

# Housing Strategy

## 2024



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.

## Liveable, thriving, connected communities He noohanga aahuru, he iwi whai ora, he hapori tuuhono tahi Waikato District Council - Housing Strategy









### Our vision for housing

*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.*

### Outcomes

<p>Everyone has access to the housing that they need when they need it.</p> <p><small>Working together with others we will enable and actively encourage the delivery of housing that meets the needs of our community now, and into the future.</small></p>	<p>Everyone has access to a safe, healthy and affordable home.</p> <p><small>We will use the tools available to ensure that everyone in our community has access to a safe healthy and affordable home.</small></p>	<p>Our communities are prospering, resilient and connected.</p> <p><small>We will work together with others and focus on building prosperous, resilient and connected communities.</small></p>	<p>Together with our partners we deliver on our communities' aspirations.</p> <p><small>We will build partnerships and work together with others to deliver on our communities' aspirations for housing and for the future of their community.</small></p>
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### Principles

<p>Focus on homes not houses.</p> 	<p>Inclusive and equitable.</p> 	<p>Affordable</p> 	<p>Be bold, learn from others and innovate.</p> 	<p>Future focussed integrated communities.</p> 	<p>Protecting the taiao - environment.</p> 	<p>Transparent, data-led local decisions.</p> 	<p>Honouring Te Tiriti o Waitangi.</p> 
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### Delivery tools

District Plan	Consenting	Long Term Plan (Annual Plans)	Policies	Partnerships	Housing Strategy Action Plan
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# 1.0 **Current State**

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# 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



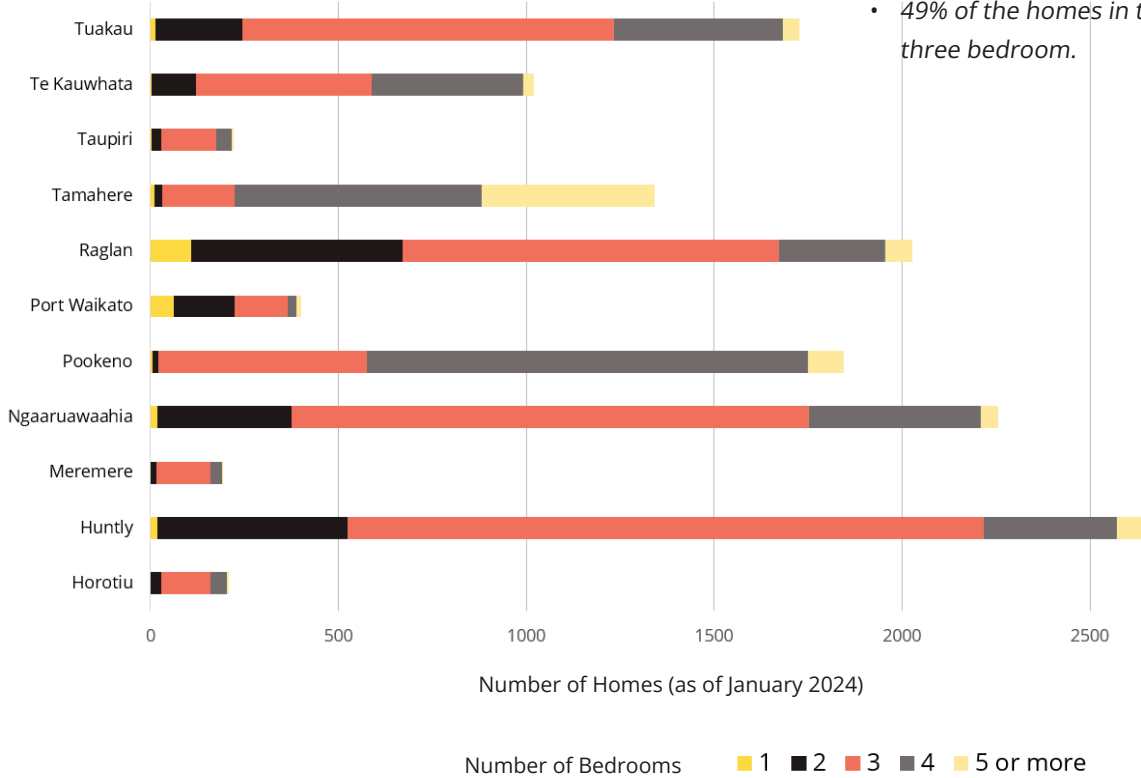
Estimated figures from various sources - 2022-2023

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

# EXISTING HOUSING STOCK

## Homes per town by bedroom

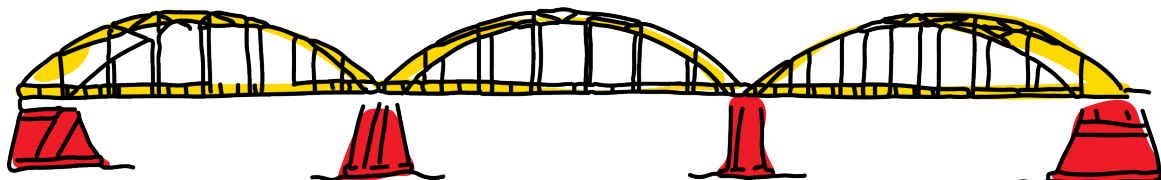
- In towns with more holiday homes there are a higher portion of one and two bedroom homes.
- The housing typology of Pookeno is slanted toward larger families.
- Tamahere has larger, more expensive homes.
- 49% of the homes in the sample have three bedroom.



## RESIDENTIAL SALES BY

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

Most sales <b>316</b> POOKENO	Smallest median home sale <b>90m<sup>2</sup></b> PORT WAIKATO	Highest stock turnover <b>25%</b> TE KAUWHATA
Smallest median section sale <b>483m<sup>2</sup></b> TE KAUWHATA	Highest median sale price <b>\$1,885,000</b> TAMAHERE	Lowest median sale price <b>\$526,250</b> HUNTLY
Most holiday homes* <b>37%</b> RAGLAN	Oldest median age sale <b>1960 - 1969</b> MEREMERE	





Noteworthy statistics about...

## NEW HOME CONSENTS BY TOWN

Fewest consents issued

**17**  
PORT WAIKATO

Most consents issued

**1,113**  
POOKENO

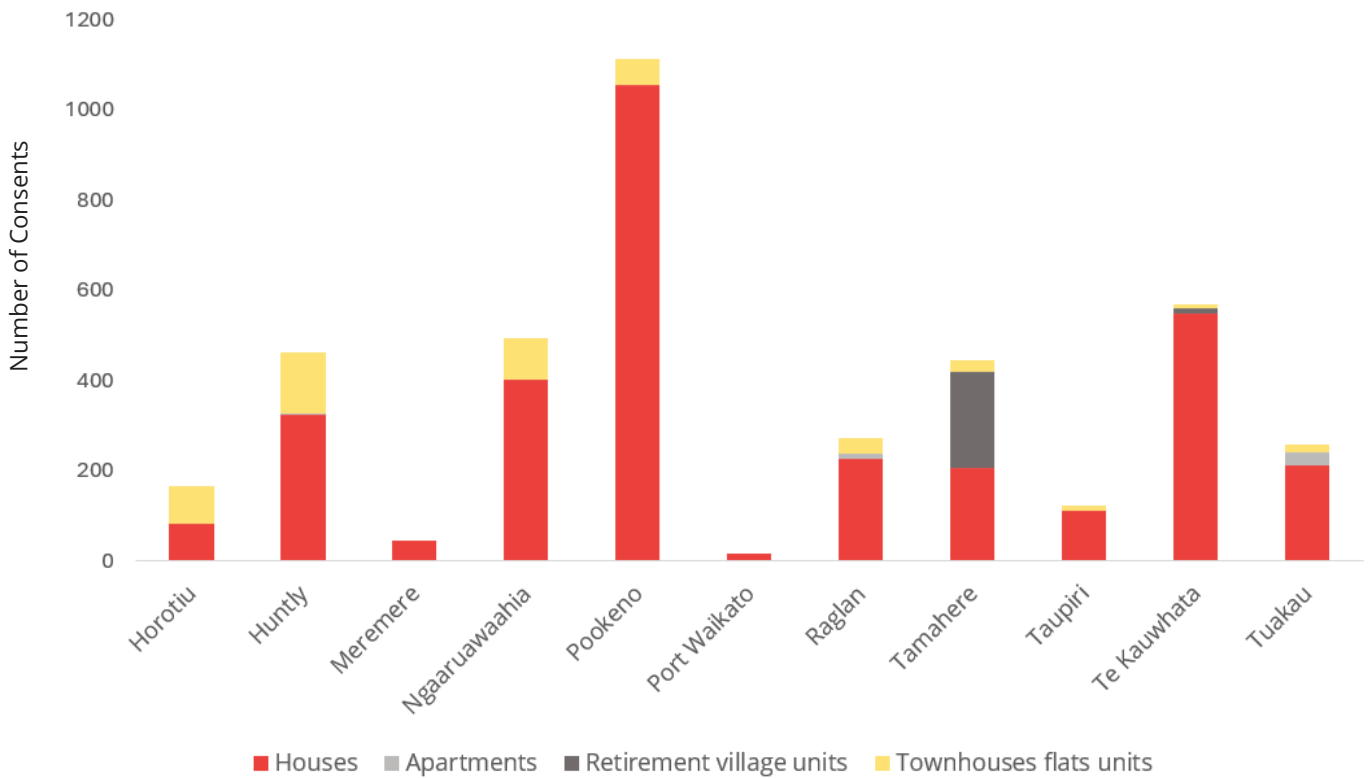
Portable homes constructed\*

**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

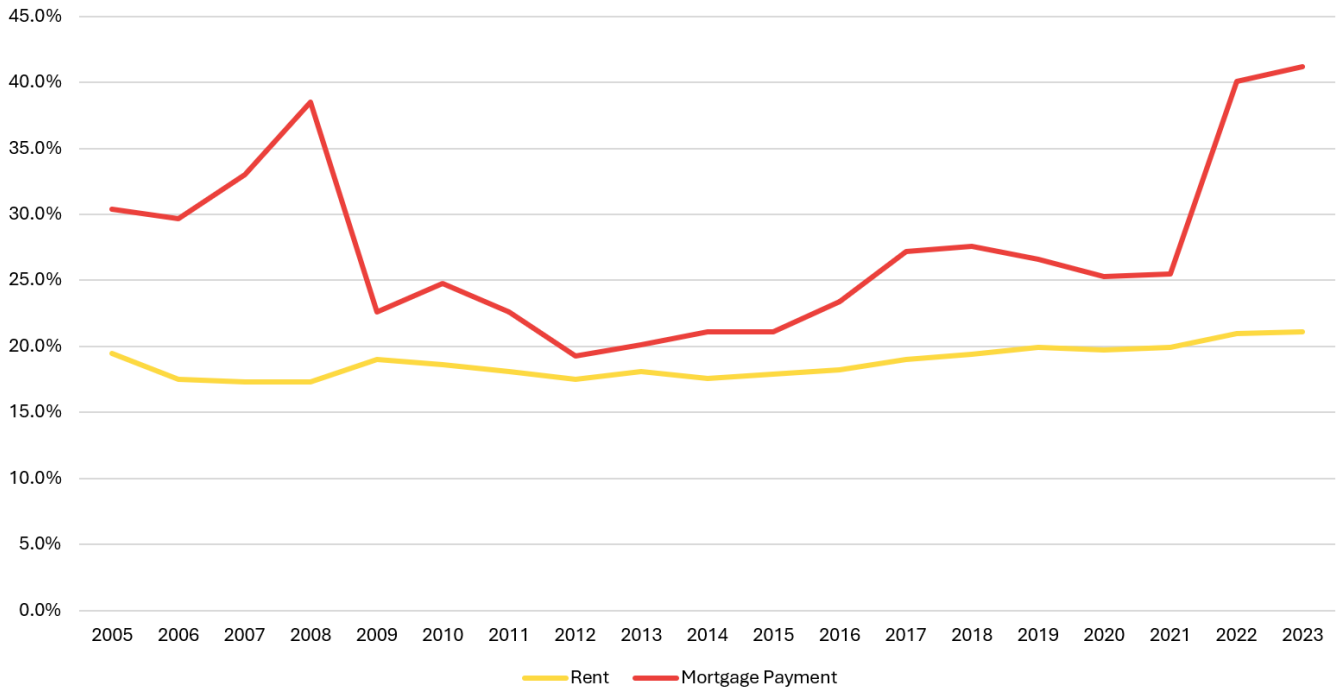
**5.7%**  
HUNTLY

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.

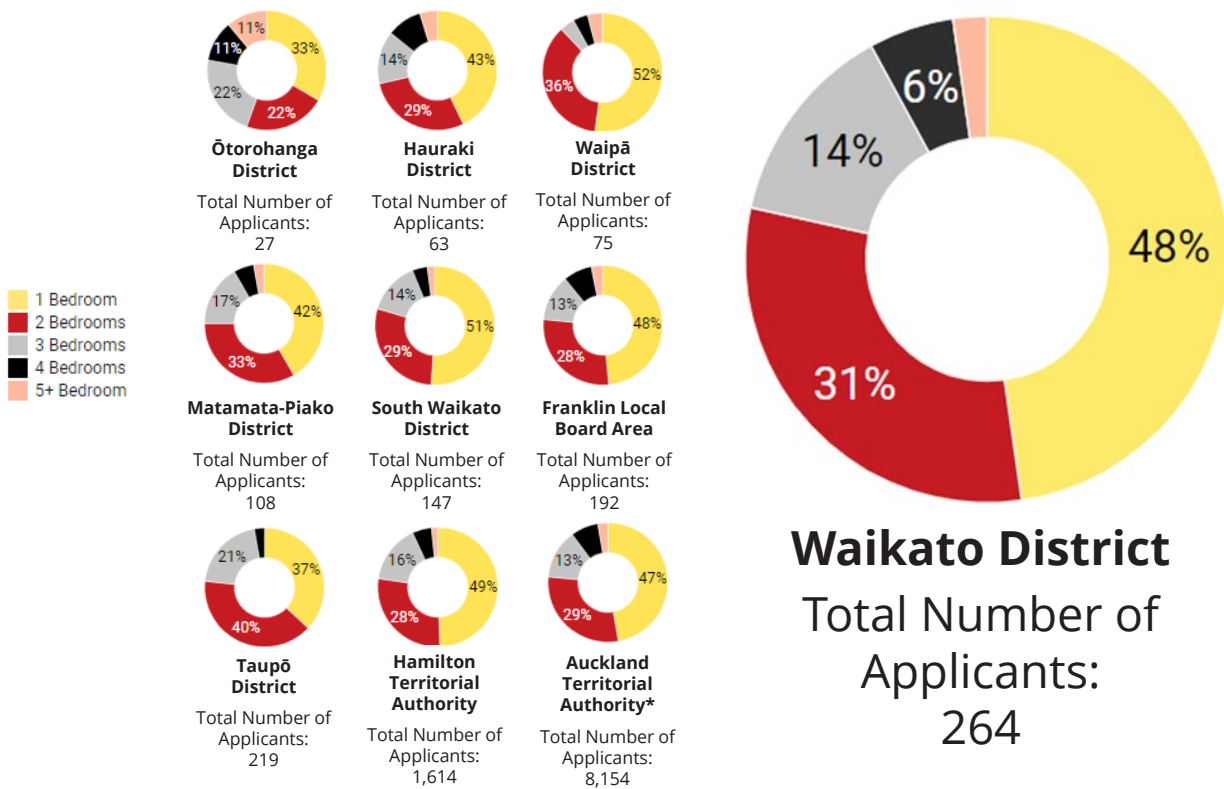
## Mortgage or rent payment as a proportion of household income



# 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**

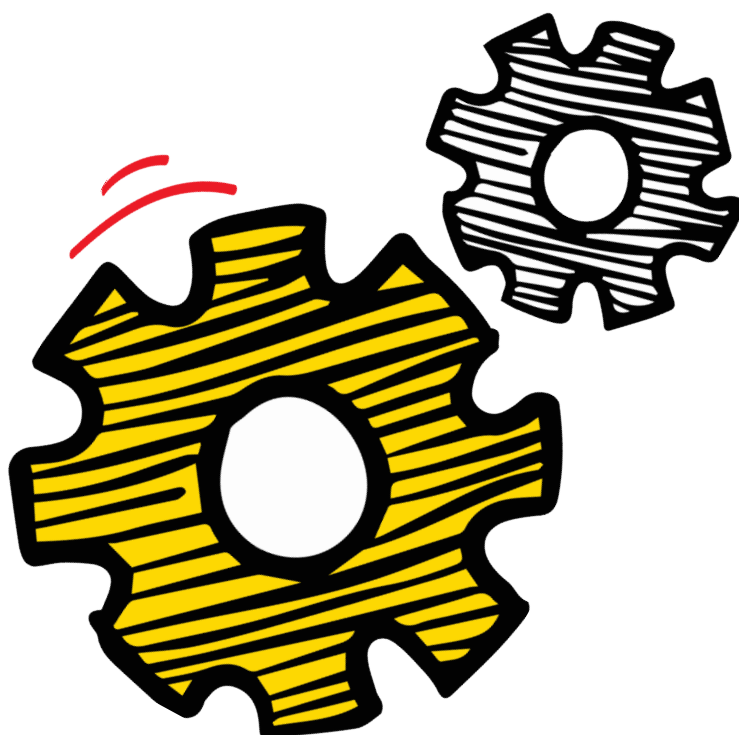
Zone	Residential dwelling	%
FUZ - Future urban zone	97	0.3%
GRUZ - General rural zone	14381	45.7%
GRZ - General residential zone	9422	30.0%
LLRZ - Large lot residential zone	273	0.9%
MRZ - Medium density residential zone	3271	10.4%
RLZ - Rural lifestyle zone	2678	8.5%
SETZ - Settlement zone	895	2.8%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

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
<b>Total</b>	<b>2,564</b>



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

2.0

# The Housing Strategy

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# 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 185m<sup>2</sup> on a 614m<sup>2</sup> 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 1,072m<sup>2</sup>.

### 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.

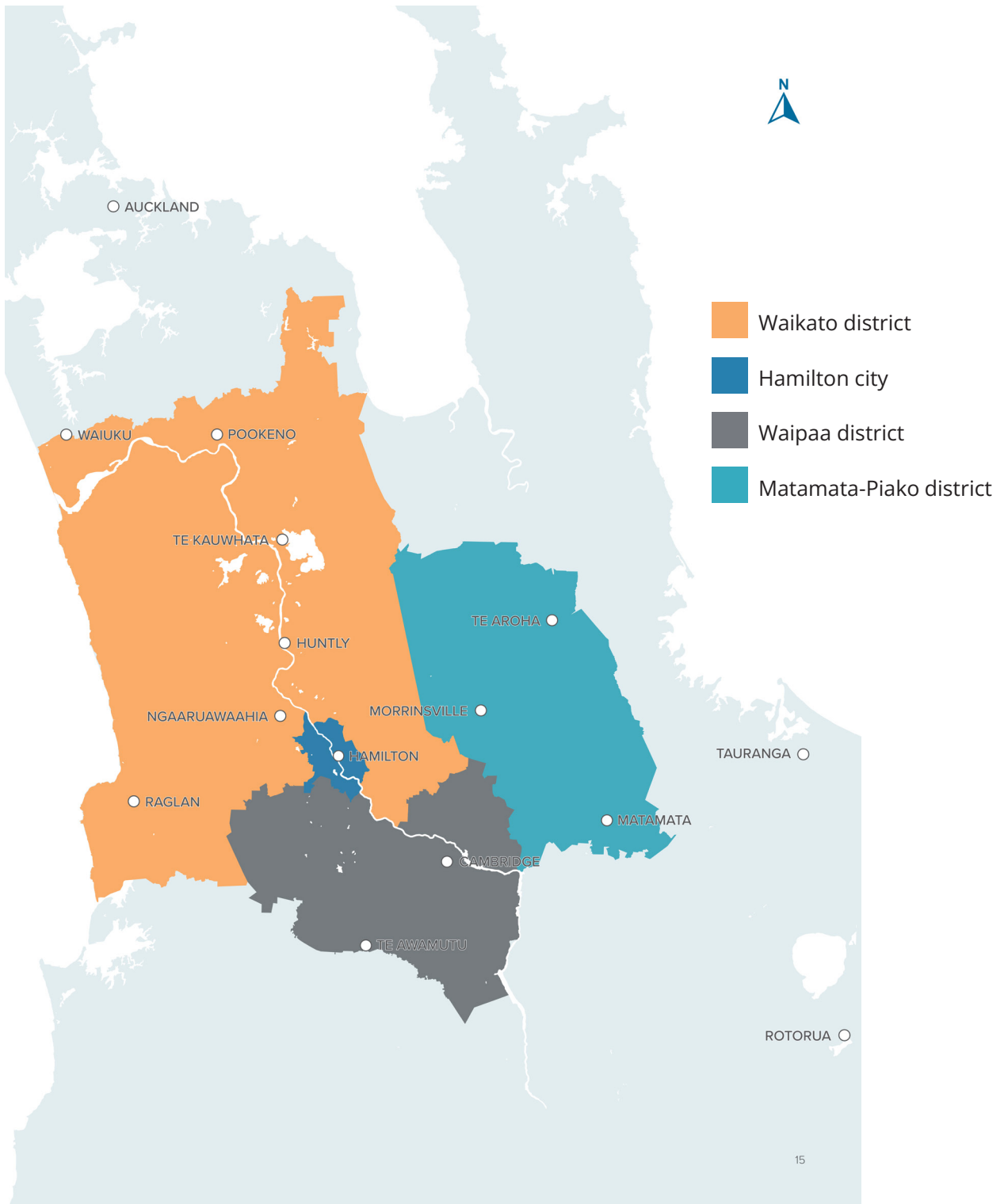




**Rural**

- 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.*



*Waikato district and neighbouring districts*

## Why do we need a strategy?

The Te Kāhui Tika Tangata Human Rights Commission says He kāinga rawaka he tika tangata. 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 its 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.

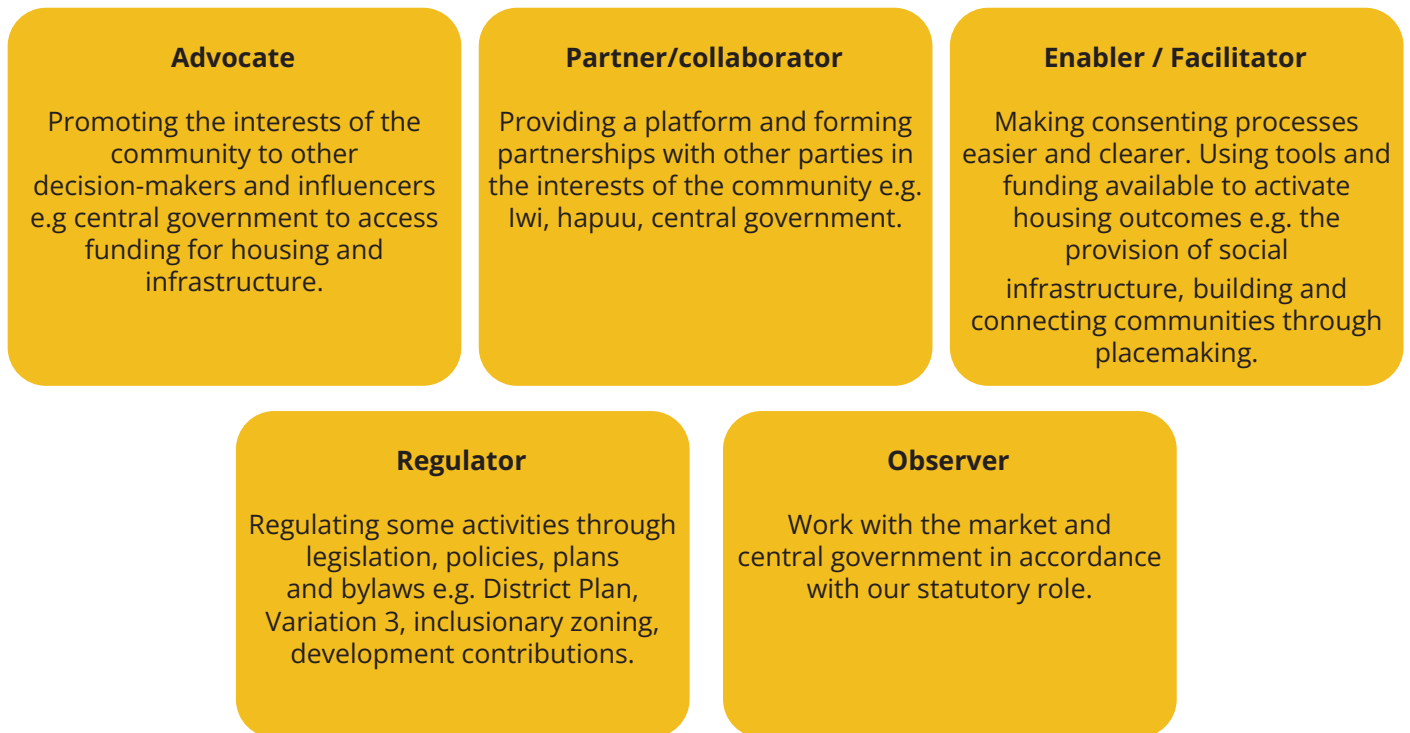
The Council will use the proposed mana whenua forums to engage further on culturally significant matters including papakainga.



# 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 60m<sup>2</sup> 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.

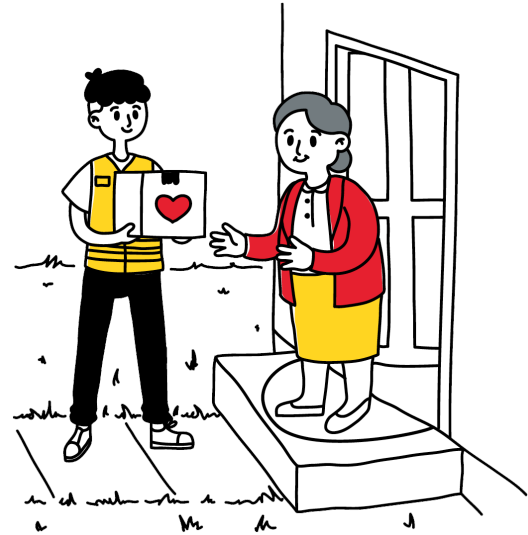
### Papakaainga and other communal housing

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.

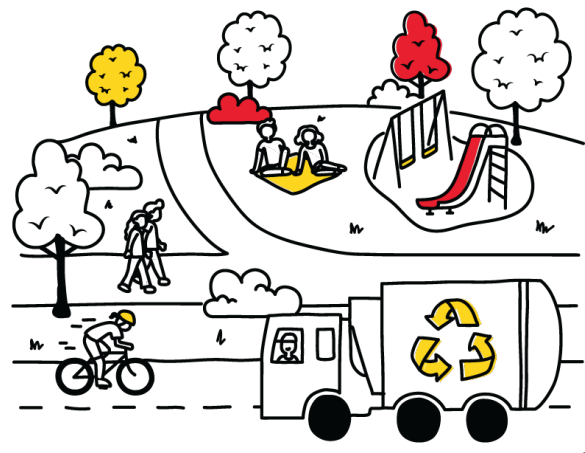
**Cross-boundary** - With Auckland and Hamilton at our boundaries our infrastructure network is connected with Auckland and Hamilton Councils. It can be difficult to align our priorities for those areas with others.

**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.

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

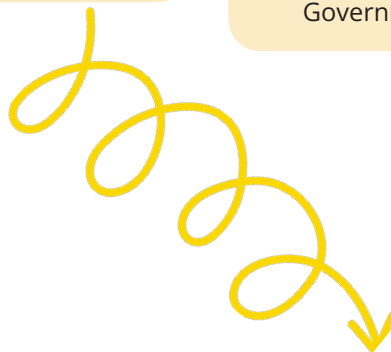
Making consenting processes quicker and easier to follow and understand.

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

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

Using the different tools and levers available to Council to encourage development in the right place at the right time e.g., District Plan, Variation 3, consents, Inclusionary Zoning (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.



### 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.

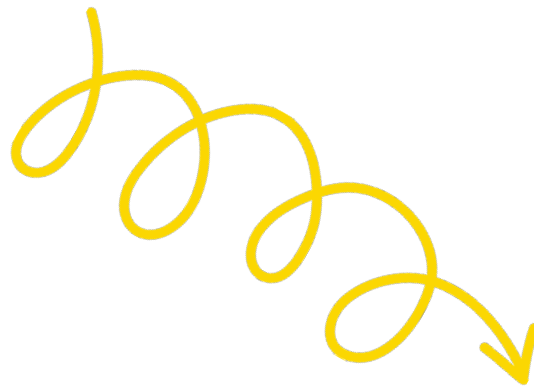
### Focus areas

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

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# 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"> <li>• Ensure that the District Plan is achieving the outcomes sought for the community.</li> <li>• Enable sufficient zoned, serviced and viable land for development.</li> <li>• Enable housing diversity and innovation.</li> <li>• Provide confidence for others to invest.</li> <li>• Ensure zoning and regulatory instruments do not lag behind community needs.</li> <li>• Ensure the impacts on the taiao/environment are actively managed.</li> </ul>
2. Infrastructure	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Capture the cost of infrastructure fairly and equitably.</li> </ul>
3. Consenting (customer) interface	<ul style="list-style-type: none"> <li>• Work together with the market to enable development.</li> <li>• Provide a consenting framework that supports innovation.</li> </ul>



## 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"> <li>• Work with all housing enablers/providers and community representatives, with a focus on improving housing outcomes across the district.</li> </ul>
<p>2. Inclusionary zoning (potentially).</p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p>3. Medium Density Residential Standards (MDRS) – District Plan provisions/Variation 3 or similar.</p>	<ul style="list-style-type: none"> <li>• This variation to the District Plan or something similar is a tool that can be used to help deliver more housing and housing types.</li> <li>• 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.</li> </ul>
<p>4. Development contributions (targeted).</p>	<ul style="list-style-type: none"> <li>• Investigate how the Development Contributions Policy could be targeted to enable the delivery of the housing types needed the most across the district.</li> </ul>
<p>5. Making consenting processes easier and simpler to understand.</p>	<ul style="list-style-type: none"> <li>• Identify pathways for getting a consent for different housing types, including affordable housing and make it clear to the community how this can happen.</li> </ul>
<p>6. Evaluate making Council land available for housing following due process.</p>	<ul style="list-style-type: none"> <li>• Consider if buying land for housing is a strategic priority.</li> </ul>
<p>7. Infrastructure.</p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

# 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.

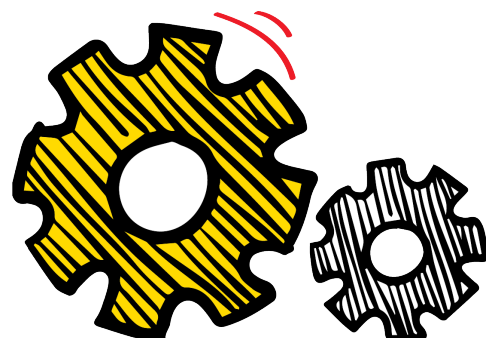


Most of the actions in this plan are the responsibility of housing providers. In accordance with our enabling role, we will endeavour to work with these role players and stakeholders to support housing outcomes for our district.



## 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 papakaainga 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"> <li>• Inclusionary Zoning.</li> <li>• Development Contributions Policy (targeted).</li> <li>• Other policies and incentives.</li> </ul>		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"> <li>Variation 3 (or similar) – identify opportunities and challenges.</li> <li>Medium Density Residential Standards (MDRS) and the District Plan and what that means.</li> <li>Steps to take to build a house (in conjunction with other partners e.g., Waikato Tainui and TPK support).</li> <li>Explain how the consenting process works – develop a process chart.</li> </ul>		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"> <li>Process and checklists including investigating use of ready-designed and consented floor plan options.</li> <li>Information.</li> <li>Forms for completion.</li> <li>Indication of costs involved for services including consenting.</li> <li>Papakaainga and other communal housing information.</li> <li>Links of where to find other information including regional council discharge permit information.</li> <li>Urban design outcomes (Urban Design Strategy link etc.).</li> <li>Links to other relevant websites, support and advice.</li> </ul>	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"> <li>Identify shortfall/gaps.</li> <li>Identify and plan together with our partners how these can be addressed.</li> <li>Identify costs for inclusion in LTP budgets.</li> </ul>	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"> <li>Identify any land available for housing.</li> <li>Initiate any processes and public consultation required to release land for housing.</li> <li>Identify associated costs for inclusion in the LTP.</li> </ul>		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"> <li>• Inclusionary Zoning.</li> <li>• Development Contributions Policy.</li> <li>• Other policies and incentives.</li> <li>• Assess the District Plan to ascertain whether it's rules are restricting the establishment of tiny homes.</li> </ul>		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"> <li>• Help to identify funding.</li> <li>• Explore co-housing models for non-Maaori land.</li> </ul>	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"> <li>• Kāinga Ora</li> <li>• Community Housing Providers</li> <li>• Maaori Trusts e.g., Matawhaanui</li> <li>• Developers</li> <li>• Waikato Housing Initiative (WHI)</li> <li>• Future Proof</li> <li>• Waikato Tainui</li> <li>• Mana whenua</li> </ul>	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

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# 4.1 Strategic framework

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

## Vision

*Liveable thriving connected communities.*

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



## Community outcomes

**Cultural**  
We celebrate who we are.

**Social**  
We have well connected communities.

**Environmental**  
Our environmental health underpins the health of our people.

**Economic**  
We support local prosperity.

## Strategic priorities

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

## Strategies and plans that will support housing and building communities



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

**Waikato 2070 (adopted 2020).**

**Waikato Blueprint (2019) and local area blueprints.**

**Structure Plans, other Spatial Plans and Design Guides.**

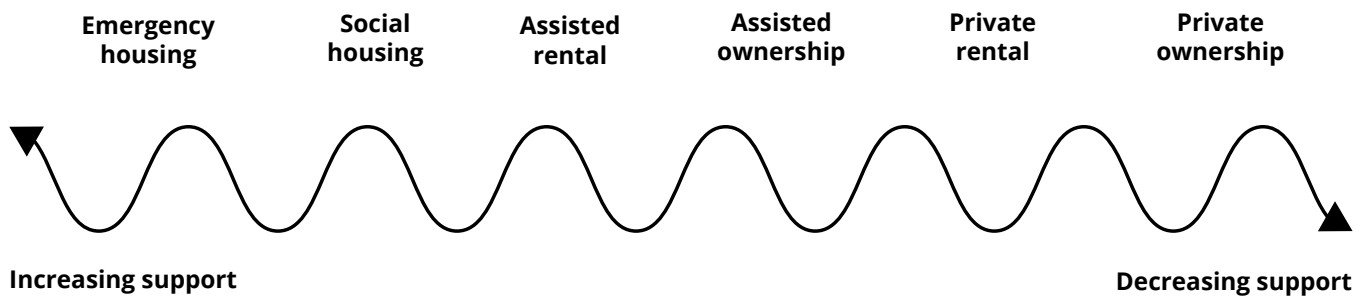
**50 year Wastewater Strategy.**

**Plus other plans and strategies that relate to housing, infrastructure, building communities and their resilience.**

For more information please see Additional Information.

# 4.2 Different housing models in New Zealand

The housing continuum



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

## 4.3 Additional Information

### Strategic landscape

#### *Council strategies and plans*

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

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

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

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

#### **Waikato Blueprint (2019) and local area blueprints**

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

#### **Structure plans, other spatial plans and design guides**

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

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

#### **Three Waters Investment Plan 2024 - 2054.**

#### **Mid-Waikato Water & Wastewater Strategy 2020.**

#### **Northern-Waikato Wastewater Detailed Business Case (2023).**

#### **Southern Hamilton Waikato Wastewater Detailed Business Case (2023).**

#### **Other strategies and plans that relate to housing and building communities:**

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

#### *Māori housing and papakainga*

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

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

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

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

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