strategic direction that puts Maori at the heart of Aotearoa New Zealand's housing system. It identifies that government agencies must work with each other and with Māori in genuine partnership over the next 30 years towards a shared vision that all whānau have safe, healthy, affordable homes with secure tenure, across the Maori housing continuum.

Resource Management Act 2002

The resource management system governs how people interact with natural resources. As well as managing air, soil, freshwater and the coastal marine area, laws like the Resource Management Act 1991 (RMA) regulate land use and the provision of infrastructure. Council District Plans are a requirement under the RMA.

Building Act (2004)

Sets out the rules for construction, alteration, demolition and maintenance of new and existing buildings in NZ.

Urban Development Act 2020 alongside the Kāinga Ora – Homes and Communities Act

Creates a framework for transformational urban development that contributes to sustainable, inclusive and thriving communities.

NPS Highly Productive Land

This is about ensuring the availability of New Zealand's most favourable soils for food and fibre production, now and for future generations. This requires Councils to identify these areas through its unitary/district plan processes. The intention is for this National Policy Statement to be incorporated into the Natural and Built Environment Act and Spatial Planning Act.

Regional organisations and strategies

Waikato Housing Initiative

The Waikato Housing Initiative (WHI) is a cross-sectoral group working toward the vision: “Every person and every family in the Waikato region is well-housed*, living in sustainable, flourishing and connected communities”.

The WHI's focus is to change the current status quo of housing across the region by leading, connecting and facilitating the delivery of affordable, quality and accessible homes in the Waikato. The WHI partners include Waikato councils, central government, community housing providers, iwi, developers and representatives from the private sector including banks, lawyers and property organisations.

Future Proof and Future Development Strategy for the Waikato region

Future Proof is a joint project set up by the partners (local and central government, iwi) to consider how the sub-region should develop into the future. The partners work together to consider the important issues that affect the region now and over the next 30 years. This approach is needed to manage growth in a coordinated way.

