

Agenda for a meeting of the Waikato District Council to be held in the Council Chambers, District Office, 15 Galileo Street, Ngaaruawaahia on **MONDAY, 6 MAY 2024** commencing at **9:30 AM.**

Information and recommendations are included in the reports to assist the Committee in the decision-making process and may not constitute Council's decision or policy until considered by the Committee.

The meeting will be opened with a karakia.

1. APOLOGIES AND LEAVE OF ABSENCE

2. CONFIRMATION OF STATUS OF AGENDA

3. DISCLOSURE OF INTEREST

The register of interests is no longer included on agendas, however members still have a duty to disclose any interests under this item.

4. MINUTES FOR CONFIRMATION

Minutes for meeting held on 25 March 2024.

5. COMMITTEE REPORTS

5.1 Development Agreements Committee - 9 April 2024

5.2 Policy & Regulatory Committee - 24 April 2024

5.3 Infrastructure Committee - 17 April 2024

6. REPORTS

6.1 Adoption of the Waikato District Council Housing Strategy

6.2 Zero Harm Update

6.3 Maaori Wards

7. EXCLUSION OF THE PUBLIC

GJ Ion
CHIEF EXECUTIVE

TERMS OF REFERENCE

COUNCIL

Chairperson:	Her Worship the Mayor
Deputy Chairperson:	Deputy Mayor
Membership:	The Mayor and all Councillors
Meeting frequency:	Six-weekly - or as required
Quorum:	Half of the members (including vacancies)

Purpose

1. To provide leadership to, and advocacy on behalf of, the people of the Waikato District.
2. To define and represent the total communities' interests, ensuring ongoing community and economic development, the effective stewardship of existing assets, sustainable management of the environment, and the prudent management of the communities' financial resources.

Terms of Reference

The Council's terms of reference include the following powers which cannot be delegated to committees, subcommittees, officers or any other subordinate decision-making body:

1. The power to make a rate.
2. The power to make a bylaw.
3. The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long-Term Plan.
4. The power to adopt a Long-Term Plan, Annual Plan, or Annual Report.
5. The power to appoint a Chief Executive.
6. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long-term Plan or developed for the purpose of the local governance statement, including the Council's Infrastructure Strategy.
7. The power to adopt a remuneration and employment policy.
8. The power to approve or amend the Council's Standing Orders.
9. The power to approve or amend the Code of Conduct for elected members, and consider any recommendations made in relation to a complaint lodged under the Code.
10. The power to appoint and discharge:
 - a. members (including chairpersons) of Council committees and subordinate decision-making bodies, subject to the Mayor's powers under section 41A Local Government Act 2002; and
 - b. elected member representatives on external organisations.
11. The power to establish a joint committee with another local authority or other public body and appoint elected members as representatives on such committees or bodies.
12. The power to make the final decision on a recommendation from the Ombudsman where it is proposed that Council not accept the Ombudsman's recommendation.
13. The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.

14. The power to amend or replace the delegations in Council's Delegations Register (except where expressly permitted in the Delegations Register).

To exercise the following powers and responsibilities of Council, which the Council chooses to retain:

1. To approve a proposed policy statement or plan under the Resource Management Act 1991.
2. To approve changes to boundaries of the District under the Resource Management Act 1991 or any other legislation.
3. In respect of District Plan decisions:
 - a. To appoint independent commissioners to a panel for hearings of a Proposed District Plan;
 - b. To approve the recommendation of hearings commissioners on a proposed plan, plan change or variation (including private plan change); and
 - c. To approve a proposed plan or a change to a district plan under Clause 17, Schedule 1 of the Resource Management Act 1991.
4. To adopt governance level strategies, plans and policies which advance Council's vision and strategic goals (e.g. Hamilton to Auckland rail), other than where expressly delegated to a committee.
5. To approve Council's recommendation to the Remuneration Authority for the remuneration of elected members.
6. To approve the Triennial Agreement.
7. To approve resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
8. To approve any changes to the nature and delegations of any Council committees or subordinate-decision making bodies.
9. To approve the Local Governance Statement.
10. To approve funding requests not allowed for within budgets, in accordance with Significance & Engagement Policy parameters.
11. To approve any additional funding decisions required for the Watercare Services contract.
12. To approve development agreements as recommended by the Development Agreements Subcommittee where infrastructure is not allowed for within the Long Term Plan.
13. To receive six-monthly reports from each Community Board on its activities and projects

To	Waikato District Council
Report title	Minutes for meeting held on 25 March 2024.
Date:	6 May 2024
Report Author:	Gaylene Kanawa, Democracy Manager
Authorised by:	Gavin Ion, Chief Executive

1. Purpose of the report

Te Take moo te puurongo

To confirm the previous minutes for the Council meeting held on 25 March 2024.

2. Staff recommendations

Tuutohu-aa-kaimahi

THAT the Waikato District Council confirms the minutes for a meeting held on Monday, 25 March 2024 as a true and correct record.

3. Attachments

Ngaa taapirihanga

1. 240325 CCL OPEN Minutes Unconfirmed

Minutes for a meeting of the Waikato District Council held in the Council Chambers, 15 Gallileo Street, Ngaaruawaahia on **MONDAY, 25 MARCH 2024** commencing at **9.30am**.

Present:

Her Worship the Mayor, Mrs JA Church (Chairperson)
Cr C Beavis
Cr C Eyre (Deputy Mayor)
Cr J Gibb
Cr P Matatahi-Poutapu (*from 9.38am, Item 7.1*)
Cr E Patterson
Cr M Raumati
Cr V Reeve
Cr L Thomson
Cr P Thomson
Cr T Turner
Cr D Whyte

Attending:

Mr GJ Ion (Chief Executive)
Mr TG Whittaker (Chief Operating Officer)
Ms M May (General Manager, Service Delivery)
Mr W Gauntlett (General Manager, Community Growth)
Mr R MacCulloch (General Manager, Customer Support)
Ms A Diaz (Chief Financial Officer)
Mrs C Pidduck (Legal Counsel)
Ms P Prakash (Junior Solicitor)
Mr V Ramduny (Strategic Partnerships Manager)
Mr L McCarthy (Acting Roothing Manager)
Mr A Singh (Roothing Team Leader)
Mr P Henderson (Roothing Engineer)
Mr W Durning (Mayoral Strategy Manager)
Mrs GJ Kanawa (Democracy Manager)

The Council and staff opened the meeting with a joint karakia.

APOLOGIES AND LEAVE OF ABSENCE

Resolved: (Crs L Thomson/Gibb)

THAT the Waikato District Council accepts the apologies from:

- a. Cr Ngataki for non-attendance (absent on Council business); and**
- b. Cr Keir for non-attendance; and**
- c. Cr Raumati for lateness.**

CARRIED

WDC2403/04

CONFIRMATION OF STATUS OF AGENDA ITEMS

Agenda Item 2

Resolved: (Crs Beavis/Whyte)

THAT the agenda and supplementary agenda (refer b below) for a meeting of the Waikato District Council held on Monday, 25 March 2024 be confirmed:

- a. with all items therein being considered in open meeting with the exception of those items detailed at agenda item 8, which shall be considered with the public excluded; and**
- b. in accordance with Standing Order 9.12 and Section 46a Clause 7a of the Local Government & Official Information Act 1987, the Council resolves that the following items be added to the agenda as a matter of urgency as advised by the Chief Executive:**
 - i. SA7.4 Submission on Government Policy Statement (GPS) on Land Transport 2024.**
- c. all reports be received.**

CARRIED

WDC2403/05

DISCLOSURES OF INTEREST

Agenda Item 3

Her Worship the Mayor disclosed her interest in living in PW

CONFIRMATION OF MINUTES

Agenda Item 4

The report was received [*WDC2403/05 refers*] and no further discussion held.

Resolved: (Crs Gibb/Beavis)

THAT the Waikato District Council confirms the minutes as a true and correct record for meetings held on:

- a. **Monday, 28 February 2024; and**
- b. **Tuesday, 19 March 2024.**

CARRIED

WDC2403/06

ACTIONS REGISTER

Agenda Item 5

The report was received [*WDC2403/05 refers*] and no further discussion held.

COMMITTEE REPORTS

Policy & Regulatory Committee Recommendations – 27 February 2024

Agenda Item 6.1

Revocation of the Psychoactive Substances Policy 2019 (P&R2402/04)

The report was received [*WDC2403/05 refers*] and no further discussion was held.

Resolved: (Crs Eyre/Reeve)

THAT the Waikato District Council revokes the Psychoactive Substances Policy 2019.

CARRIED

WDC2403/07

ACTION: Policy to be removed from the Council website.

Climate Response & Resilience Policy – Recommendation for Adoption (P&R2402/05)

The report was received [WDC2403/05 refers] and no further discussion was held.

Resolved: (Crs Eyre/L Thomson)

THAT the Waikato District Council:

- a. **adopt the Climate Response and Resilience Policy 2024 subject to the minor wording amendment on Page 57; Point 4.2 g) to read “Apply a climate change lens to decision making, planning and processes”, and**
- b. **revoke the Climate Response and Resilience Policy 2021.**

CARRIED

WDC2403/08

ACTION: Amended Policy to be uploaded to Council website.

Infrastructure Committee Recommendations – 5 March 2024

Agenda Item 6.2

Huntly Rail Station (INF2403/10)

The report was received [WDC2403/05 refers] and no further discussion was held.

Resolved: (Crs Patterson/Whyte)

THAT the Waikato District Council:

- a. **provides approval to complete the Huntly Rail Building project to enable the building to be available for the Waikato Coalfields Museum to use and public toilets to be available for use as well as the exterior finishings.**
- b. **notes the Insurance settlement remains to be finalised and approves the additional funding of up to \$222,000 from the Tuakau Hall Seismic Upgrade Project 103637-9220-0000-00-25514.**

CARRIED

WDC2403/09

REPORTS

Zero Harm – March Update

Agenda Item 7.1

The report was received [*WDC2403/05 refers*] and the following discussion was held:

- The Zero Harm Manager noted that the organisation had just completed a series of well attended Work Safe Home Safe events over the month, which included the annual Zero Harm Refresher survey completed by all staff.
- Two major contractor events reported in February which were currently under investigation.
- Clarification was sought on the Tier 1 contractors, noting these were in line with the Procurement Strategy and referred to contractors like Watercare, Downers etc.
- Council continued to work with contractors on obtaining good reporting practices from them to identify trends and initiatives that needed to be implemented to align with Council policies.
- Council complimented the Waters Governance Board on their demonstration of strong health and safety alignment with Council during a recent incident in Huntly.
- It was queried whether any incidents in our Council owned facilities occurred when utilised by community groups. It was noted that this was dependent on the users to report any incidents, so not always captured.

Cr Matatahi-Poutapu entered the meeting at 9.38am during the above item.

Homeowner Assistance for Cyclone Gabrielle Recovery

Agenda Item 7.2

The report was received [*WDC2403/05 refers*] and the following discussion was held:

- Recovery Manager provided an overview of the report and options available, it was noted that there was a version control issue with the report and the incorrect recommendation was included in the agenda.
- It was noted that any projects agreed by Council must be managed by Council. However, some people had already installed retaining walls etc which had been partially funded by their insurance and the property owners. Some owners were still waiting on a decision by Council as to what they could contribute.
- Concern raised that there was no firm engagement strategy or timeline provided for getting this done and that the item was in a public agenda, therefore affected parties hearing it for the first time via this agenda and not directly.
- It was noted that the next step would be to contact affected property owners once a decision on Council's approach was made.

- The staff noted that 55 properties hand been supported via the Mayoral relief fund which was generally spent.

ACTION: Staff to engage with affected properties regarding Council's approach to assist with their recovery.

Cr Raumati entered the meeting at 10.17am, prior to the resolution below being put.

Resolved: (Crs Beavis/Eyre)

THAT the Waikato District Council:

- a. **confirms that Option 2 - Commit to contributing to the mitigations required for residents in red-stickered and yellow stickered homes in Port Waikato to a ceiling of \$1.1M offered by the Government for this purpose.**

CARRIED

WDC2403/10

Road Maintenance Contract - Boundary and Term Decision

Agenda Item 7.3

The report was received [*WDC2403/05 refers*] and the following discussion was held:

- Feedback from Council was positive on the approach to evenly split the road maintenance contracts.
- Would be good to report to Community Boards/Committees on works over a quarterly basis, noting that not all areas had Boards/Committees, however most have Hall Committees that could be utilised as a conduit.

ACTION: Staff to consider how regular reporting could be provided on a quarterly basis to Community Boards on work in their area.

Resolved: (Crs Patterson/Whyte)

THAT the Waikato District Council:

- a. **approves the division of the road network into a North contract and a Southncontract for the delivery of road maintenance and renewal services along with a separate streetlighting contract.**
- b. **approves the term of the two (2) road maintenance and renewal contracts as three (3) years, plus three (3) years, plus two (2) years, to a maximum term of eight (8) years, and notes that this is subject to approval from NZTA Waka Kotahi.**

CARRIED

WDC2403/11

Submission on GPS on Land Transport 2024

Agenda Item SA7.4

The report was received [WDC2403/05 refers] and the following discussion was held:

- Staff provided an overview of the draft submission, noting certain policies have changed with the change in Central Government.
- Positive feedback was provided on the layout of the submission which made it easy to read and clearly outlined Council's direction in each key topic.
- We note that when remediation work is undertaken on expressway, SH1 and SH1B are diversions – should this be in NLTP or both? More strategic overarching recommendation to be worked on with Cr Beavis and roading team.
- Further suggested changes were made to the submission, in regard to rail, greenhouse gas emissions, bi-partisan long-term planning and the importance of cross party accords.
- Some wards subject to fast tracking without the community being able to submit against this – land being taken and utilised for growing need for renewable energy sources – no data to tell us that following 30 years the land will be ok no impact.

Resolved: (Crs Patterson/Whyte)

THAT the Waikato District Council:

- a. approves the submission on the Government Policy Statement on Land Transport (GPS2024) pending any changes to the document discussed at the Council meeting.**

CARRIED

WDC2403/12

EXCLUSION OF THE PUBLIC

Agenda Item 6

Resolved: (Crs L Thomson/Raumati)

- a. THAT the public be excluded from the following parts of the proceedings of this meeting:**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Item PEX 2 – Minutes for confirmation	Good reason to withhold exists under Section 6 or Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
Item PEX 3 – Actions Register		
Item PEX 4.1 – Infrastructure Committee Recommendations – 5 March 2024		
Item PEX 5 – Chief Executive Issues		
Item PEX 6 – Mayoral Issues		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item No.	Section	Interest
Item PEX 2 – Minutes for confirmation Item PEX 3 – Actions Register	Refer previous minutes for reasons for exclusion.	
Item PEX 4.1 – Infrastructure Committee Recommendations – 5 March 2024	Refer Infrastructure for reasons for exclusion.	
Item PEX 5– Chief Executive Issues	7(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons.
Item PEX 6 – Mayoral Issues	7(2)(g)	To maintain legal professional privilege
	7(2)(c)(i)	To protect information that is subject to an obligation of confidence and to ensure the information avenue remains open, when it is in the public interest for it to do so.

CARRIED

WDC2403/13

Resolutions WDC240-WDC3/14 - 2403/16 are contained in the public excluded section of these minutes.

There being no further business the meeting was declared closed with a karakia at 11.59am.

Minutes approved and confirmed this day 2024.

JA Church
CHAIRPERSON

Unconfirmed

To	Waikato District Council
Report title	Development Agreements Committee - 9 April 2024
Date:	6 May 2024
Report Author:	Elizabeth Saunders, Senior Democracy Advisor
Authorised by:	Gaylene Kanawa, Democracy Manager

1. Purpose of the report

Te Take moo te puurongo

The purpose of this report is to seek the Council's approval of the recommendation from the Development Agreements Committee meeting held on Tuesday, 9 April 2024.

The Development Agreements Committee Open agenda and attachments from the meeting on Tuesday, 9 April 2024 can be found on the Council website via the following link:

https://www.waikatodistrict.govt.nz/docs/default-source/agenda-2024/dac-open-agenda-240409.pdf?sfvrsn=ab3d6fc8_1.

2. Staff recommendations

Tuutohu-aa-kaimahi

Proposed User Pays Framework – Infrastructure Development Manager Services (DAC2404/04)

THAT the Waikato District Council:

- a. approves that the Infrastructure Development Manager services are transitioned, as soon as possible, to a user-pays service, through existing and new users of the services either:**
 - i. opting-in via the signing of a funding agreement for the services, or**
 - ii. opting-out via choosing not to pay for the services and cease receiving the services from 1 September 2024; and**
- b. that, for transparency, the fees for Infrastructure Development Manager services be proposed in the fees and charges schedule prepared in conjunction with the 2025-2034 Long Term Plan; and**

- c. notes the interconnections between the Resource Consenting Team (Customer Support) and the Infrastructure Development Managers and recommends that Council measure and report on the impact of the introduction of a user pay service.

3. Attachments

Ngaa taapirihanga

None

To	Waikato District Council
Report title	Policy & Regulatory Committee - 24 April 2024
Date:	6 May 2024
Report Author:	Elizabeth Saunders, Senior Democracy Advisor
Authorised by:	Gaylene Kanawa, Democracy Manager

1. Purpose of the report

Te Take moo te puurongo

The purpose of this report is to seek the Council's approval of the recommendation from the Policy & Regulatory Committee meeting held on Tuesday, 23 April 2024.

The Policy & Regulatory Committee agenda and attachments from the meeting held on Tuesday, 23 April 2024 can be found on the Council website via the following link:

https://www.waikatodistrict.govt.nz/docs/default-source/agenda-2024/p-r-open-agenda-240423.pdf?sfvrsn=19e06ec8_1.

2. Staff recommendations

Tuutohu-aa-kaimahi

Approval to correct minor error in Water Supply Bylaw 2023 (P&R2310/06)

THAT the Waikato District Council adopt the amended Water Supply Bylaw 2023 (Attachment 1), noting the amendment to Schedule 2: Table 1 Compatibility Features.

3. Attachments

Ngaa taapirihanga

None

To	Waikato District Council
Report title	Infrastructure Committee - 17 April 2024
Date:	6 May 2024
Report Author:	Thomas Rowland, Democracy Advisor
Authorised by:	Gaylene Kanawa, Democracy Manager

1. Purpose of the report

Te Take moo te puurongo

The purpose of this report is to seek the Council's approval of the recommendations from the Infrastructure Committee meeting held on Wednesday 17 April 2024.

The Infrastructure Committee Open agenda and attachments for the meeting held on Wednesday 17 April 2024 can be found on the Council website via the following link:

https://www.waikatodistrict.govt.nz/docs/default-source/agenda-2024/240417-open-infrastructure-agenda.pdf?sfvrsn=b8046fc8_1

2. Staff recommendations

Tuutohu-aa-kaimahi

Waste Assessment and Waste Minimisation and Management (INF2024/05)

THAT the Waikato District Council:

- a. that Council receives the 2023 Waste Assessment including the Medical Officer of Health feedback.
- b. that Council, in light of the completed Waste Assessment, resolves to proceed with a preparing a new Waste Minimisation and Management Plan in accordance with section 50(3) of the Waste Minimisation Act 2008.

3. Attachments

Ngaa taapirihanga

None

To	Waikato District Council
Report title	Adoption of the Waikato District Council Housing Strategy
Date:	6 May 2024
Report Author:	Vishal Ramduny, Strategic Initiatives and Partnership Manager
Authorised by:	Will Gauntlett

1. Purpose of the report

Te Take moo te puurongo

To recommend to the Council the adoption of the final Housing Strategy.

2. Executive summary

Whakaraapopotanga matua

The Waikato District Council Housing Strategy ('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, community representatives and advocates working in the housing space in the district.

The Strategy outlines a vision and aspiration for housing for our community now and into the future. It represents a consolidation of work and thinking in the housing space whilst acknowledging that the role of Council for housing is one of an enabler, advocate and relationship builder and *not* as a provider or funder of housing directly. The Strategy therefore provides a framework for Council's approach to housing.

Council's Sustainability and Wellbeing Committee received and endorsed the Strategy in February 2024 with suggested amendments. These amendments have now been made to the final document.

3. Staff recommendations Tuutohu-aa-kaimahi

THAT the Waikato District Council approves the Waikato District Council Housing Strategy as attached to this agenda (Attachment 1).

4. Background Koorero whaimaarama

In 2023 Council identified the need for a more comprehensive approach to housing within the district rather than having a focus solely on affordable housing. Staff were consequently directed to advance its focus from the development of an affordable housing action plan to the development of a housing strategy. The development of the Strategy has been a collaborative effort involving elected members, Council staff and key stakeholders.

After a series of engagement sessions held with key stakeholders in October and November 2023 an initial draft of the Strategy was presented to Council's elected members on 7 December 2023. This was followed by a second workshop on 1 February 2024 at which the next iteration of the Strategy was presented and discussed prior to staff having further engagements with housing sector representatives and key partner organisations. The final draft of the Strategy was then received by the Sustainability and Wellbeing Committee on 26 February 2024 where further amendments were recommended.

5. Discussion Matapaki

The final Housing Strategy is attached (attachment 1). A summary of the feedback received from the Sustainability and Wellbeing Committee and the actions taken by staff are also attached (attachment 2).

A key thrust of the strategy is an emphasis on Council's enabling and facilitating role in the housing space. The action plan is the key component of the Strategy as this translates the strategy into action. The action plan acknowledges the main local government housing levers viz. zoning and regulation, infrastructure and consenting (customer) interface. It provides a focus for our continued advocacy and facilitation role in the housing space in accordance with Council's existing mandate. 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 implementation Strategy.

The Strategy is an 'organic' document rather than a static one. It will be reviewed every three years. The action plan contained in the strategy will be updated annually and will give consideration to any feedback received from the public and our stakeholders during the intervening period.

5.1 Options

Ngaa koowhiringa

Option 1

Council can decide not to adopt the Strategy. Doing this would mean that we do not do anything in the housing space including advocating and working with partners (such as central government agencies, the Waikato Housing Initiative, and private developers) and building relationships with other organisations in facilitating housing delivery.

However, not playing an enabling and facilitative role may be counter-productive to Council's commitment to advance social and wellbeing outcomes in our communities and contributing to our vision of building liveable, thriving, and connected communities. Furthermore, the Sustainability and Wellbeing Committee has already endorsed the Strategy subject to changes being made to the final document to be considered by Council for adoption.

OR

Option 2

Council adopts the Strategy thereby committing to address the housing challenges of the district through our relationship with key stakeholders in the housing sector. This will also signal to the market our approach to housing and our expectation of others in this space. Staff recommend option 2 as it enables Council to perform an enabling role in the housing space in support of growth and wellbeing outcomes.

However, in endorsing this option it is understood that staff will support the implementation of the action plan through existing business-as-usual work processes and resources since no new funding will be sought for implementation of the Strategy for the first three years of the 2025-2034 Long Term Plan. Resourcing the implementation of the Strategy may be considered as part of the next (2027/28) Long Term Plan cycle. The implementation of the Strategy will 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

There are no material financial considerations associated with the recommendations of this report as no additional resources are being sought for the implementation of the Strategy at this stage. Council will to its best endeavours advance the implementation of the action plan for the first 3 years using existing financial and human resources and with the support of the Waikato Housing Initiative, where appropriate.

5.3 Legal considerations **Whaiwhakaaro-aa-ture**

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 acknowledges other key Council strategies and plans that will support housing and building liveable, thriving, and connected communities viz:

- Future Proof Growth and Development Strategy
- Waikato 2070
- Waikato District Plan
- Waikato Blueprint and local area blueprints
- Structure plans and design guides
- Relevant infrastructure plans
- Taio in the Waikato Strategy
- Te Ture Whaimana
- Heritage Strategy

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 papakaainga are the 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 as far as the advocacy on energy efficient homes are concerned and the need to ensure that the provision of residential dwellings conforms to the Climate Action Plan, the Strategy advocates for developers to:

- ☐; Build 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 (2024/25 to 2026/27) will be undertaken with existing staff resources. These existing resources were not initially established/provided to drive housing outcomes so implementing the Strategy and its action plan comes with risk.

However, Council is responsible for key regulatory processes associated with the provision of housing in the community in addition to its enabling role in this space, so staff will use these mechanisms to support housing delivery. Staff will also continue to be involved in discussions through the Waikato Housing Initiative and facilitate housing delivery through appropriate forums such as a soon-to-be-established developer forum.

6. Significance and engagement assessment
Aromatawai paahekoheko

6.1 Significance
Te Hiranga

The decisions and matters of this 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
	✓	✓	✓	✓	✓
<i>Tick the appropriate box/boxes and specify what it involves by briefly explaining the tools used to engage (refer to the project engagement plan if applicable).</i>	The development of the housing strategy has therefore been a collaborative effort involving elected members, staff, and key stakeholders including: <ul style="list-style-type: none"> - The Waikato Housing Initiative - Community boards and community committees - Community Housing Providers - Kaainga ora - Maaori trusts - Developers - Mana whenua representati - Waikato-Tainui and - Waikato Housing Initiative - Waikato Property Investors 				

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

Planned	In Progress	Complete	
✓	✓	✓	Internal
✓	✓	✓	Community Committees Boards/Community
✓	✓	✓	Waikato-Tainui/Local iwi and hapū
✓	✓	✓	Affected Communities
✓	✓	✓	Affected Businesses

7. Next Steps Ahu whakamua

Should Council adopt the Strategy staff will stand up the internal project team that worked on the document to provide oversight on the implementation of the action plan.

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 Terms of Reference and Delegations	Confirmed
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The report contains sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages (section 5.1)	Confirmed
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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
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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
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The report considers impact on Maaori (Section 5.5)	Confirmed
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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

1. Attachment 1 Strategy Document
2. Attachment 2 - Housing Strategy Councillor feedback table

Housing Strategy

2024

Waikato



District Council
Te Kaunihera aa Takiwaa o Waikato

This document was prepared by:



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Foreword/mihi

A message from the mayor

Housing is a basic human right and the basis of stability and security for our citizens and families. Stable, quality housing allows us to participate fully in our communities. Having a decent secure home not only means that people have a roof over their heads, but it also helps with the attainment of other important social outcomes and connections such as health, education and employment.

It is no secret that New Zealand has a housing problem. Waikato District Council is ready to partner with government and work with housing providers in the district and the region to help rectify this issue. We are focused initially on helping address the housing shortfall through our advocacy and enabling role in this space.

This is Waikato District Council's first housing strategy. We see this strategy as a vital cog in Council's vision of building liveable, thriving, and connected communities - a vision that is dear to my heart and that of my councillors too. The Housing Strategy provides us with a framework to collaborate with housing providers in addressing the current housing challenge and provide for our growing future needs. Council is not a housing provider or funder of housing, and we do not hold all the solutions to the housing crisis, however we intend to play our part through our enabling role and by partnering and supporting of others who have influence in this space.

Our strategy is a living document that is intended to support our existing and future citizens to thrive through positive housing initiatives.

We sought the views of many different stakeholders in informing this strategy. I encourage you to engage with it and if you have any further thoughts or ideas, please let us know as we will be updating the action plan annually.

Ngaa mihi and thank you for your time.

Jacqui Church

Mayor



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.**

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



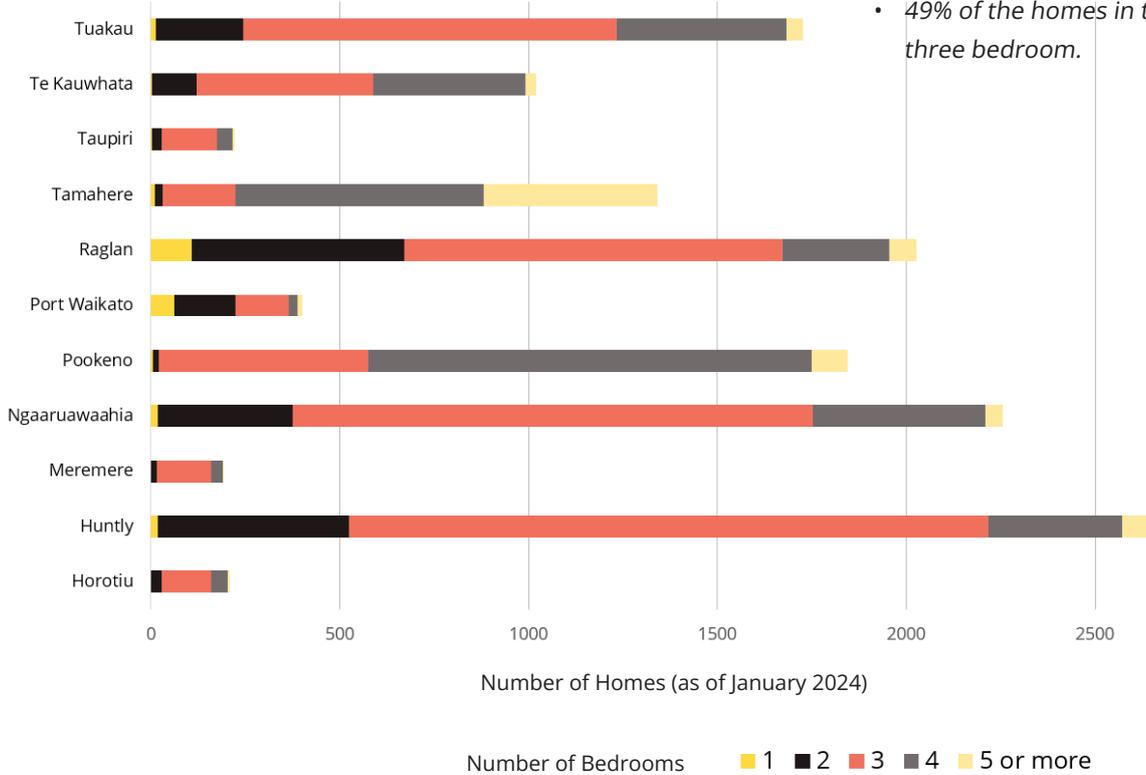
Estimated figures from various sources - 2022-2023

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

EXISTING HOUSING STOCK

Homes per town by bedroom

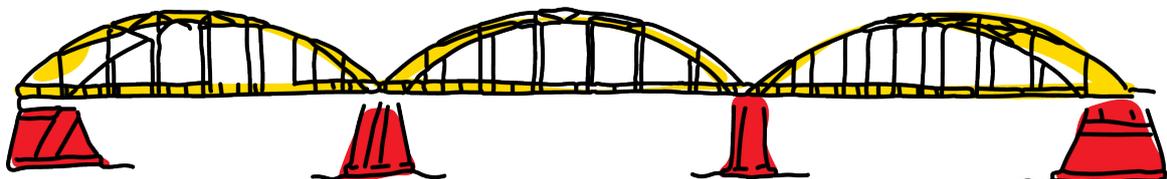
- In towns with more holiday homes there are a higher portion of one and two bedroom homes.
- The housing typology of Pokeno is slanted toward larger families.
- Tamahere has larger, more expensive homes.
- 49% of the homes in the sample have three bedroom.



RESIDENTIAL SALES BY

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

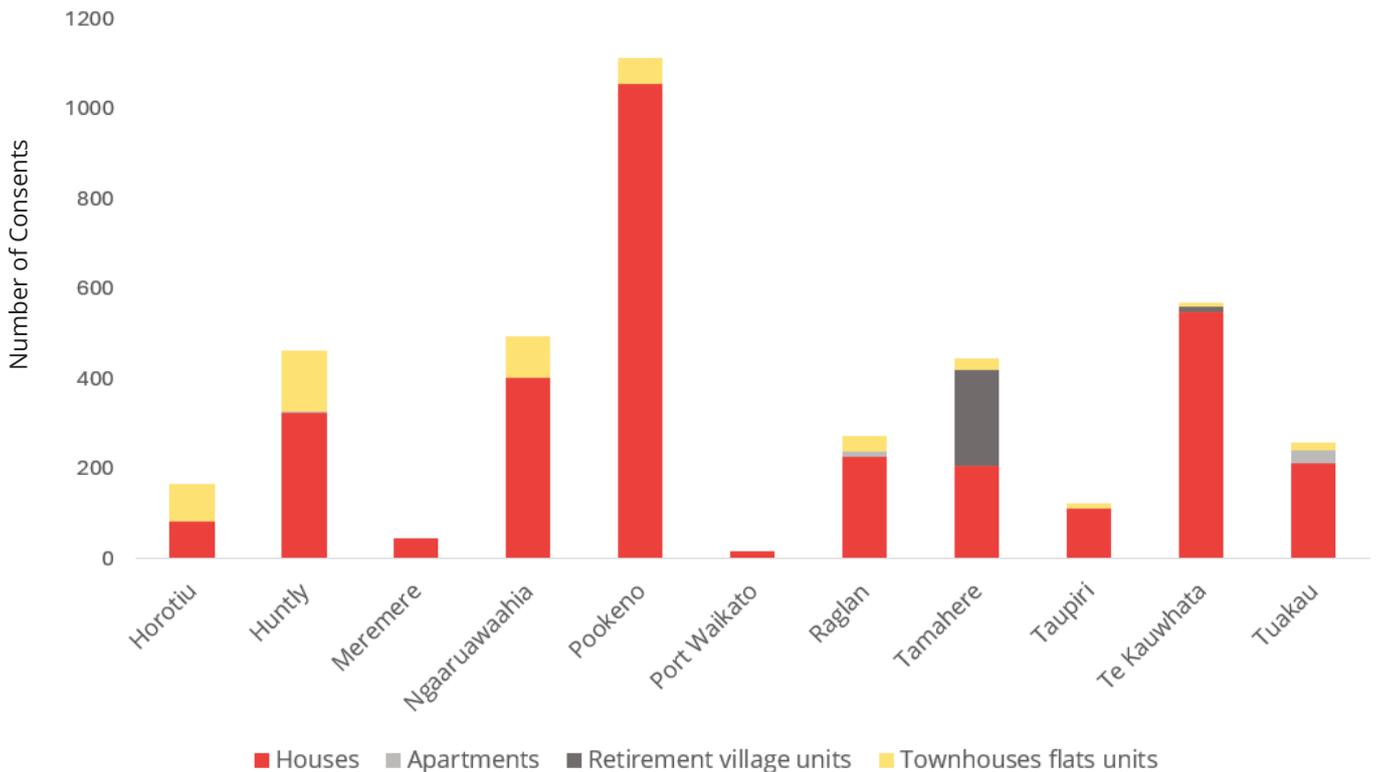
Portable homes constructed*

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

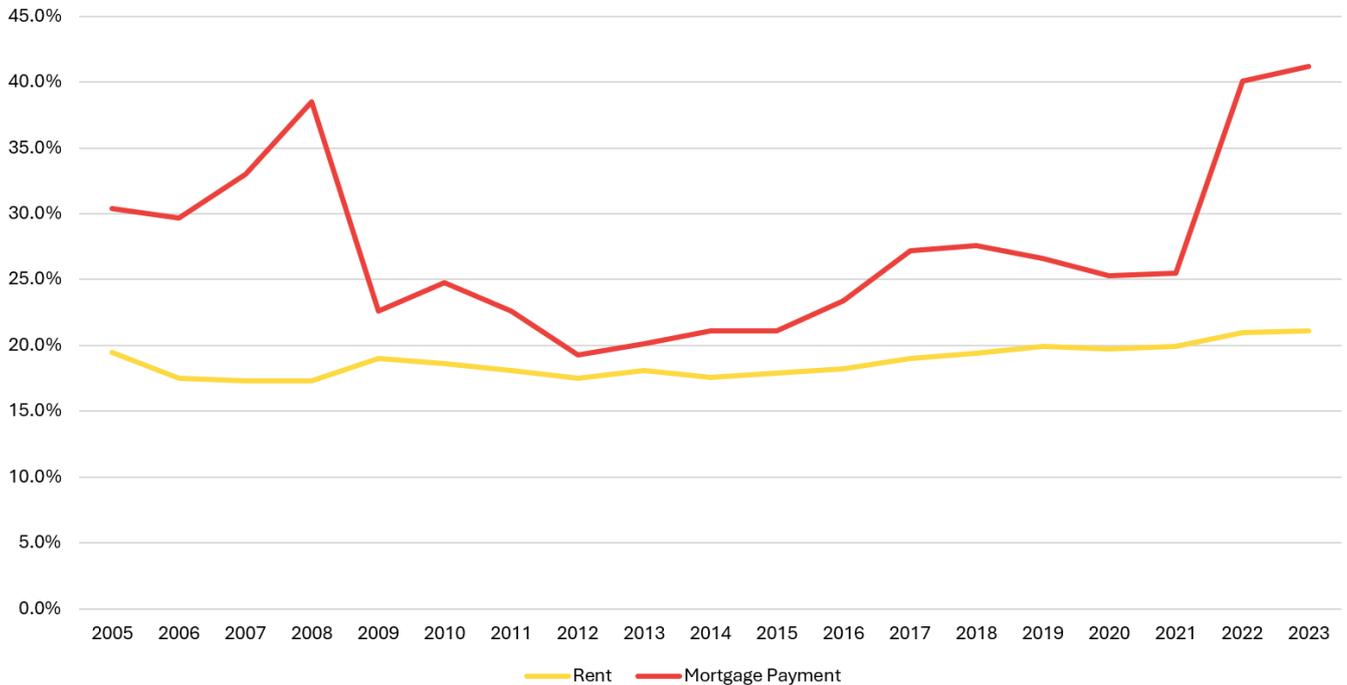
5.7%
HUNTLY

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. We are using the demographic definition which defines housing affordability as less than three times the median household income.

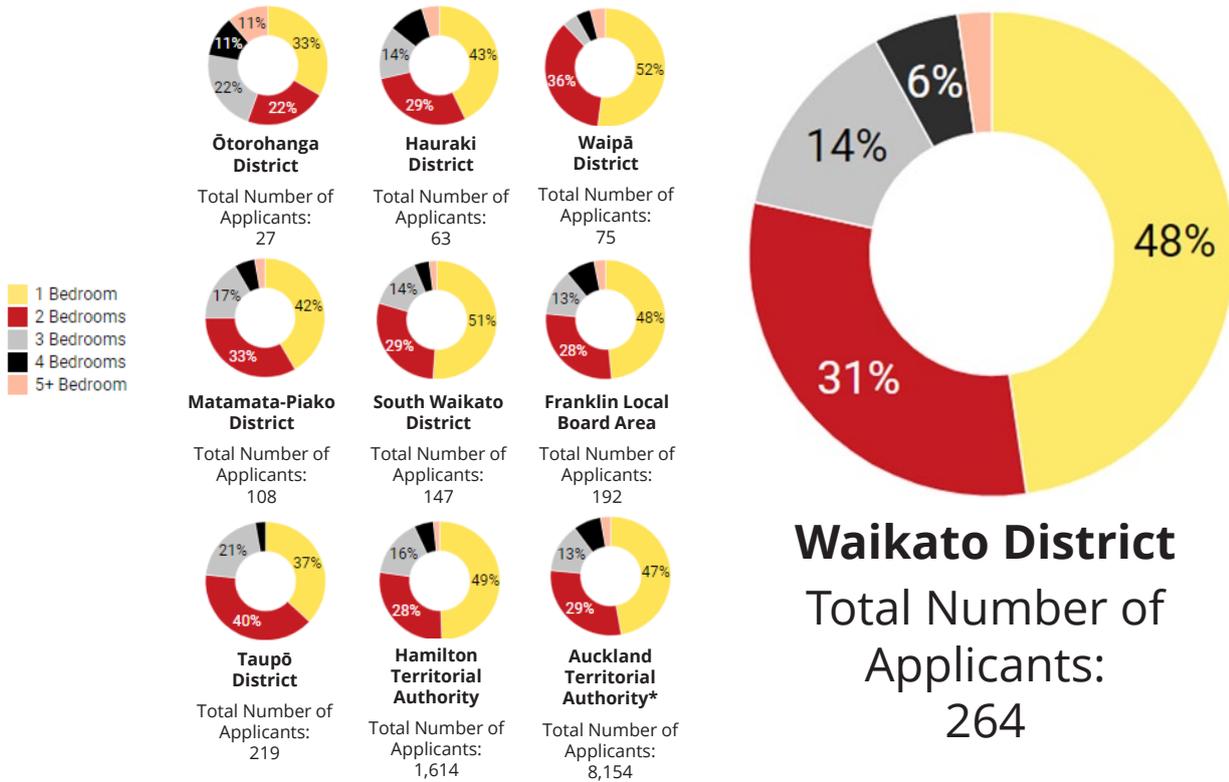
Mortgage or rent payment as a proportion of household income



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 (December 2023 - Ministry of Social Development) 2023 (Ministry of Social Development)



1.2 Facts and figures

Green and red indicate the highest and lowest of 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)

Residential dwellings per District Plan Zone as of March 2024

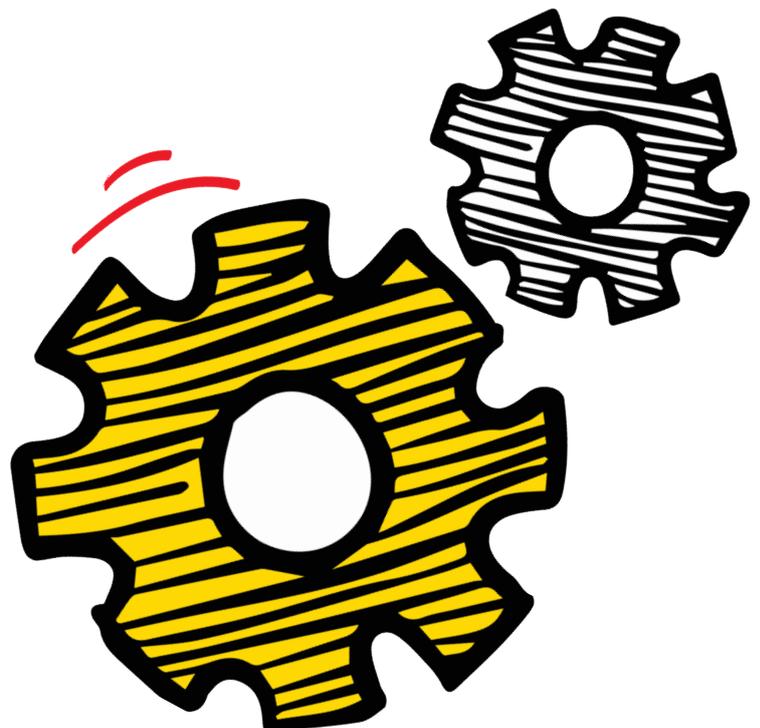
Zone	Residential dwelling	%
FUZ - Future urban zone	97	0.3%
GRUZ - General rural zone	14381	45.7%
GRZ - General residential zone	9422	30.0%
LLRZ - Large lot residential zone	273	0.9%
MRZ - Medium density residential zone	3271	10.4%
RLZ - Rural lifestyle zone	2678	8.5%
SETZ - Settlement zone	895	2.8%
Other zones	419	1.3%
Grand Total	31436	100%

Source: Waikato District Council Property & Rating Database March 2024

Rural subdivision capacity

Vacant titles in the rural zone also have their role to play in terms of the district’s capacity for dwellings to be developed on existing titles. In 2020 there were already a high proportion of vacant titles which were rural-residential in size (ranging from 0 – 10 ha).

Title size (ha)	Number of titles
0 - 0.5	452
0.5 - 1	504
1 - 2	418
2 - 5	420
5 - 10	232
10 - 20	252
20 - 30	75
30 - 40	36
40 - 50	48
50 - 60	26
60 - 70	24
70 - 80	15
80 - 90	10
90 - 100	9
100+	43
Total	2,564



Data from Rural Capacity Proposed Option - Section 32 Assessment Framework Template (ME) FINAL.docx

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 is 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.

Waikato District Council's vision is to build liveable, thriving and 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 of land (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 the Waikato region (7.4).*

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 per cent 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 per cent of the average household income (2022 figures), making it more affordable than the Waikato region at 22 per cent and New Zealand overall at 21.9 per cent.**

The 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 and two bedroom houses.

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 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 intensification within existing townships together with social and utility infrastructure such as community facilities, water services, and public transport.

*<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>.

Place-based opportunities and challenges across the district

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 are some of the oldest 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 issued since 2018, seeing an estimated housing growth of only 15 per cent 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 per cent 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.

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.

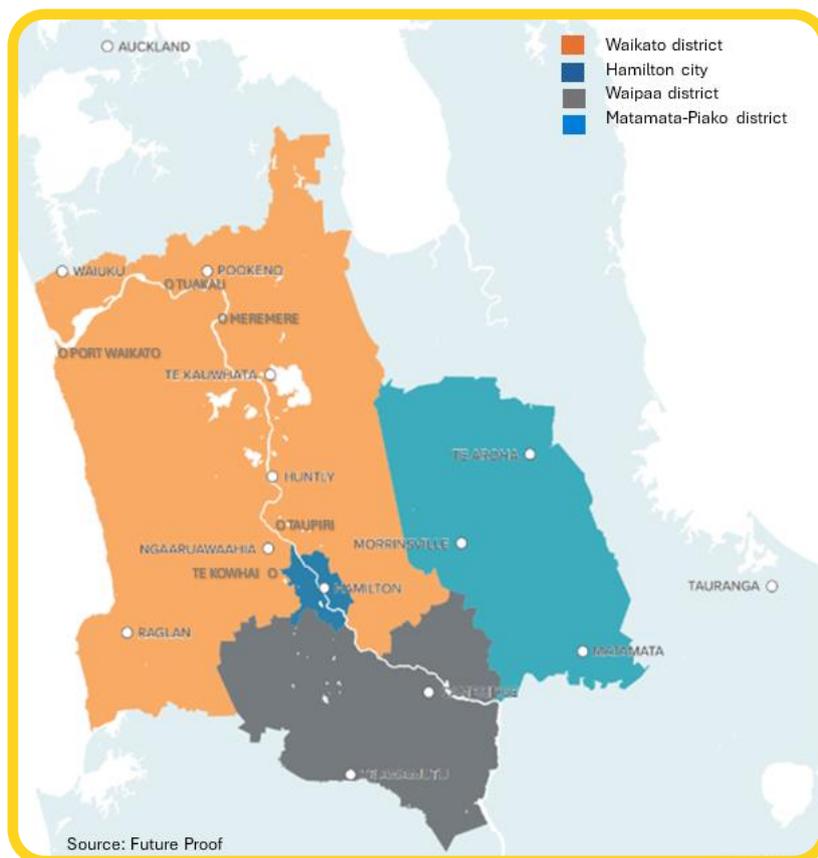
Tamahere

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

Rural

- 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.
- Consider potential implications of government's review of the National Policy Statement on Highly Productive Land.
- There is latent development capacity in our rural zone under current district plan rules.

Consistency of data and reporting is a key action identified in the action plan of the strategy.



Why do we need a strategy?

The Te Kāhui Tika Tangata Human Rights Commission says He kāinga rawaka he tika tangata. This means 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 is 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 to 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. A pathway to a home also includes the ability to rent, as well as all of the other options available for our residents 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 papakaainga 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, in 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 coordinate with others and take action as this strategy sets our direction.

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 and future reviews of Waikato 2070, the district's development plan.

The strategy also acknowledges and is in line with other key Council strategies and plans that will support housing and build liveable, thriving, and connected communities via:

- 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.



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. Once the strategy is adopted by Council, we will share it with neighbouring councils and have regular engagements with them regarding it's implementation.



Snapshot of 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 enable 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 are around 50,000ha of Maaori land within the Waikato district. Approximately half the parcels identified as Maaori land do not contain a dwelling unit. Council recognises papakainga housing on whenua maaori as a priority and acknowledges that support is needed for other types of maaori housing. 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.

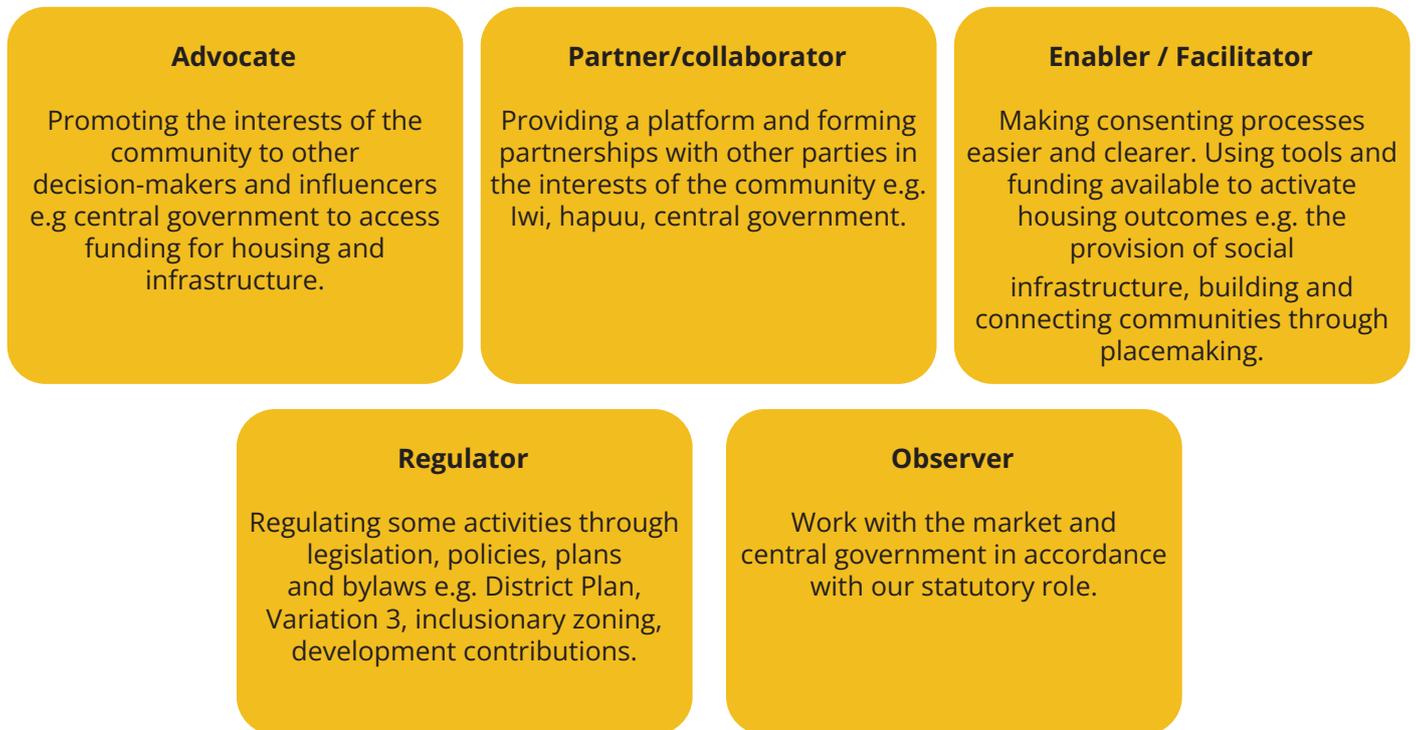
The Council will use the proposed mana whenua forums to engage further on culturally significant matters including papakainga.



2.4 Council's enabling role and regulatory tools

What role will Council play in delivering this vision?

At a high level, the following diagram outlines Council's approach to facilitate housing delivery across the district.



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 - Variation 3 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.

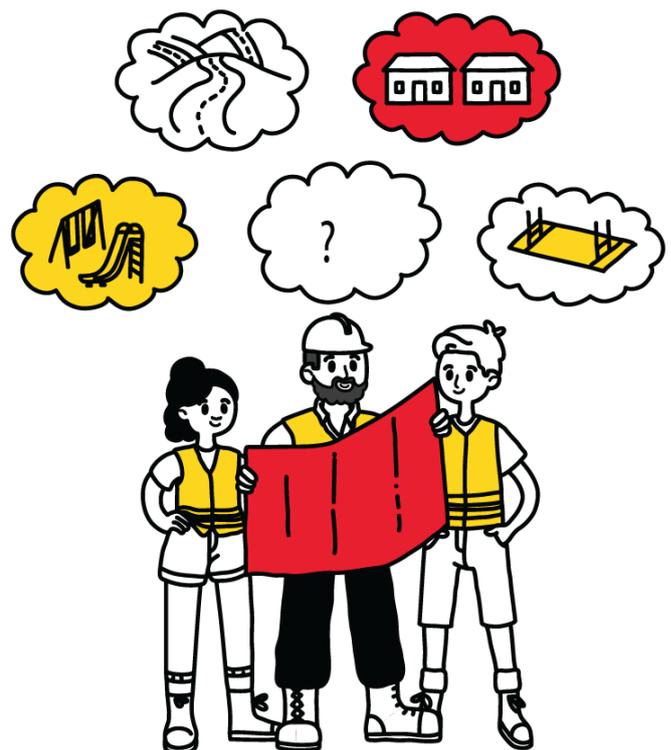
Inclusionary Zoning - Inclusionary Zoning is an approach that has been investigated by other councils around the country and is in the process of being adopted through a District Plan change by Queenstown Lakes District Council to encourage and help fund affordable housing provision. This is also being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

This approach works where development is viable. In areas where commercial development is not viable, inclusionary zoning may not be the answer as it might add more cost. Therefore, it cannot 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 part of the actions identified through this strategy, we will investigate inclusionary zoning to understand whether it will work in our district.

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

Comprehensive development rules - Allows 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 - 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. 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 whilst giving effect to our other strategies such as Waikato 2027, Future Proof, Taiao in the Waikato Strategy, Te Ture Whaimana, Taumata Arowai.

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 per cent or more of gross household income goes on housing costs (rent or mortgage) then it is termed as unaffordable. The Waikato Housing Initiative is currently defining affordable housing as equal to or less than three times the median household income.

We will:

- Use this definition to understand where, when and the type of housing required across our towns and how we can encourage development.
- Use this definition to start to identify where we need to focus our effort to encourage more affordable housing options until more robust tools become available.

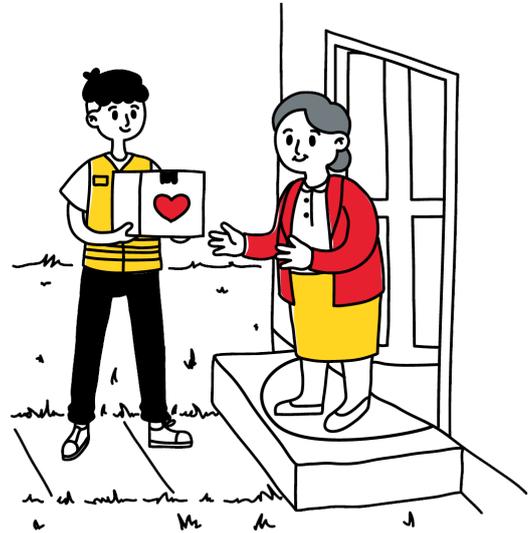
Papakaainga and other communal housing

Papakaainga is not just about housing, it is a way of living and recognises the unique relationship Maaori have with their ancestral lands. It involves marae-based living and is focused on how the community comes together. This could look like 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.
- Work with our Maaori partners through the Council's Kaiwhakamaahere to understand what 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 communal housing.

Multigenerational housing and aging in place

Access to multigenerational or intergenerational housing options is important for our diverse communities. Our communities 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 several bedrooms and bathrooms that provide accommodation for several families sharing communal spaces.
- Interconnected homes – separated by a door or garage.
- 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 (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.

Maaori freehold/general land – Whenua Maaori is mainly rural and is usually not serviced by infrastructure to enable development, especially intergenerational/papakaainga 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 where no wastewater network is available.

Social infrastructure – We need to work with others 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.
- 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 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.



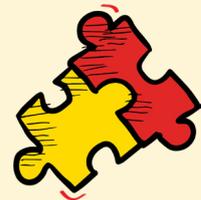
Affordable

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 communities now and into the future. This means delivering the type of housing that is required, in the right place, at the time it is needed.

We will use our systems and processes in accordance with our enabling and regulatory role to support our communities 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 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.

Focus areas

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

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

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

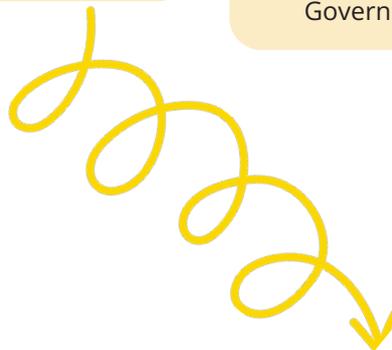
Adapting approaches to development depending on what is needed in each area/town.

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 (if feasible), development contributions. For example, under the District Plan we could:

- Use land zoning and infrastructure designations.
- Open up other areas for development including mixed use / employment zones, so people can live and work in the same areas.
- Explore other alternatives/innovations & Central Government advocacy.

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.



What success will look like

- Housing that is appropriate for the area and adapts to 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 communities 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 provide access to information on safe, affordable, and healthy homes through an online resource.

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.

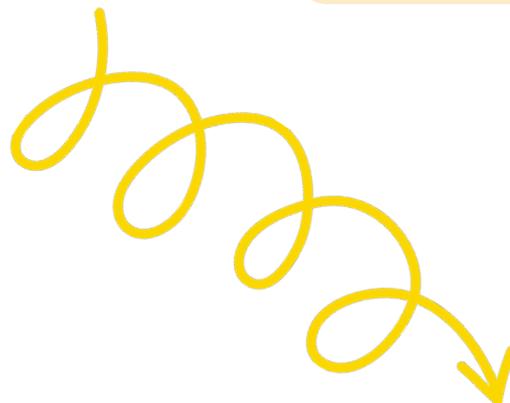
Making sure we are building housing to withstand the challenges of the future climate (no building on flood-prone land without adequate mitigation, orientated for the sun, appropriate shading, access to green space, trees etc.).

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 have conversations and help developers to understand our existing communities whilst we prepare those communities for the changes that they will experience due to growth. This will be done in accordance with Waikato 2070, Future Proof, Taiao in the Waikato, and Te Ture Whaimana.

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.

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

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

Utilising placemaking principles and creating a sense of place.

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

Work with developers on development agreements that encourage and enable.

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 and how it will be measured

Our communities have access to the social (schools and health facilities) and community services (recreational facilities) 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. We will enable conversations that encourage a joined up approach to development in support of housing in our 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.

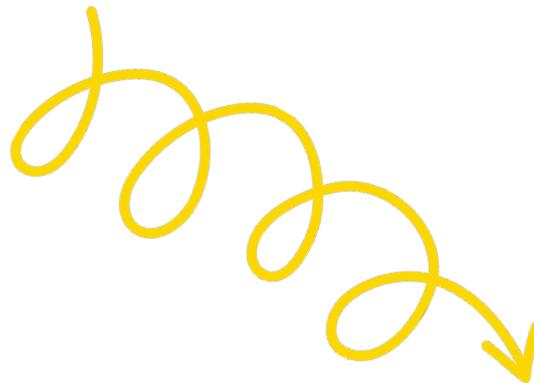
Focus areas

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

Supported by Council and the Waikato Housing Initiative, agencies and the community are regularly discussing, and are involved in what is happening across the district. Any concerns raised 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 to action in accordance with Councils enabling and coordination role. Council acknowledges that several of these actions are the responsibility of our partners and other agencies whose direct mandate is to deliver on housing.



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 our communities 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
<p>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.</p>	<ul style="list-style-type: none"> • Work with all housing enablers/providers and community representatives, with a focus on improving housing outcomes across the district.
<p>2. Inclusionary zoning (potentially).</p>	<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.
<p>3. Medium Density Residential Standards (MDRS) – District Plan provisions/Variation 3 or similar.</p>	<ul style="list-style-type: none"> • 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.
<p>4. Development contributions (targeted).</p>	<ul style="list-style-type: none"> • Investigate how the Development Contributions Policy could be targeted to enable the delivery of the housing types needed the most across the district.
<p>5. Making consenting processes easier and simpler to understand.</p>	<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.
<p>6. Evaluate making Council land available for housing following due process.</p>	<ul style="list-style-type: none"> • Consider if buying land for housing is a strategic priority.
<p>7. Infrastructure.</p>	<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 Pokeno.

3.2 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.

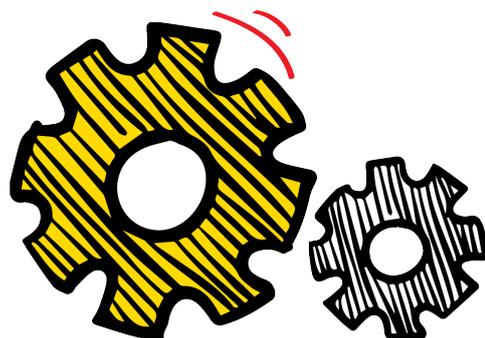


Most of the actions in this plan are the responsibility of housing providers. In accordance with our enabling role, we will endeavour to work with these role players and stakeholders to support housing outcomes for our district.



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.
 - 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 accordance with our enabling role, Council will work with key role players in the housing sector including Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri, Waikato-Tainui, Community Housing Providers, Developers (including 'mum and dad' developers), Maaori, iwi and hapuu housing trusts to facilitate the following actions.

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	Support Organisation(s)	Outcome
Housing strategy	1	Council staff to have ownership of the strategy, to implement the strategy and to facilitate delivery of the action plan.		1 - 4
	2	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.		1 - 4
Consenting interface	3	Investigate and develop digital systems and innovation to simplify and speed up processes focussing on the smaller developers (1 - 5 homes) – e.g., Plan-to-build Project.		4
Education and build capability locally	4	Work with others to improve the knowledge and understanding in our community about the steps involved in building a house.	Te Puni Kōkiri & Waikato Tainui	1, 2 & 4
	5	Understand from iwi, hapuu and Maaori land trusts what they need and support them with capability development.	Maaori, hapuu and iwi land trusts	4
	6	Provide a pathfinder for papakainga development to help mana whenua step through the process.	Te Puni Kōkiri & Waikato Tainui	1, 2 & 4
	7	Capture data and understand whenua Maaori development and potential across the district.	Te Puni Kōkiri & Waikato Tainui	4

Action Category	#	Action	Support Organisation(s)	Outcome
Build and nurture key relationships	8	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 Housing Initiative, Kāinga Ora, Te Puni Kōkiri Waikato Tainui, Community Housing Providers.	1 - 4
	9	Share information and identify challenges stopping development and how they can be managed or mitigated for the district. Use this information for discussion around infrastructure (including wastewater), social infrastructure provision and placemaking etc.	Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri Waikato Tainui, Community Housing Providers.	1 - 4
	10	Commence key stakeholder feedback to identify pain points, challenges, and opportunities to make development easier.		1, 2 & 4
	11	Follow up on delivering any actions required.		1 - 4
Build the tools	12	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. 		1 - 4
	13	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).		2
	14	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.	Developers, Maaori, iwi and hapuu housing trusts.	1 & 2
LTP	15	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.		1 - 4
	16	Ensure that the outcomes from the strategy are considered and reflected through other related strategies and plans e.g., the Infrastructure Strategy.		1 - 4

Action Category	#	Action	Support Organisation(s)	Outcome
Communication – helping our community to understand	17	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. 		1 - 4
	18	Capture stories from our community and produce case studies that can be made available to help inform others.	Community	1- 4
	19	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 Housing Initiative, Kāinga Ora, Te Puni Kōkiri, Waikato Tainui	1 - 4
Infrastructure	20	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. 	Auckland Council, Hamilton City Council, Kāinga Ora, Community Housing Providers, Maaori, iwi and hapuu housing trusts, Watercare	1- 4
Assessment of Council land	21	Complete assessment and: <ul style="list-style-type: none"> Identify any land available for housing. Initiate any processes and public consultation required to release land for housing. Identify associated costs for inclusion in the LTP. 		1 & 2
MDRS	22	Council to decide whether to opt in or opt out of the government’s MDRS approach.		1 & 2

Short term: 1 year to 3 years

Action category	#	Action	Support organisation(s)	Outcome
Build the tools	23	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. • Assess the District Plan to ascertain whether it's rules are restricting the establishment of tiny homes. 		1 & 2
Consenting	24	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.		1 - 4
	25	Investigate waiving pre-lodgement meeting fees and provide additional resourcing for front line enquiries – encourage early conversations with applicants' agents.		1 - 4
Strategy development and strategic plans	26	Complete the development of the Raahui-Pookeka Social-Economic masterplan and investigate/initiate any actions that relate to housing, land and infrastructure development.	Various partners.	1 - 4
	27	Investigate the feasibility of more living choices through the review of Waikato 2070 (noting that government has signalled its intent to review the National Policy Statement on Highly Productive Land) whilst aligning to the directions in the National Policy Statement on Highly Productive Land) and the directions in the Regional Policy Statement and Future Proof.		
	28	Develop an Urban Design/Built Strategy with related action plan.		2 - 4

Action category	#	Action	Support organisation(s)	Outcome
Papakaainga/Maori housing	29	Understand what papakaainga looks like on whenua Maaori general land and what Council can do to enable and support development.	Te Puni Kōkiri, Waikato Tainui, Maaori, iwi and hapuu housing trusts.	1- 4
	30	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. 	Te Puni Kōkiri, Waikato Tainui, Maaori, iwi and hapuu housing trusts.	1 & 2
	31	Review the development contribution and rating policies to recognise and provide for the uniqueness of whenua Maaori development.		1 & 2
Intergenerational/multigenerational living	32	Understand what intergenerational/multigenerational living looks like in Waikato District and what Council can do to enable and support development.		
	33	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.	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 	34	Through the WHI and together with our Future Proof partners 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.	Waikato District Council & Future Proof Partners.	2
	35	Work together with our partners and other agencies to ensure that appropriate levels of social infrastructure is planned to support the increase in population and growing communities.	Ministry of Education, Ministry of Health, Waikato Regional Council.	3 & 4
	36	Continue to work with WHI and other partners to ensure a collaborate and co-ordinated approach towards housing across the Waikato region.	WHI & Future Proof Partners.	1 - 4
	37	Continue to work together with developers in the district to help deliver the housing outcomes identified in this strategy.	Developers.	1 - 4
	38	Continue to contribute data to the WHI Datalake and dashboard.		4
Council provided social infrastructure	39	Ensure that Council provision of community services/facilities and social infrastructure align with future population growth.		3

Action category	#	Action	Support organisation(s)	Outcome
Review and update communications plan	40	Continue to deliver actions from the Communications Plan and review annually.		3 & 4
Placemaking and integrating new and existing communities	41	Work together with other partners (e.g., Kāinga Ora, Māori 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.	Kāinga Ora, Māori, iwi and hapuu housing trusts, Community Housing Providers	3 & 4
Investigate other types of housing	42	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.		1 & 2
Upgrading of existing housing stock	43	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).	Other councils, other housing providers, other not for profits in the housing space	1 & 2

Long term: 3 years onwards

Action category	#	Action	Support organisation(s)	Outcome
Papakaainga/Māori housing	44	Develop and solidify procurement agreements with local providers (consultants, builders etc).	Local providers	1 - 4
Review the housing strategy	45	Review strategy and related actions, to determine if anything needs updating or re-prioritising.		1 - 4
Review the communications plan	46	Review strategy and related actions, to determine if anything needs updating or re-prioritising.		3 & 4
Review placemaking plan and approach	47	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.		3 & 4
LTP	48	Ensure that appropriate budgets are put forward for consideration under the LTP for the delivery of the Housing Strategy and related actions.		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



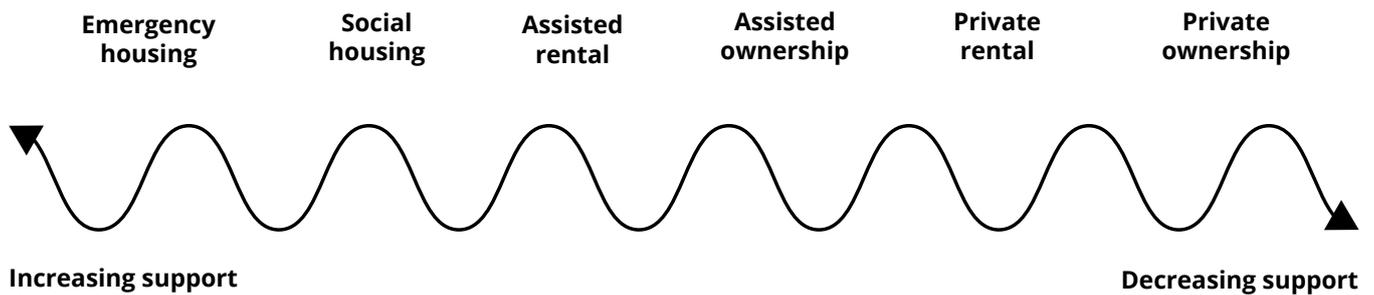
The direction for managing future growth across the district is clearly identified through the various strategies and plans that we have developed. They set out when, how and where we will grow over the medium to long term and set a pathway for us to follow to achieve our vision of liveable, thriving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

Maaori housing and papakainga

In 2011, the Office of the Auditor General New Zealand published a report entitled Government planning and support for housing on Maaori 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 Maaori seeking to build housing on multiple-owned Maaori 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 Maaori land.
- That local authorities identify and work with landowners who have particularly suitable land blocks and who want to build housing on Maaori land.

In 2014 He Whare Ahuru was written to set out an approach for improving housing for Maaori and their whaanau and growing the Maaori housing sector. It aims to empower whaanau to better manage their own futures and sets out how the Government will support Maaori 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 Maaori land and the New Zealand Productivity Commission's 2012 report on its Housing Affordability Inquiry. He Whare Ahuru sets out six directions to improve Maaori housing over the period 2014 to 2025.

In March 2022, MAIHI (Maaori and Iwi Housing Initiative) Ka Ora – The National Maaori Housing Strategy was released followed by its implementation plan. While MAIHI Ka Ora sets out the vision for Maaori 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 whaanau have safe, healthy, affordable homes with

secure tenure, across the Māori 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 Māori 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 New Zealand’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 Māori 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 Māori 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

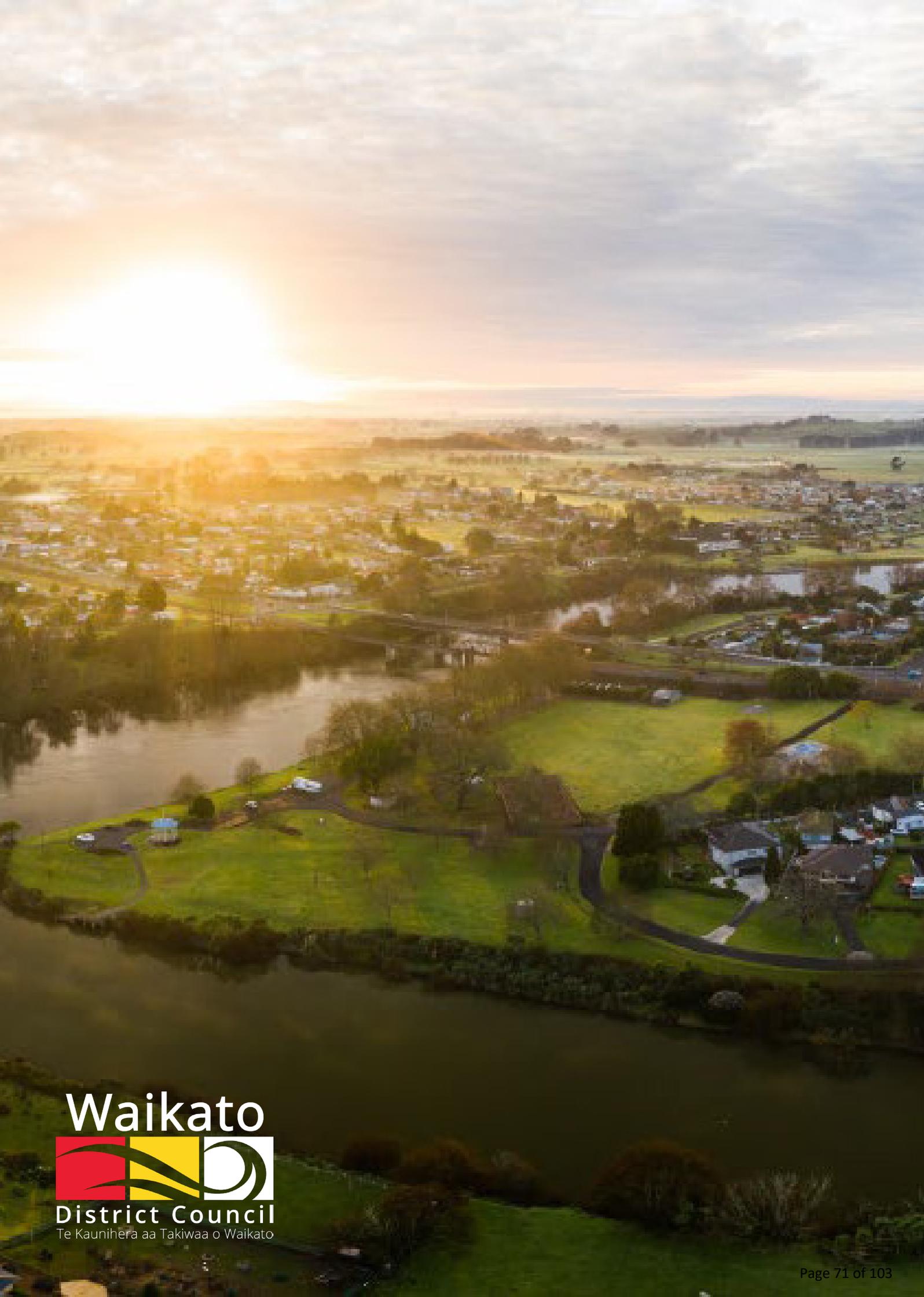
The Waikato Housing Initiative (WHI) is a cross-sectoral group working toward the vision that:

‘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.



Waikato



District Council
Te Kaunihera aa Takiwaa o Waikato

Attachment 2: Memorandum of changes made

	DRAFT Waikato District Council Housing Strategy – Councillor feedback 26/2/24
Purpose	Summary of key feedback received and actions
Date	26 February 2024
Attn	Vishal Ramduny – Strategic Initiatives and Partnerships Manager
From	Collected from Veros, staff, Mayor and Councillors.

Please find below a capture of the key points from the Sustainability & Wellbeing Committee on the 26th February on the draft Waikato Housing Strategy, identifying how this feedback has been

considered.

Noted by	Feedback received	Consideration of feedback	Actioned	New Pg
Staff / Councillors	Spelling errors throughout	Comms will review and correct	Comms	throughout
Noted by Veros	We need to be enabling within our regulatory role.	Amendments have been made in the strategy	Yes	throughout
Noted by Veros	Reference to what is happening in Auckland and Hamilton. Need data in strategy.	Responded to in meeting. Requested	Additional graph added	Pg 11
Noted by Veros	Pull back across the board on 'lead' 'drive' and other proactive words that place WDC in a position of expected leadership	Multiple throughout strategy	Yes	throughout
Noted by Veros	What is Māori Housing? Throughout the document	Wording has been confirmed and some amendments made throughout in consultation with WDC Kaiwhakammahere Jodi Bell-Wymer	Yes	throughout

Noted by Veros		What success looks like	Changes have been made to the table		
Cr Thomson & Cr Keir		Concerns the strategy lacks a focus on rural housing needs. District plan policy and rules on sub-division are making it harder to develop in rural areas where 60% of our population live.	<p>The upcoming review of Waikato 2070 and the investigation of district plan rule framework with regards to facilitating housing in the housing strategy (this will also enable an investigation into how restrictive/permissible the rules are for tiny homes (a point raised by Cr Whyte previously).</p> <p>Investigate the feasibility of more rural living through the review of Waikato 2070 especially considering government's intended review of the National Policy Statement on Highly Productive Land.</p> <p>An action has been added to the Action Plan to investigate</p>	Yes	Action Plan
Cr Raumati		Need to acknowledge 'mum and dad' developers and not assume that we will only work with big developers.	<p>On page 16 of the version of the Strategy that went to the S&W Committee, add the following highlight to the paragraph:</p> <p><i>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 (including 'mum and dad' developers), Waikato Tainui and mana whenua.</i></p> <p>On page 26 add the following highlight to the sentence:</p>	Yes	throughout

			<p><i>We will work together with others to build strong and resilient communities. We will lead conversations and help developers (including 'mum and dad' developers) to understand our existing communities whilst we prepare those communities for the changes that they will experience due to growth.</i></p> <p>On page 34 Action 6 of Action Plan add the following highlight:</p> <p>Investigate and develop digital systems and innovation to simplify and speed up processes focussing on the smaller developers (including 'mum and dad' developers) of 1-5 homes) – e.g., P2B2 Project.</p> <p>We have agreed to remove the 'support organisation' column from the action plan and instead have a paragraph before the table/action plan indicating that we will work with a range of stakeholders such as Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri, Waikato-Tainui, Community Housing Providers, Developers (including 'mum and dad' developers), Maaori, iwi and hapuu housing trusts.</p>		
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Dep Mayor Eyre		There is plenty we can achieve by way of no/low cost initiatives; speeding up consenting process (including making sections of DP operative), work underway with variation 3 (MDRS), plus possible Developers Forum. Also of course giving effect to Waikato 2070, Futureproof etc in our planning for growth. To invest in any further attempt to find solutions I feel will come at a cost to our current workstream and existing resident base.	Addressed by wording changes listed further down this table	Yes	throughout
Page Specific					
Cr Reeve		Need to include demand for public housing in Auckland as well (assuming it is referring to page 10)	On page 10 reference is made to Hamilton City, Matamata-Piako, Waipā, South Waikato, Hauraki and Ōtorohanga districts. We need a similar circle for Auckland (Veros has provided this information)	<p>The layout has been changed to fit this additional information.</p> <p>A new page has been added</p> <p>Veros have provided a PDF of the new image</p> <p>Change 'DEMAND FOR PUBLIC HOUSING' font to Open Sand Bold</p>	Pg 11

<p>Cr Peter Thompson</p>		<p>Information</p> <p>To address Cr Peter Thomson's concern</p>	<p>Change title to:</p> <p>1.2 Facts and figures</p> <p>Add table at the bottom of the page in the same format (Maggies table via email attached to this)</p> <p>Call it:</p> <p>Residential Dwellings per District Plan Zone as at March 2024</p> <p>A new table will need to be inserted once Donna has provided the info</p> <p>Call it: Rural subdivision capacity</p>	<p>Title changed</p> <p>Residential dwellings per District Plan Zone as at March 2024 table added</p> <p>New page added with the two new tables.</p> <p>Image added to fill empty space</p>	<p>Pg 12 and 13</p>
<p>Mayor JC</p> <p>Dep Mayor Cr Eyre</p> <p>Cr Beavis</p> <p>Cr Reeve</p>		<p>The Mayor has highlighted the sentence</p> <p>Generally, Council do not buy land for residential housing...</p>	<p>Remove bubbles and all paragraphs from "Generally council... to with this in mind".</p> <p>Start sentence again with:</p> <p>We have identified the following place-based opportunities and challenges across the district:</p>	<p>Yes</p>	<p>Pg 16</p>

			<p>This section will need a title:</p> <p>Call it: Place-based opportunities and challenges across the district.</p> <p>On page 15: remove (e.g. Te Kowhai and Whatawhata) from Rural and add the following bullet: - Consider potential implications of government's review of the National Policy Statement on Highly Productive Land.</p>		
Mayor JC		<p>Under Taupiri</p> <p>Correction 1018 Census to 2018 Census</p>	Correct to 2018 Census	Yes	Pg 17
Mayor JC		<p>Comment:</p> <p>Consents v sections v dwellings (rooms) plus consistency or reporting & in strategy & action plan & reports to council now and over time</p>	<p>Under Tuakau, remove:</p> <p>'with only 259 House consents issued'</p>	Yes	Pg 17
Mayor JC		Rural paragraph	<p>Remove: (e.g Te Kowhai and Whatawhata) from the header</p> <p>Add new bullet point:</p> <p>There is latent development capacity in our rural zone under current district plan rules</p> <p>Add statement to this page</p>	<p>Yes</p> <p>Yes</p>	Pg 17

			Consistency of data and reporting is a key action identified in the action plan of the strategy.	Yes	
MJC		<p>Comment on Why do we need a strategy?</p> <p>Other housing strategies</p>	<p>Use Vishal's wording from 5.4 of the Report at the end of the last paragraph on the pg</p> <p>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 via:</p> <ul style="list-style-type: none"> - 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. - 	Yes	Pg 18
MJC		<p>Comment:</p> <p>Other councils?</p>	<p>At the end of the last paragraph:</p> <p>Once the strategy is adopted by Council, we will share it with neighbouring councils and have regular engagements with them regarding its</p>	Yes	19

		<p>People?</p> <p>R & R? - Writing unclear</p> <p>Asterisk on developer comment</p>	<p>implementation.</p> <p>Change the wording in the developer comment to enable from lead</p>		
<p>Staff in response to Cr feedback</p>		<p>2.3</p> <p>Addressing the query on the use of the term Maaori Housing</p>	<p>Change sentence to read:</p> <p>There is around 50 ,000ha of Maaori land within the Waikato district. Approximately half the parcels identified as Maaori land do not contain a dwelling unit. Council recognise papakaainga housing on whenua maaori as a priority and acknowledge that support is needed for other types of maaori housing.</p>	<p>Yes</p>	<p>20</p>

Staff & multiple Crs		<p>Council's role:</p> <p>Change the presentation of this graphic to be explicit about what roles Council do take on and what others lead</p>	Graphic changed and simplified	Yes	21
MJC		<p>Comment:</p> <p>The Mayor has highlighted the sentence Huntly, where the median house price is well below what it costs to build and house with an asterisk</p>	<p>Change:</p> <p>Currently: In areas where commercial development is not viable for example 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</p> <p>The sentence will read: In areas where commercial development is not viable, Inclusionary Zoning may not be the answer as it might add more cost.</p>	Yes	22
MJC		<p>Comments:</p> <p>In line with strategies our own Taio Strategy & Te Ture Whaimana & Taumata Arowai</p>	<p>Add to the end of the first sentence. Whilst giving effect to our other strategies such as Waikato 2027, FP, Taiao in the Waikato Strategy, Te Ture Whaimana, Taumata Arowai and Heritage Strategy.</p> <p>Pg 22. Multigenerational living is important for all our communities.</p>	Yes	23

		Reword description under Papakainga and other communal housing	<p>Change first paragraph to:</p> <p>Papakainga is not just about housing, it is a way of living and recognises the unique relationship maori have with their ancestral lands. It involves marae-based living and is focused on how the community comes together, it could be one house or many houses.</p>	Yes	23
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MJC		<p>Comments:</p> <p>Option for other cultures intergenerational living and lowering of barriers? Consistency strategies District Plan how works?</p> <p>Related to this paragraph that is circled?</p> <p>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 MAHI Ka Ora</p>	Addressed in the educational in the online hub	Yes	
MJC		<p>Underlined, under We Will:</p> <ul style="list-style-type: none"> • <u>Continue to advocate for more enabling planning rules to support the use of whenua Maaori.</u> • <u>Work together with our Maaori partners to understand what else is holding back development and what can be done to remove these barriers.</u> 	Replace the bullet points with the below:	Yes	24
Staff		<p>Under multigenerational housing and aging in place</p>	Change wording:	Yes	24
			<p>Access to multigenerational or intergenerational housing options is important for our diverse communities.</p>		

MJC		Comment: Explore other alternatives/innovations & Central Government advocacy	Add bullet point to sixth box:	Yes	26
Staff		Wording	First box under 'Focus areas' Change first bullet point to: - Maaori housing and papakaainga. Added - People with accessibility needs	Yes	26
Staff		Wording of last paragraph under 2.7 Outcomes Reword or delete?	Reword second paragraph and delete the third: We will use our systems and processes in accordance with our enabling and regulatory role to support our community's needs and aspirations... (the rest to remain as is.) Delete paragraph Where the market may be....	Yes	27
Staff		Wording	In the second bullet point on the sixth box, change wording to: Open up other areas for development including mixed use / employment zones, so people can live and work...	Yes	27

MJC		<p>Comment:</p> <p>Suggests word change under What success will look like</p> <p>Adaptive?</p>	<p>Rather than meets change wording to:</p> <p>Housing that is appropriate for the area and adapts to the needs of the community.</p>	Yes	27
MJC		Notes on page	<p>Spelling: affordable</p> <p>Change wording: We will provide access to information on safe, affordable, and healthy homes through an online resource.</p>	Yes	27
MJC		3. Wording at the end of the intro under 3. Our Communities are prospering, resilient and connected	<p>Add to the end of the paragraph:</p> <p>This will be done in accordance with Waikato 2070, Future Proof, Taiao in the Waikato, Te Turi Wahaimana.</p>	Yes	28
Staff		<p>Do we want to keep the box in Focus areas that says:</p> <p>Develop investment agreements</p>	<p>Amend to: Work with developers on development agreements that encourage and enable development of specific housing types in places where they are needed.</p>	Yes	28
MJC		Notes on what success will look like	<p>Add detail:</p> <p>What does success look like and how will it be</p>	Amendment made	28

			<p>measured</p> <p>Social (schools and health facilities)</p> <p>Community services (recreational facilities)</p>	Yes	
MJC		<p>What success looks like:</p> <p>Change 'Lead' to support</p>	<p>Change 'lead' to support with Waikato Housing Initiative</p> <p>With the Waikato Housing Initiative and relevant housing agencies, ensure that discussions are being held about housing concerns in the district</p>	Yes	29
MJC	Pg 27	<p>Comment:</p> <p>Paragraph in the intro 4. Together with out partners...</p> <p>Where is that model / confirm</p>	<p>Change the sentence:</p> <p>Starting with 'The communities of the Waikato District... development across the district'</p> <p>To:</p> <p>We will enable conversations that encourages joined up and development in support of housing in our district</p>	Yes	29
MJC	Pg 28	<p>Comment:</p> <p>This planning will identify the priorities for investment for Council</p> <p>Reword sentence take out "completed together" and swap for evaluated</p>	<p>Reword paragraph.</p> <p>This strategy will direct a detailed action plan which will turn the strategy to action in accordance Councils enabling and coordination role. Council acknowledges that several of these actions are the responsibility of our partners and other agencies whose direct mandate is to deliver on housing.</p>	Yes	30

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Strategy to action					
MJC		Waikato District Council Levers Point 1 – reword from Continue to bring all	Change to: Work with all housing... Coordinate or enable	Yes	33
		Point 4. Too strong	Change to Investigate how the DC Policy could be targeted to enable the delivery of the housing types needed the most across the district	Yes	33
		Regarding point 6, making Council land available for housing	Change to: Evaluate making Council land available for housing following due process Change Comment to 'Consider if buying land for housing is a strategic priority for Council'	Yes	33
MJC		Spelling in point 7. waster water	correct	Yes	33
Cr Beavis		Page 31 - Waikato District Council levers - with reference to 4. Development contributions (targeted)	Remove the words: "in the places they are needed and disincentivise in the areas we no not want them"	Yes	33
MJC		Page 32. Big Moves not liked	Staff have chosen to remove the Big Moves	Yes	Remove

Several Crs		Major rewording of this section required to bring within the Councillors comfort level.	section		d
Action Plan					
MJC		<p>Comment:</p> <p>Concern about WDC being responsible for the actions in the Action Plan</p>	<p>Replace introduction with:</p> <p>Most of the actions in this plan are the responsibility of housing providers. In accordance with our enabling role, we will endeavour to work with these role players and stakeholders to support housing outcomes for our district.</p>	Yes	34
MJC		<p>Changes required to the Action Plan including tone and wording:</p> <p>The message from the Mayor is</p> <p>Stay in our lane. This strategy is one of many including Taio strategy needs focus. What % of staff resourcing to 'drive' this strategy. In line with 3 year LTP tone.</p> <p>Clarify our delegated focus and effect v aspirational & where we don't lead but advocate with others who do.</p> <p>Also, 4th year onwards clarity</p>	<p>Simplify Action Table:</p> <p>In accordance with our enabling role, Council will work with key role players in the housing sector including Waikato Housing Initiative, Kāinga Ora, Te Puni Kōkiri, Waikato-Tainui, Community Housing Providers, Developers (including 'mum and dad' developers), Maaori, iwi and hapuu housing trusts.to facilitate the following actions.</p> <p>Remove Lead Coordinator column</p> <p>Apply the colour key to the Action number column and remove Resource column</p>	Yes	35 onwards
		Remove action 2 Identify and develop the measure....	Remove action 2.	Yes	NA

MJC		Concerned with the tone of the action plan	Remove any reference to WDC 'leading' or 'we will drive' Change to support, enable, coordinate with etc		through out
Staff		Assessment of Council land	Add to second bullet point: Initiate any processes and public consultation required to release land for housing	Yes	37
MJC Several Crs		Action 24 – Council Enter housing market Changes to wording required or remove	Action 24 has been removed.	Yes	NA
Staff Councillors		- Under short term 1 year to 3 years: Under Action Category "Build the Tools"	Add bullet point: Assess the District Plan to ascertain whether its rules are restricting the establishment of tiny homes	Yes	38
Staff			Add action under "Strategy development and strategic plans" • Investigate the feasibility of more living choices through the review of Waikato 2070 (noting that government has signalled its intent to review the National Policy Statement on Highly Productive Land) whilst aligning to the directions in the	Yes	38

			Regional Policy Statement and Future Proof.		
Staff		Maaori housing providers	Check term Need to check with Jodi.	Yes	39

For 1.2 Facts and Figures

Add these two new tables

To follow the existing tables and to be titled: Residential Dwellings per District Plan Zone as at March 2024

Row Labels	Residential Dwelling	%
FUZ - Future urban zone	97	0.3%
GRUZ - General rural zone	14381	45.7%
GRZ - General residential zone	9422	30.0%
LLRZ - Large lot residential zone	273	0.9%
MRZ - Medium density residential zone	3271	10.4%
RLZ - Rural lifestyle zone	2678	8.5%
SETZ - Settlement zone	895	2.8%
Other zones	419	1.3%
Grand Total	31436	100%

New table title: Rural subdivision capacity

Narrative: Vacant titles in the rural zone also have their role to play in terms of the district's capacity for dwellings to be developed on existing titles. In 2020 there were already a high proportion of vacant titles are rural-residential in size (ranging from 0 – 10 ha).

Title size (ha)	Number of titles
0-0.5	452
0.5-1	504
1-2	418
2-5	420
5-10	232
10-20	252
20-30	75
30-40	36
40-50	48
50-60	26
60-70	24
70-80	15
80-90	10
90-100	9
100+	43
TOTAL	2,564

Table 2 – Number of vacant rural titles

Note: table number will be incorrect

To	Waikato District Council
Report title	Zero Harm Update
Date:	6 May 2024
Report Author:	Lynn Shirley, Zero Harm Manager
Authorised by:	Gavin Ion, Chief Executive

1. Purpose of the report

Te Take moo te puurongo

To provide Council with an update on the delivery of activities detailed in the Zero Harm Strategic Improvement Plan and overview current health and safety performance.

2. Executive summary

Whakaraapopototanga matua

- With support from the Better of Funding scheme we have purchased and are in the process of installing at all our office/library sites automated external defibrillators (AEDs).
- Progressing the review of our Critical Safety Risk control plans remains a key focus for the Zero Harm Team.

3. Staff recommendations

Tuutohu-aa-kaimahi

That the Waikato District Council receives the Zero Harm report for April 2024 and the Zero Harm Performance Dashboard for March 2024.

4. Background

Koorero whaimaarama

Councils' zero harm culture is supported by a health and safety management system of policies, standards, requirements, and guidelines that are designed to support the elimination or management of risk and enable good practice.

5. Discussion

Matapaki

Our People

Worker Engagement, Participation and Consultation

Current focus for the Zero Harm and SAT is planning for an off-site day where we will undertake a review of our Zero Harm strategic plan for FY23/24 and begin development of the FY24/25 plan. The SAT have also been tasked with reviewing and providing feedback on our Workgroup First Day Induction that is delivered by People Leaders to new workers.

Work Safe, Home Safe (WSHS) 2024

Work Safe, Home Safe (WSHS) 2024 has concluded with the project team undertaking a debrief and SWOT analysis. These insights will be used to plan WSHS 2025.

The following participation rates have been determined for a range of WSHS 2024 activities.

Activity	Compulsory or Optional	% Completion or Participation
Annual Zero Harm Refresher Induction	Compulsory	100%
Managing a threatening/abusive or unreasonable customer email or phone call	Compulsory	98%
Sharing your Zero Harm Commitment	Optional	12%
Hormonal Health Webinar – Does Menopause Need a New Narrative	Optional	52%
Healthy Heart, Vision, or Hearing Testing	Optional	16%
Skin Check	Optional	19%

Effective Systems

Emergency Management

In conjunction with the Venue and Events Team we have continued to progress the review of approved evacuation schemes for a number of our Community Halls.

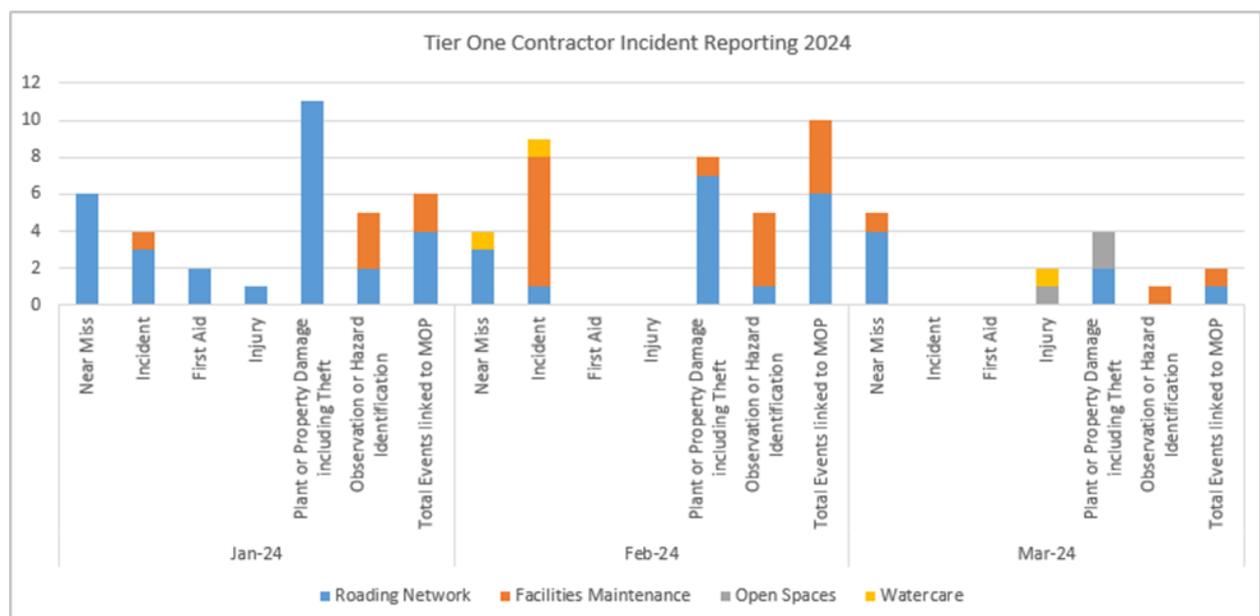
With support from the Better of Funding scheme we have purchased and are in the process of installing at all our office/library sites automated external defibrillators (AEDs). These devices will be located on the outside of the facility, so they are readily accessible to our communities.

Contractor Management

We are in the process of finalising and publishing our Zero Harm Safety Management System (ZHSMS) Health and Safety in Procurement (Contractor) Management Standard and supporting tools. Once completed, we will be undertaking a range of engagement activities with key stakeholders to ensure they are familiar with the revised processes for contractor health and safety management.

We continue to support our Tier One Contract Managers by undertaking monitoring of contractor on site activities and where required supporting the review of contractor incident investigation reports.

The below dashboard illustrates the health and safety reporting for the period January to March 2024 from our Tier One contractors.



Performance Reporting and Management

Council's Zero Harm performance across several health and safety metrics for March 2024 are shown below. The results for the period July 2022 to June 2023 are included for comparison.

Measures	July 22 to June 23	March 24 (Annualised)	Commentary
Incidents reported in BWare Safety Manager (Lead)	218	148 (197)	We are seeing a slight reduction in the number of incidents being reported in BWARE over the last couple of months. This may be correlated with the increase in new hazards reports that may have previously been recorded as an incident. The Zero Harm team will continue to monitor.
Total Recordable Injuries (TRIs) e.g., Lost Time Injury, Restricted Work Injury or Medical Treatment Injury (Lag)	4	3	Our target for FY23/24 was no more than two TRIs. We have currently recorded 3 TRIs Year to Date (YTD).
WorkSafe NZ Notifiable Events (Lag)	0	0	
First Aid Injuries (Lag)	18	19 (25)	Two minor first aid injuries reported while undertaking office duties. Gardener stung by wasp while pruning and Open Spaces staff member sustained very minor cut while handling a silky saw
Serious Near Miss incidents (Lead)	3	0	
Near Miss incidents (Lead)	77	32 (42)	A slight reduction in near miss reporting has been noticed over the last three months. The Zero Harm team has and will continue to message the importance of reporting.
New Hazards (Lead)	81	80 (106)	We continue to see a positive upward trend with the identification of new hazards.
Zero Harm Engagement Conversations (Lead) KPI is >162 conversations per month or 1944 annually	2066	1858 (2477)	

The attached Zero Harm Dashboard (Attachment 1) illustrates safety performance for March 2024.

Critical Safety Risk Management

Workplace Violence

We have continued to support the Customer Delivery Manager and each library/office Customer Delivery team to review the feedback and recommendations from the independent safety and security risk assessment. Once completed we will then meet with the Facilities Team to determine a timeline for any physical works. All improvement actions will be assigned and timebound in BWARE Safety Manager.

During WSHS 423 staff read two new Promapp processes and completed an assessment to confirm that they understood what actions should be taken if they receive a threatening/abusive or unreasonable customer email or phone call.

Progress continues to be made on reviewing and refreshing our Workplace Violence critical safety risk control plan. The review team are now determining the effectiveness measures for each critical control.

On Road Driving

We have commenced reviewing and refreshing our On Road Driving critical safety risk control plan. The review process has taken into consideration any incidents that have occurred over the past two years. This has resulted in the following additional threats (causes) being added to the risk control plan.

- Being in a vehicle operated by a third-party driver including being driven on farm e.g. side by side, tractor, 4WD
- Driving on unfamiliar terrain or roads
- Unsecured heavy loads or towing

Given the additional threats identified as part of the review process, the review team has proposed that this risk is now renamed to “Driving for Work” instead of “On Road Driving”.

6. Next Steps

Ahu whakamua

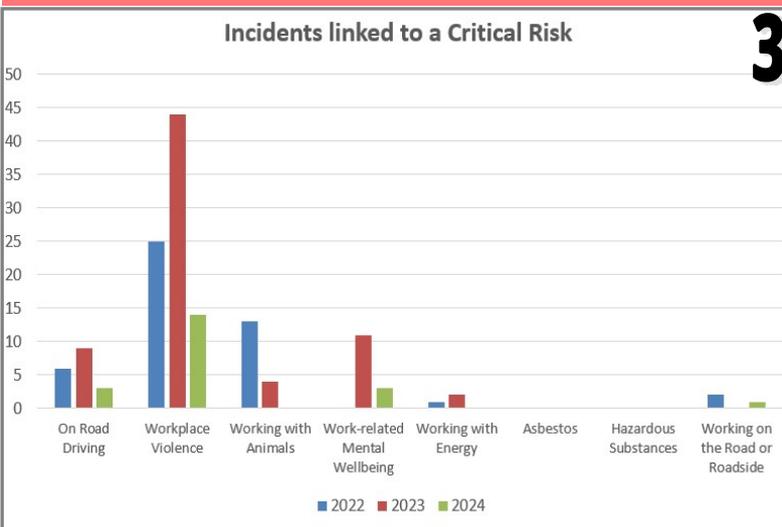
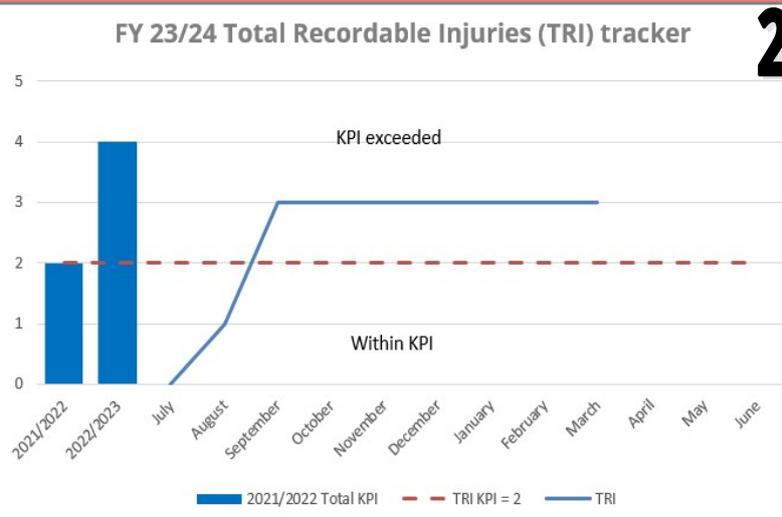
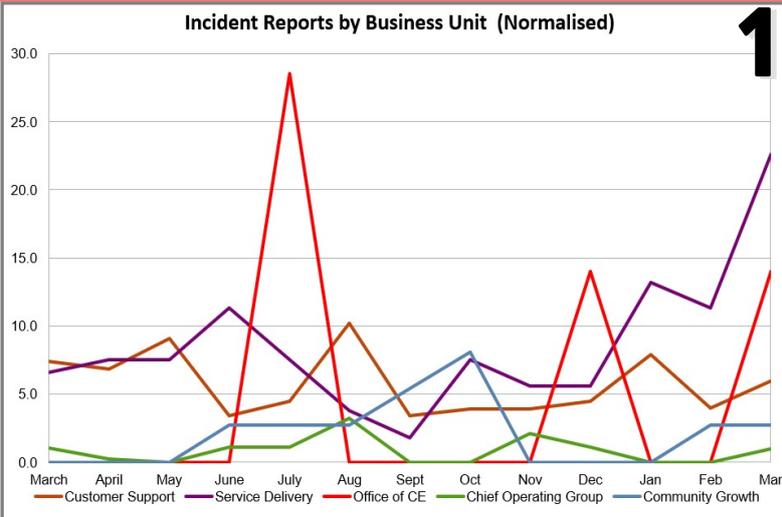
7. Attachments

Ngaa taapirihanga

1. Zero Harm Dashboard March 2024



Incident Management



Top Nature of Injury - Year to date

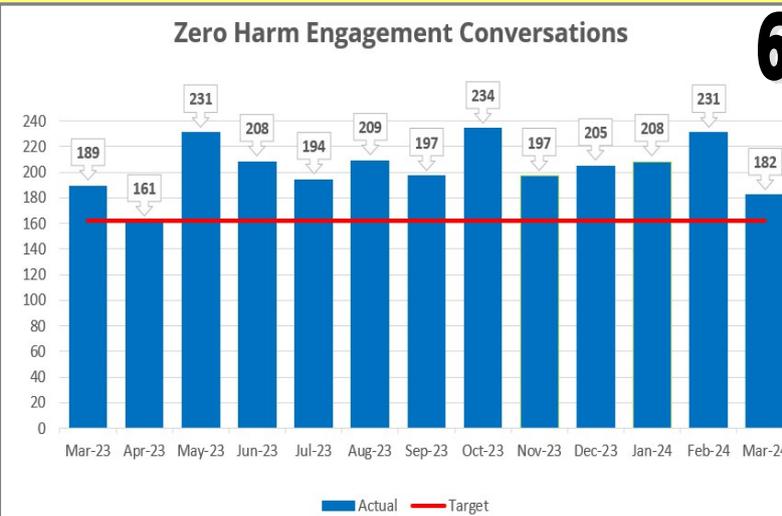
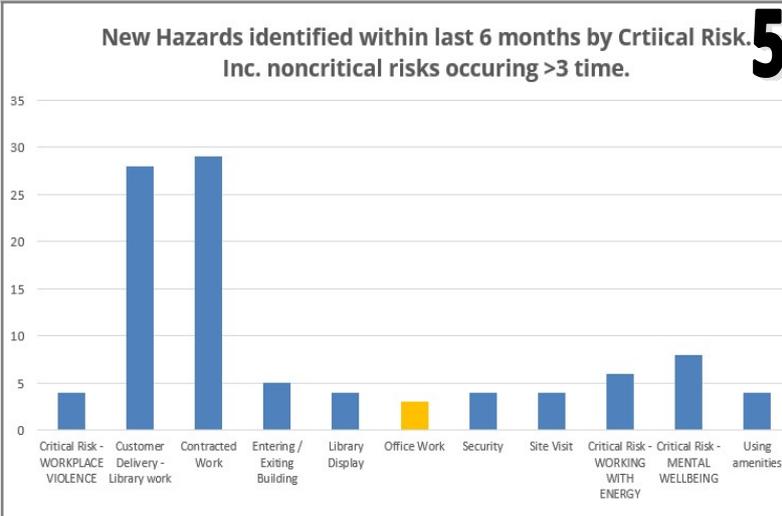
- Burn/scald/irritation
- Bruising or crushing
- Laceration/cut/abrasion
- Sprain or strain

Top Mechanisms of harm - Year to date

- Chemicals or other substances
- Fall, trip or slip
- Hitting objects with part of body
- Being hit by moving objects
- Body stressing

Hazard & Risk Management

Safety Leadership & Culture



Commentary

Graph 1 shows the volume of incidents (normalized) being reported in Bware Safety Manager by each business unit each month. Both the Customer Support and Service Delivery business units continue to regularly report incidents into Bware.

Graph 2 shows the number of Total Recordable Injuries (TRIs) being recorded against our KPI target. No TRIs were recorded in March.

Graph 3 shows incidents reported against our Critical Safety Risks. In March two incidents were associated with the risk of Driving for Work. One involved minor property damage to a vehicle while parking and the other one was associated with the threat of "unexpected or poor driving behaviours from other road users".

To	Waikato District Council
Report title	Maaori Wards
Date:	6 May 2024
Report Author:	Gaylene Kanawa, Democracy Manager
Authorised by:	Tony Whittaker, Chief Operating Officer and Deputy CE

1. Purpose of the report

Te Take moo te puurongo

To provide an opportunity for Councillors to consider a formal position on the proposed Bill to review Maaori Ward provisions.

2. Executive summary

Whakaraapopotanga matua

The Coalition Government have announced as part of their 100-day plan to repeal the provisions for Council's to implement Maaori Wards without a binding poll. The proposed Bill is yet to be released and is anticipated by the middle/end of May, with a shortened timeframe for submissions to the Select Committee.

The Department of Internal Affairs has provided some briefings and a few details on the proposed Bill, however we still do not know whether there will be any further details within the proposal that would enable Council to make a further informed decision at this stage.

Council could however, as other Councils have done:

- a. Confirm their support of the previous Council's decision in regard to implementing Maaori Wards.
- b. Provide a media release on their position.
- c. Provide direction to staff on whether or not they wish to provide feedback to the Government once the Bill has been released for public consultation (noting that any feedback would be workshopped with the Council prior to it being submitted).

Some Councils have already been vocal in the media in regard to their position on Maaori Wards, we will endeavour to have the number of Councils who have formally resolved to support Maaori Wards at the meeting.

3. Staff recommendations

Tuutohu-aa-kaimahi

THAT the Waikato District Council:

- a. **considers whether they wish to support the decision of the previous Council to implement Maaori Wards and/or**
- b. **provides a media release on their position on Maaori Wards; and**
- c. **provides direction to staff to draft feedback for consideration by Council once the Bill has been adopted.**

4. Background

Koorero whaimaarama

In 2019 the Labour Government repealed provisions of the Local Electoral Act 2002, in regard to binding polls being undertaken to implement Maaori Wards. The Waikato District Council resolved to incorporate Maaori Wards within their 2021 Representation Review, once the previous legislation to hold a binding poll was removed and to recognise the long-standing partnership that they hold with Waikato-Tainui and other iwi.

5. Discussion

Matapaki

Council staff and Elected Members have received some briefings from the Department of Internal Affairs on the proposed Bill and the options outlined in the current proposal to this Council, being:

- a. Resolve to retain Maaori Wards and undertake a binding poll (referendum) at the 2025 elections. This option would require an additional issue on ballot papers and as it is being carried out as part of the elections there would be minimal additional cost. However, in saying that, should Council wish to provide a significantly increased communications campaign to highlight the importance of the issue and increase voter participation there would be additional costs to this.
- b. Rescind Maaori Wards and undertake a shortened representation review to ensure General Wards maintained the plus/minus 10 percent representation threshold, i.e. fair representation ensures that all wards must represent the same amount of population within a plus or minus 10 percent threshold. A representation review has not been budgeted for in the current Enhanced Annual Plan and therefore would either need to be added for this option to proceed (approximately \$75,000) is required to undertake these.

As previously indicated Council are unable to determine either of these options at present as the Bill has not been through the Select Committee process, nor formally released to the public with the actual confirmed detail of options available.

Council is only able to consider whether they support the decision of the previous Council to implement Maaori Wards and provide a media release providing that support.

6. Next Steps

Ahu whakamua

Once Council have provided direction at this meeting on their preferred approach, staff will undertake implementing this decision.

7. Attachments

Ngaa taapirihanga

None

To	Waikato District Council
Report title	Reasons for Exclusion of the Public
Date:	6 May 2024
Report Author:	Gaylene Kanawa, Democracy Manager
Authorised by:	Gavin Ion, Chief Executive

1. Staff recommendations

Tuutohu-aa-kaimahi

THAT the public be excluded from the following parts of the proceedings of this meeting:

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Item PEX 2 – Minutes for confirmation	Good reason to withhold exists under Section 6 or Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
Item PEX 3 – Actions Register		
Item PEX 4.1 – Development Agreements Committee Recommendations – 9 April 2024		
Item PEX 5.1 - State Highway 26 Funding Agreement with NZTA		
Item PEX 5.2 Prepurchase of Treatment Plant Capacity – Watercare Services		
Item PEX 5 – Chief Executive Issues		
Item PEX 6 – Mayoral Issues		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item No.	Section	Interest
Item PEX 2 – Minutes for confirmation	Refer previous minutes for reasons for exclusion.	
Item PEX 3 – Actions Register	Refer Infrastructure for reasons for exclusion.	
Item PEX 4.1 – Development Agreements Committee Recommendations – 9 April 2024	7(2)(a) 7(2)(g) 7(2)(c)(i)	To protect the privacy of natural persons, including that of deceased natural persons. To maintain legal professional privilege To protect information that is subject to an obligation of confidence and to ensure the information avenue remains open, when it is in the public interest for it to do so.
Item PEX 5.1 - State Highway 26 Funding Agreement with NZTA	7(2)(c)(i)	To protect information that is subject to an obligation of confidence and to ensure the information avenue remains open, when it is in the public interest for it to do so.
	7(2)(g)	To maintain legal professional privilege
	7(2)(h)	To enable commercial activities to be carried out without prejudice or disadvantage.
	7(2)(i)	To enable negotiations to carry on without prejudice or disadvantage.
Item PEX 5.2 Prepurchase of Treatment Plant Capacity – Watercare Services	7(2)(b)(ii)	To protect information that would otherwise unreasonably prejudice a person’s commercial position

	7(2)(h)	To enable commercial activities to be carried out without prejudice or disadvantage.
	7(2)(i)	To enable negotiations to carry on without prejudice or disadvantage.
Item PEX 6 – Chief Executive Issues	7(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons.
Item PEX 7 – Mayoral Issues	7(2)(g)	To maintain legal professional privilege
	7(2)(c)(i)	To protect information that is subject to an obligation of confidence and to ensure the information avenue remains open, when it is in the public interest for it to do so.

2. Attachments Ngaa taapirihanga

None