



Housing Implementation Plan

April 2024



HOUSING IMPLEMENTATION PLAN

Our Purpose

To improve the wellbeing of Waipā residents.

Our Vision

Every person in the Waipā district is well-housed, living in sustainable, flourishing and connected communities.

Our Principles

- People first – housing is a human right
- Leadership through partnership and advocacy
- A collective impact approach
- Honour Te Tiriti o Waitangi
- Evidence-based decisions
- Targets, measurable goals
- Getting the job done – mahia te mahi



Our Goals

Goal 1 - Waipā has a responsive and diverse housing system

How we develop our housing

- Council is responsive to the housing need in Waipā
- More availability and wider choice of housing
- More affordable homes

Goal 2 – Our homes are good quality and protect the health and wellbeing of our people

What our homes are like

- More homes are safe, secure and resilient
- More homes are warm, dry and energy efficient
- More homes are environmentally sustainable

Goal 3 – Our homes are accessible to our diverse communities

What housing opportunities are provided

- More Waipā residents can access and sustain a home through a range of tenancy and ownership options
- More homes are universally designed
- More homes are culturally appropriate

Goal 4 – Our housing system and urban form supports sustainable, resilient and connected communities

How our communities live

- Housing development and layout supports connected communities and better placemaking
- Housing is appropriately located with good demographic mix to support community wellbeing and diversity
- New and redeveloped housing incorporates sustainability and urban design principles, including a low carbon footprint.



Our Success Measures

Increased perception of community wellbeing relating to housing

Increased range of housing types and tenures to meet different household needs

Decreased median house price to median income ratio (*noting that Council is working with our Future Proof partners, including the Waikato Housing Initiative and Infometrics to develop a local definition of affordable housing. This is expected to be available to inform the finalisation of the updated Future Proof Strategy)

Increased proportion of houses in price bands lower than xxx (*to be determined following the work that is underway with our Future Proof partners, including the Waikato Housing Initiative and Infometrics to develop a local definition of affordable housing. This is expected to be available to inform the finalisation of the updated Future Proof Strategy)

Reduction in the wait lists for rental housing

Decrease in housing as a barrier to the establishment of new businesses and the recruitment and retention of staff

Increased number of houses within xxx minutes of public transport, community facilities and services (* To be confirmed to ensure consistency with Ahu Ake)

Council's Focus

Council acknowledges that a diverse supply of housing across the Housing Continuum is required as a stepping stone for individuals and families to achieve their goals of safe, warm and affordable houses.

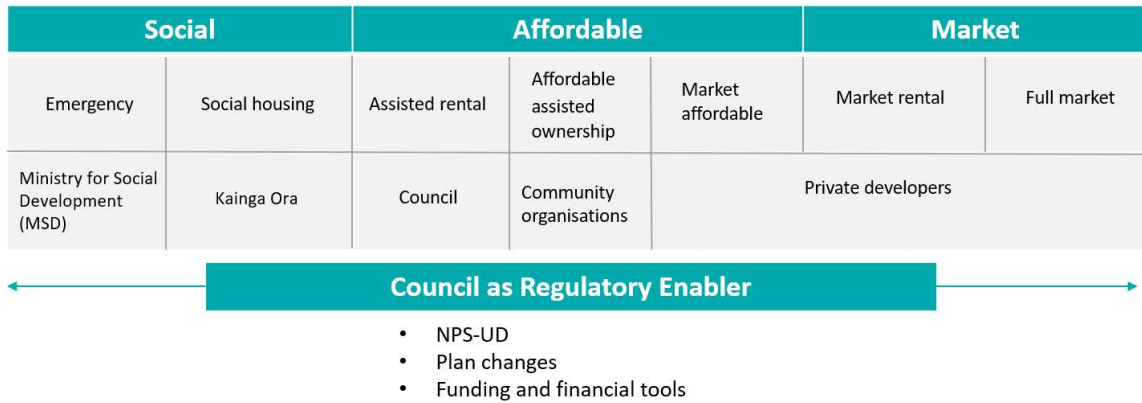
The Housing Continuum is described in the infographic below. It "... identifies the types of housing products typically needed to support households with different levels of financial and social resources. By choosing which components of the Continuum are the greatest priority, the specific programmes and interventions can be developed to achieve ... goals".¹

1

Council's Focus on page 2 of the Draft Implementation Plan – refer to CHA Guidance on Developing a Housing Strategy, 2018 at page 2



The Housing Continuum



Council acknowledges that we need to work together to ensure a diverse range of homes are provided to meet the housing needs of our Waipā communities. We need everyone, including Central Government, community housing providers and the private sector, to play their part. Community housing providers currently undertaking work in Waipā include: Bridge Housing and Habitat for Humanity.

Our Priority Actions

Priority Action 1

Develop a clear, evidence-based understanding of the district’s housing issues and needs, ensuring that regular monitoring is undertaken and reported to Council’s Housing Sub-committee .

Projects & Initiatives

- (a) Work collaboratively with Future Proof partners, Central Government agencies, businesses and community organisations to source, collate and share data (including market data) relating to housing in Waipā in real time.

Lead activity area	Strategy
Timeframe	Short term
Status	Underway

- (b) Provide six monthly reporting to the Housing Sub-committee on housing issues and needs in Waipā.

Lead activity area	Strategy
Timeframe	Short term
Status	Underway

- (c) Develop a definition of 'Affordable Housing' for Waipā (*noting that Council is working with our Future Proof partners, including the Waikato Housing Initiative and Infometrics to develop a local definition of affordable housing. This is expected to be available to inform the finalisation of the updated Future Proof Strategy) and ensure that that the definition is reviewed and revised as appropriate.

Lead activity area	Strategy
Timeframe	Short term
Status	Underway



Priority Action 2

Council will develop and implement strategies and plan changes to enable more affordable housing and choice.

Projects & Initiatives

(a) Develop and implement Ahu Ake, Waipā Community Spatial Plan.

Lead activity area	Strategy
Timeframe	Short, medium, long term
Status	Underway

(b) When refreshing town centre plans and developing spatial plans, add an affordable housing lens to ensure proximity to amenity and building of connected communities remain central considerations. Enabling the provision of residential housing to revitalise the Central Business Districts of our towns is a priority irrespective of the outcome of Plan Change 26, Housing Intensification, referenced at Priority Action 2 (c) below.

Lead activity area	Strategy
Timeframe	Short, medium, long term
Status	Underway

(c) Develop and implement Plan Change 26, Housing Intensification – a mandatory plan change in response to the *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021*. (*Note that the coalition Government has signalled that the MDRS will be optional for councils).

Lead activity area	District Planning and Growth
Timeframe	Short term
Status	Underway. <i>The recommendations of the Independent Hearings Panel on PC26 were received on 15 March 2024. Staff are reviewing these to inform a report to Council on whether the recommendations should be accepted or rejected. Correspondence has been sent to the Minister for the Environment requesting a delay in the time frame for Council to make a decision on the Plan Change. At present, Council is required to make a decision on PC26 by 31 March 2024.</i>

- (d) Develop and implement Plan Change 21, Urban Environment – a plan change that will strengthen urban design guidelines in the District Plan to create better outcomes relating to: housing types, design and layout and the interface between new developments and the existing character of urban areas within Waipā.

Lead activity area	District Planning and Growth
Timeframe	Short term
Status	Underway. <i>Once the provisions have been drafted and approved by the Strategic Planning and Policy Committee the plan change will be publicly notified for consultation in late 2024. Work is currently underway to explore possible options relating to Urban Design Panels.</i>

- (e) Develop and implement Plan Change 24, Housing Affordability – a plan change to provide for affordable housing.

Lead activity area	District Planning and Growth with support from Strategy
Timeframe	Short, medium. long term
Status	Underway. <i>A collaborative approach is underway with Hamilton City Council, Waikato District Council, Matamata-Piako District Council and the Waikato Housing Initiative, to ensure there is consistency across the Future Proof sub-region with respect to affordable housing. Work is underway with our Future Proof partners and Infometrics to develop a local definition of affordable housing. This is expected to be available to inform the finalisation of the updated Future Proof Strategy.</i> <i>Engagement will also be undertaken with our Joint Management Agreement partners and key stakeholders. It is anticipated that the draft plan change will be publicly notified for consultation in 2024.</i>



- (f) Develop and implement Plan Change 23, Papakāinga – a plan change to better enable the development of papakāinga (including housing and associated facilities) for Mana Whenua to meet their cultural and housing needs.

Lead activity area	District Planning and Growth
Timeframe	Short term
Status	Underway. A second round of engagement with Mana Whenua and Iwi, and updates to the Community Boards, are underway. Public notification for consultation is expected to occur in 2024.

- (g) Consider planning and policy changes to better enable the provision of tiny housing.

Lead activity area	District Planning and Growth
Timeframe	Yet to be determined
Status	Not yet resourced

Priority Action 3

Council will develop and implement structure plans for future growth areas, ensuring that the delivery of affordable housing options is prioritised within future urban areas.

Lead activity area	District Planning and Growth
Timeframe	Yet to be determined
Status	Not yet resourced



Priority Action 4

Council will realise opportunities to purchase, develop and /or sell land to provide for affordable housing.

Projects & Initiatives

- (a) Sale of part of Council-owned land at 1262 Cambridge Road, Te Awamutu, to Kainga Ora for housing for 55+ years, and development of the remaining land.

Lead activity area	Property
Timeframe	Short term
Status	Underway. Settlement with Kainga Ora was completed in June 2023. Kainga Ora is progressing well on the development and is about to procure civil design. Urban design briefs and bulk and location concept plans have been prepared and Council officers expect to soon meet with Kainga Ora regarding these. Planning is underway for possible subdivision of the balance of the land. By 30 June 2024, Council will undertake a review of the Kainga Ora development (with input from Kainga Ora, local residents and developers) to identify possible learnings to inform future initiatives.

- (b) Stockade Reserve, Kihikihi – Council has engaged PAUA architects to prepare a conceptual master plan for a medium density residential development on Council owned land in Kihikihi.

Lead activity area	Property
Timeframe	Short to medium term
Status	Underway. Meetings have been held with partners and key stakeholders. Council is working with Maniapoto Ki Te Raki to prepare a relationship agreement which will inform Mana Whenua engagement for this project. By 31 December 2024, Council will undertake a review of this project (with input from each of the major parties) to identify possible learnings to inform future initiatives.

- (c) Development of 10 new housing units for the elderly on Council owned land at Vaile Court, Cambridge.

Lead activity area	Property
Timeframe	Short term

Status	Underway. Construction has commenced and is programmed to be completed by June 2024. Habitat for Humanity will manage the operation of the new units.
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- (d) Review of Council’s existing and/or new landholdings to determine whether any can be made available for Affordable Housing. (*Note this is a Waikato Housing Initiative that was endorsed by the Housing Sub-committee at its meeting on 2 August 2023).

Lead activity area	Property
Timeframe	Yet to be determined
Status	Not yet resourced

Priority Action 5

Council will explore opportunities for public/private partnerships to deliver affordable housing and greater housing choice.

Projects & Initiatives

- (a) Council will investigate how affordable homes can be delivered more efficiently and at a lower cost than at present, for example better enabling kitset/modular/off-site manufactured homes. (*Note this is a Waikato Housing Initiative that was endorsed by the Housing Sub-committee at its meeting on 2 August 2023).

Lead activity area	District Planning and Growth
Timeframe	Yet to be determined
Status	Not yet resourced

- (b) Council will investigate the potential for ‘Regional Deals’ to bring forward investment in infrastructure, including social infrastructure. It is envisaged that operational costs (including administration and resource costs) will be within the scope of such ‘Regional Deals’.

Lead activity area	Strategy
Timeframe	Short, medium and long term
Status	Underway. Work is underway through the Future Proof partnership.

Priority Action 6

Council will work collaboratively with partners and key stakeholders to investigate opportunities to utilise a range of legislation and other tools to provide for affordable housing.

Projects & Initiatives

(a) Council will lead the review of its Pensioner Housing Policy

Lead activity area	Property
Timeframe	Short term, yet to be determined
Status	Not yet resourced

(b) Council will lead the review of its Development Contributions Policy

Lead activity area	District Planning and Growth
Timeframe	Short term
Status	Underway. <i>This review is being undertaken as part of the development of the 2025-34 Long Term Plan.</i>

(c) Council will investigate the creation of ‘proforma’ models for consent applications, considering how building consents can be streamlined to allow typologies to be pre-approved for a development with siting consents to cover any minor changes to the built form to reflect orientation and siting outcomes (*Note this is a Waikato Housing Initiative that was endorsed by the Housing Sub-committee at its meeting on 2 August 2023).

Lead activity area	District Planning and Growth
Timeframe	Yet to be determined
Status	Not yet resourced

(d) Council will seek updated provisions for on-site septic tank treatment from the Waikato Regional Council (*Note this is a Waikato Housing Initiative that was endorsed by the Housing Sub-committee at its meeting on 2 August 2023).

Lead activity area	District Planning and Growth
Timeframe	Yet to be determined
Status	Not yet resourced

(e) Council will form a view on the Community Lands Trust model, and more particularly whether one is established for Waipā or whether an existing community lands trust is utilised. ²

Lead activity area	Business Support
Timeframe	Yet to be determined
Status	Not yet resourced

²

Priority Action 6(e) on page 10 of the Draft Implementation Plan – refer to *The Case for a Community Land Trust for permanent affordable housing for Hamilton, Waikato, New Zealand* by Samantha Rose, June to December 2018. A roadmap infographic is provided at page 78.



Priority Action 7

Council will investigate funding options for the provision of infrastructure to provide for a range of housing types.

Projects & Initiatives

(a) Council will support the Waikato Housing Initiative in its advocacy for Central Government funding and for a regional programme of funding to match the regional housing programme (*Note this is a Waikato Housing Initiative that was endorsed by the Housing Sub-committee at its meeting on 2 August 2023).

Lead activity area	Business Support
Timeframe	Yet to be determined
Status	Not yet resourced

Priority Action 8

Council will advocate for Central Government resources.

Projects & Initiatives

(a) Council will collaborate with Future Proof partners, including the Waikato Housing Initiative, to lobby Central Government for more public housing and wrap around services, to assist people to move through the housing continuum towards achieving private rental housing and private home ownership.



Lead activity area	Strategy
Timeframe	Yet to be determined
Status	Not yet resourced

Projects & Initiatives

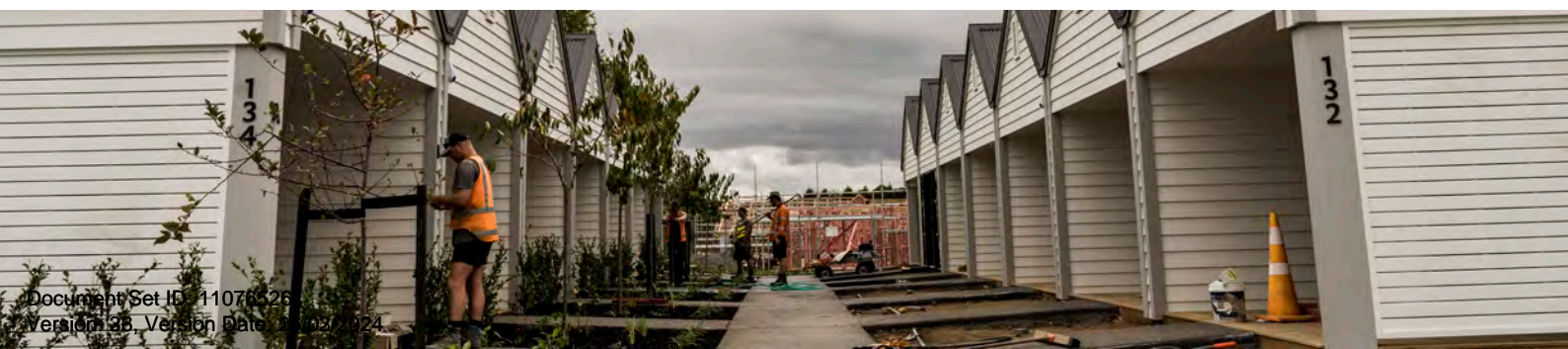
(b) Council will advocate for Central Government funding to increase the provision of affordable housing within Waipā. This will include collaboration with our local MPs.

Lead activity area	Strategy with support from Business Support
Timeframe	Short term
Status	Not yet resourced

Projects & Initiatives

(c) Council will support Mana Whenua and Iwi to engage with the Waikato Housing Initiative, Community Housing Providers, Te Puni Kokiri and other agencies to obtain information that will help iwi, hapu, marae and whanau to successfully deliver homes for Māori.

Lead activity area	Strategy
Timeframe	Short term
Status	Underway



Glossary

Affordable Housing

*Note that Council is working with our Future Proof partners, including the Waikato Housing Initiative, and Infometrics, to develop a local definition of affordable housing. This is expected to be available to inform the finalisation of the updated Future Proof Strategy currently under development.

Emergency Housing

Emergency Housing is temporary accommodation for individuals or families who are in urgent need of housing due to the threat of homelessness. Emergency Housing is typically for individuals or couples and provides up to 7 days of safe and warm accommodation.

Inclusionary Zoning

District Plan Provisions impose requirements on Developers to make a proportion of their residential developments 'affordable'. Sourced from *Waikato Affordable Housing and Options* by David Mead, Hill Young Cooper Limited, 16 September 2021.

Social Housing

Subsidised rental housing is provided through state-owned housing managed by Kainga Ora (Housing New Zealand) and through community housing organisations such as churches, iwi and housing trusts.

Transitional Housing

Transitional Housing is temporary accommodation typically for families in urgent need of housing due to the threat of homelessness. People are allowed to stay in Transitional Housing for up to 12 weeks.

