



**Te Rautaki Whare  
o Whangārei**

***Whangārei District  
Housing Strategy***

*“Every whānau has access to a home that meets their needs in a community of their choice leading to thriving individuals, whānau and communities”.*

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## Mihi

E ngā mana, e ngā reo, e ngā tini karangatanga tēnā koutou katoa

Ki ngā mate haere, haere, haere atu rā. Kia a tātou ngā mahuetanga mai, ka mihi atu ki a koutou e kawē tonu nei ngā tikanga o rātou mā hei ora tangata.

Ka mihi hoki ki te iwi kāinga e tiaki nei i te mana, te tapu, te ihi o Whāngarei Terenga Parāoa.

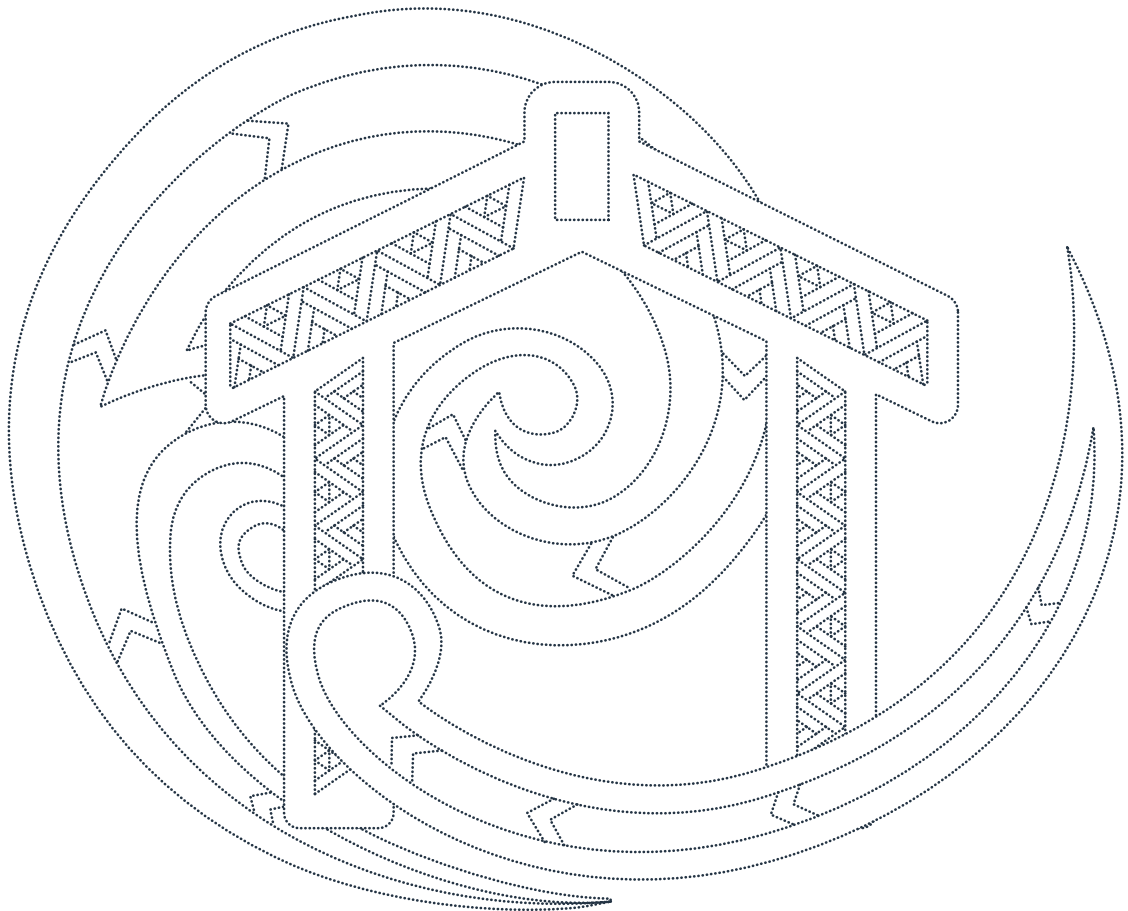
Whāngarei Terenga tāngata ngā wai kaukau o ngā tūpuna ngā wai rukuruku o ngā taniwhā.

Tēnei rā Te Kaunihera ā rohe o Whāngarei e mihi atu nei ki a koutou katoa.

Anei rā e whai ake nei ko te pūrongo Rautaki Whare o te Kaunihera o Whāngarei.

Ko te hiahia o te rautaki nei he tautoko te ora tangata mā roto i te tautoko i ngā wawata e pā ana kite noho whare, te noho kāinga anō hoki.

Nō reira kia ora huihui mai tātou.





## **Co-chair's message**

### **He kupu kōrero na ngā Kaiārahi e rua**

The way we shape our buildings will determine how we shape our whenua and our communities. The Housing Strategy is based on the belief that everyone is entitled to a safe, affordable, and accessible home that enables them to flourish.

Council have a role to play to enable and support our communities towards home security and home ownership. The Strategy is the start of a journey that will enable our people to have a pathway to meet their housing needs.

Kāinga tahi, kāinga rua , te iti me te rahi, ngā tini tūpuna , rau rangatira mā e tuitui tonu ana tēnei kaupapa oranga nui o te Rautaki Whare o Whāngārei - he mahi aroha nui tēnei mō ngā reanga katoa e heke mai nei, tēnā koutou, tēnā koutou, tēnā tātou katoa.

To tātou āhua hanga i ō tātou whare e whakatau ana i te oranga o tātou whenua me ō tātou hapori. I hangaia te Rautaki Whare nei ki runga i te whakapono kīa puta te hua i roto i te tika me te pono kia taea ngā tāngata katoa ki tētahi kāinga haumaruru, kāinga kore nui rawa te utu, kia whai wāhi hoki e taea ai e rātou te puāwai.

Ko te mahi o te Kaunihera he whakaāhei me te tautoko i ō tātou hapori ki a whakapūmau te kāinga me te whai kāinga āno hoki. Ko te Rautaki nei te tīmatanga o te huarahi kia tutuki ai ngā hiahia o ngā hapori me ngā hapū o Whangarei ki te whakatutuki i ō rātou hiahia mō te whare, mō te kāinga anō hoki.



Co-governance Subcommittee members and staff.

Co-chairs: Councillor Gavin Benney and Aorangi Kawhiti

Other Housing Strategy Co-governance Subcommittee members: Councillor Carol Peters, Janelle Beazley, Councillor Ken Couper and Waimarie Bruce Kingi



# ***Housing Strategy summary***

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## **Vision statement | Te tautākī**

“Every whānau has access to a home that meets their needs in a community of their choice leading to thriving individuals, whānau and communities”.

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## **Housing Strategy values**

1. Collective response to housing.
2. No matter who you are, there needs to be a clear pathway to a home.
3. Respect for tangata whenua.
4. Priority on affordable housing solutions based on community demand.

## **Key outcomes**

1. A safe, accessible and healthy home for all.
2. Increased access to affordable housing.
3. Building capacity to deliver Māori and community housing solutions.
4. Collective action to deliver housing outcomes in Whangārei.

## **Working in partnership under Te Tiriti o Waitangi**

Whangarei District Council is committed to a Te Tiriti o Waitangi-based relationship with Tangata Whenua to develop and implement the Housing Strategy.

## **Overview**

The Housing Strategy directs how all sectors in Whangārei District are to respond to meet future housing needs for hapū / whānau and for our communities. The Strategy is grounded by Te Tiriti o Waitangi and collective action to deliver housing outcomes for Whangārei District.

## **Accountability**

To ensure our decision making is robust, we will undertake an ongoing programme of monitoring. This helps to ensure the Strategy becomes a living document through regular review of action implementation from Council and other housing responders.

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## Strategic areas

These are the key focus areas we must respond to collectively to meet whānau and community housing needs.



### **1. Housing in an urban environment**

Council needs to ensure we are providing enough land for housing development to meet future population demands. Our communities want to see quality design where universal design is applied, a range of transport options are integrated across our communities, access to greenspaces in locations which offer local amenities/social services.



### **2. Papakāinga and Māori housing needs and aspirations**

The evidence is clear that there is a Māori housing crisis. A co-ordinated approach across all housing responders is critical to achieving papakāinga outcomes for hapū and whānau. Whānau / hapū want to achieve housing solutions that are sustainable, innovative and responsive to climate change.



### **3. Community housing and needs**

Community is at the heart of housing issues and opportunities. Council must ensure our communities are central to delivering local housing solutions.



### **4. Business-friendly approach to supporting quality housing outcomes**

Providing tools for our communities to support their housing aspirations.

## The project scope



### **THE HOUSING STRATEGY WILL:**

- Identify emerging local housing issues and needs.
- Assess and present the key housing issues and opportunities in Whangārei, by needs and constraints in the development process.
- Develop a strategic housing framework for Whangārei
- Give certainty/clarity of Whangārei District Council's role in housing.
- Provide a vehicle for hapū/Māori and community input into planning & development decisions.
- Build stronger working relationships with central government agencies to improve housing delivery.
- Acknowledge and incorporate existing and future planned and funded projects.
- Recognise housing complexities and interrelationships.



### **THE HOUSING STRATEGY WILL NOT:**

- Be a statutory plan which can be enforced.
- Look at detailed design of projects, but rather trigger projects and provide a brief.



# ***Introduction***

## **Kupu whakataki**

### **Co-governance decision making: Te Tiriti partnership**

The Whangārei Housing Strategy is the first co-governance arrangement between Council and hapū representatives in Whangārei District. Council agreed to establish a Co-governance Housing Strategy Subcommittee (the Subcommittee) to oversee the development of the Strategy with the delegation to adopt the Strategy. The Subcommittee has equal numbers of hapū and elected member representatives.

The Strategy represents a historic step in Te Tiriti o Waitangi partnership between Whangārei District Council and ngā hapū o Whangārei. The co-governance approach to the Strategy is significant because both parties have entered the arrangement voluntarily. This sets the tone for a more positive and stronger relationship between hapū and Council and demonstrates how shared decision making can work in a manner more closely aligned with Te Tiriti o Waitangi.

Housing problems have many interdependent factors which sometimes make them seem impossible to solve. These factors are often incomplete and difficult to define. Solving these problems requires a deep understanding of the stakeholders involved and innovative approaches in design thinking. Co-governance means that we move together into the future to ensure that our responses to housing issues are strategic, realistic and appropriate to hapū, Māori and the communities of Whangārei District.

The Housing Strategy was developed as a result of:

- submissions to the 2021-31 Long Term Plan process by Māori and community groups advocating for a hapū-driven and community-driven affordable housing plan for Whangārei
- an action identified in the Sustainable Futures: Whangārei District Growth Strategy 2021.



## ***Scope of the Housing Strategy*** **Te whānuitanga o te Rautaki Whare**

Housing provides a foundation to ensure that social, health and economic needs are being met. Unfortunately, for a growing proportion of the Whangārei population, this is not the case. Housing policies affect economic well-being through a wide range of channels. This includes access to decent shelter, environmental quality, efficient use of limited resources, type and extent of commuting, as well as its contribution to strong and resilient economic growth.

A house is more than a building or an investment. Housing helps to connect us with whānau, friends and our communities. It embodies and facilitates whanaungatanga, or the ability to manaaki. A home helps to give a sense of belonging and helps to ensure every individual or whānau are given the opportunity to better themselves. A home helps with our connections to the environment and to the land, and is a portal to the wellbeing that our ancestors aspire for us.

The Housing Strategy gives local understanding of the impacts of poor housing across our communities. It explores the diverse housing needs amongst our communities and gives a framework for collective action to meet housing needs in Whangārei District.

Engagement has highlighted local partnership and creating an inclusive environment to drive local solutions as the way forward. The Strategy acts as a voice for those who are often underrepresented.

Through this work, Council is able to review where it is best positioned to support our communities into housing.

The Housing Strategy will be a living document needing review, similar to a home needing maintenance. The Strategy will evolve alongside significant reforms to Local Government and the Resource Management Act.

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### **The Strategy outlines:**

1. Council's statutory requirements to act on housing and community wellbeing.
2. how Council needs to respond collectively to housing alongside hapū / Māori, Central Government, community sectors and the development sector.
3. where internal processes can be improved to support Māori and community housing outcomes.
4. the need for Council to act with more intent to advocate for the people of Whangārei.
5. how Council can facilitate and resource local housing solutions.

## New Zealand Human Rights Commission guidelines on the right to a decent home and its housing inquiry

In recognising the national housing crisis, the Human Rights Commission launched a national inquiry, giving clarity on what constitutes a decent home. This is built on values such as fairness and manaakitanga, the United Nations housing principles and Te Tiriti o Waitangi.

The United Nations has defined seven standards that must be met in order for housing to be adequate:

- **Security of tenure:** People have the right to know they are protected against forced eviction, harassment and other threats.
- **Availability of services, materials, facilities and infrastructure:** People must be able to access services such as safe drinking water and adequate sanitation.
- **Affordability:** The cost of housing must not threaten or negatively affect people's enjoyment of other rights.
- **Habitability:** Housing must provide physical safety and protection against the elements, and must not negatively affect people's health.
- **Accessibility:** Disadvantaged and vulnerable groups, including the disabled, must be given full access to housing and their needs are taken into account.
- **Location:** Housing must allow people to access to key facilities such as employment opportunities, healthcare centres and schools, and must not be close to polluted land.
- **Cultural Adequacy:** People's cultural identity and beliefs must be respected and taken into account.

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## United Nations Aotearoa Housing Report

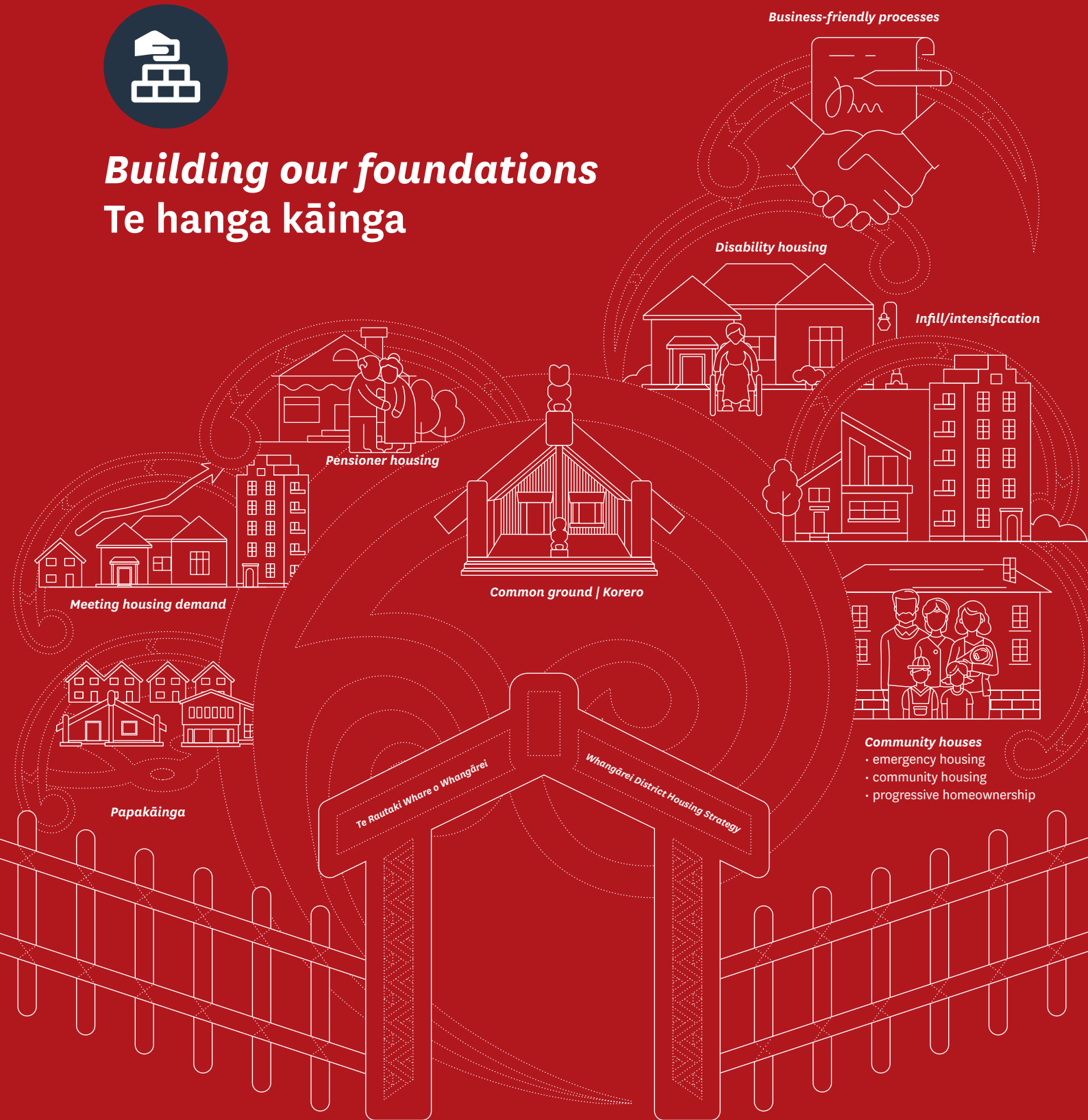
Housing policies must address historic injustices and displacement and the ongoing discrimination against Māori, Pacific peoples and persons with disabilities and be informed by Te Tiriti o Waitangi, the United Nations Declaration on the Rights of Indigenous Peoples and the Convention on the Rights of Persons with Disabilities. The report highlights Māori are in a housing crisis.





# ***Building our foundations***

## **Te hanga kāinga**



*Business-friendly processes*

*Disability housing*

*Infill/intensification*

*Pensioner housing*

*Meeting housing demand*

*Common ground | Korero*

*Papakāinga*

*Te Rautaki Whare o Whangārei*

*Whangārei District Housing Strategy*

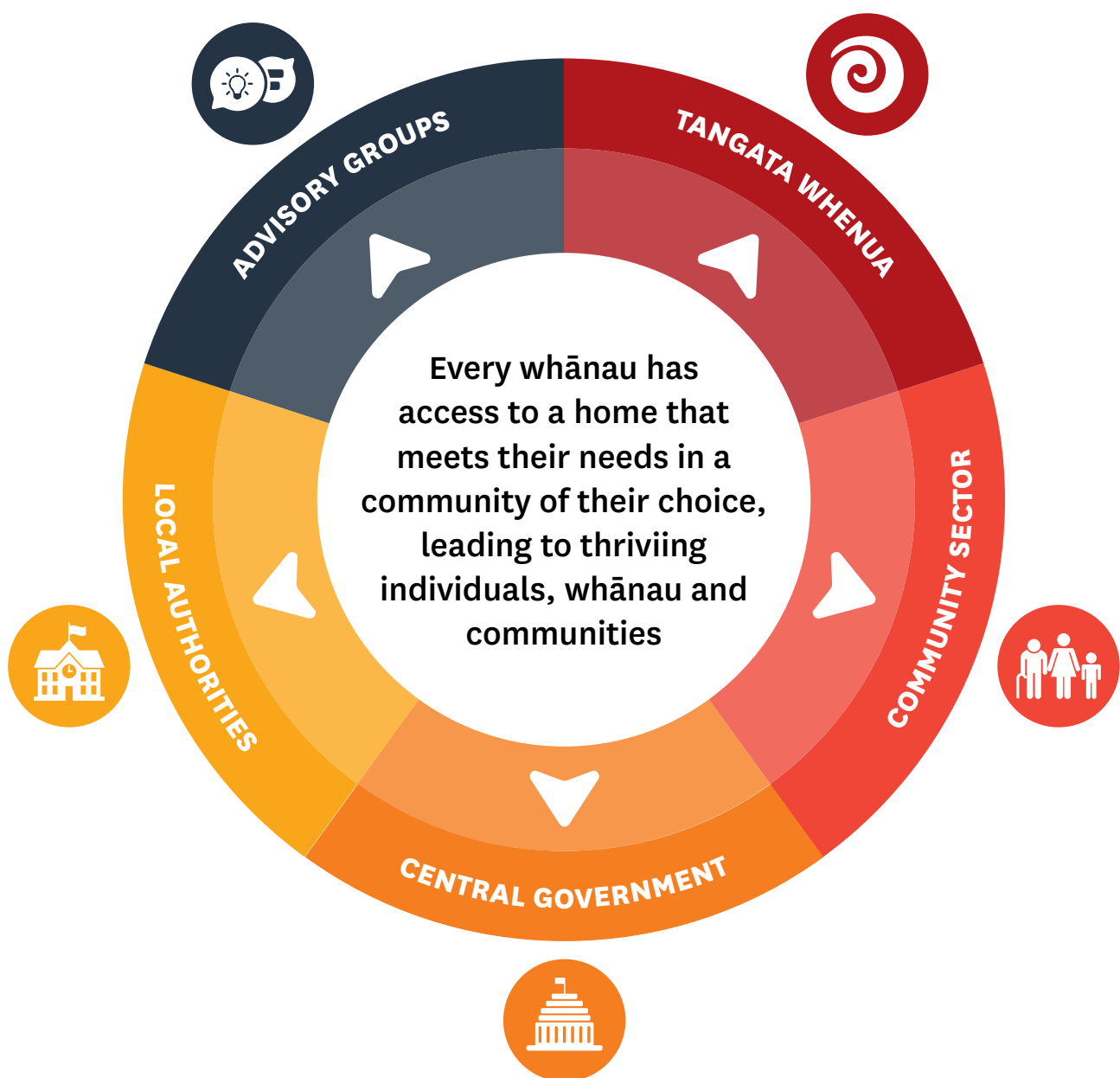
**Community houses**

- emergency housing
- community housing
- progressive homeownership

The hanga kāinga (Building our Foundations) illustrates the concept of kāinga as a village where there is a continuum of housing responses for different groups which requires collective action for the wellbeing of the whole. We are at the beginning of the journey and more will unfold through ongoing kōrero as we move forward. The Strategy builds on our understanding for how we are to respond collectively.

## Advocating for the Whangārei District

Advocacy is the deliberate pursuit of changes in policy, attitudes, behaviour and decision making. Whangārei District Council is able to advocate in a variety of ways: through face to face meetings, sector alliances, correspondence, or through developing Council submissions on Government or other Council policies. Advocacy needs to be embedded by Council to ensure messaging and future decision making is meeting the expectations of tangata whenua and our communities. Stronger advocacy by Council was a key theme coming through in the Housing Strategy engagement.





# **Whangarei District Council roles and responses to housing**

## **Ko ngā mahi a te Kaunihera o Whangārei ka pā ki te whare**

### **Legislative responsibilities**

There are legislative requirements that Council has to meet, driven through the:

1. Resource Management Act 1991.
2. Local Government Act 2002.
3. Building Act 2004.
4. National Policy Statement on Urban Development.

### **Acting to promote community wellbeing**

The Local Government (Community Wellbeing) Amendment Act 2019 directs local authorities to play a broad role in promoting the social, economic, environmental and cultural well-being of their communities, taking a sustainable development approach.

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### **What are the Four Wellbeings?**



**Social:** Involves individuals, their families, whānau, hapū, iwi and a range of communities being able to set goals and achieve them, such as education, health, the strength of community networks, financial and personal security, equity of opportunity, and rights and freedoms.



**Economic:** Looks at whether the economy can generate the employment and wealth necessary to provide many of the requirements that make for social well-being, such as health, financial security, and equity of opportunity.

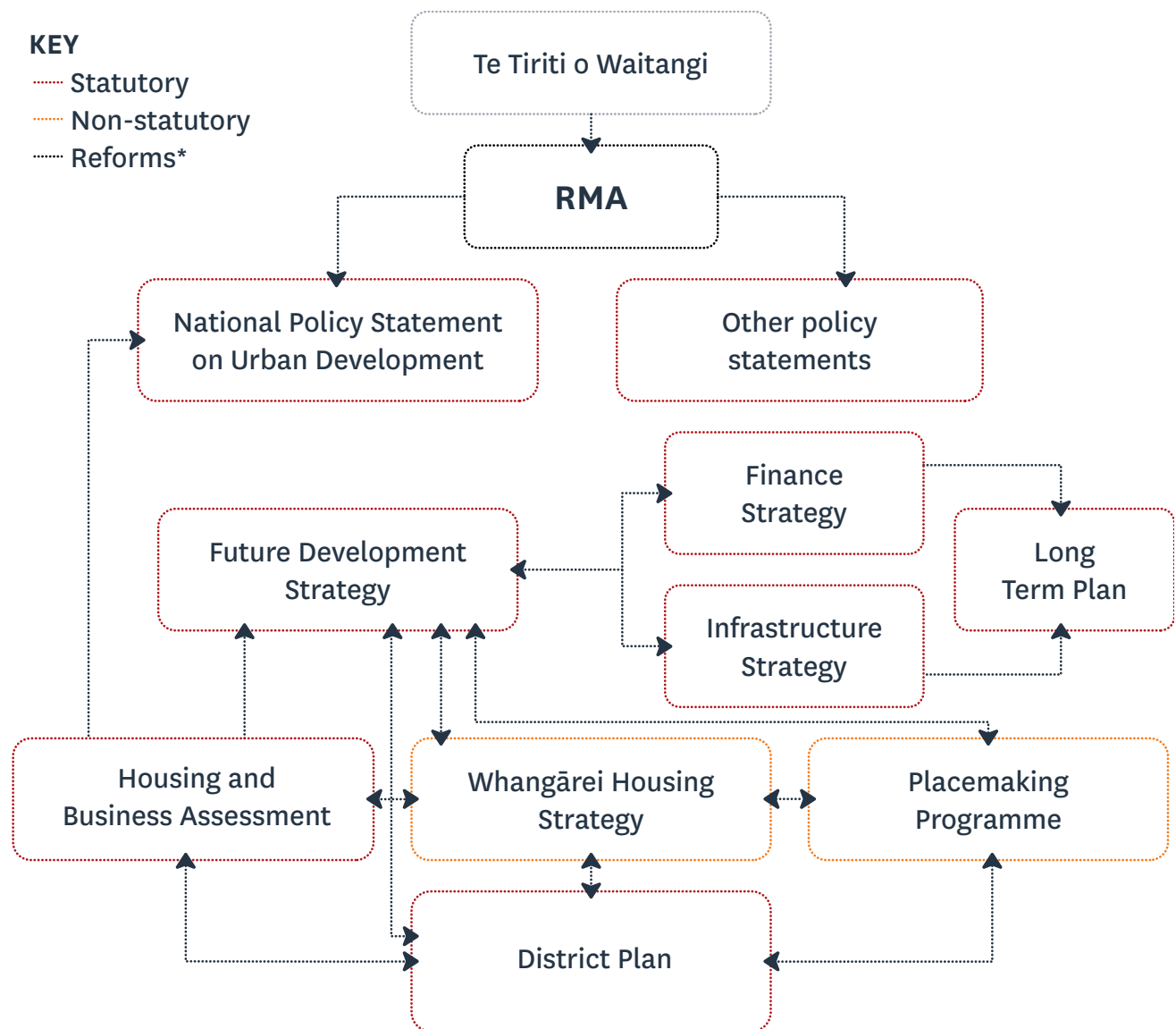


**Environmental:** Considers whether the natural environment can sustainably support the activities that constitute healthy community life. This covers areas such as air quality, fresh water, uncontaminated land and control of pollution, and mitigation of the effects of climate change.



**Cultural:** Looks at the shared beliefs, values, customs, behaviours and identities reflected through language, stories, visual and performing arts, ceremonies and heritage that make up our communities.

## Whangarei District Council responses to housing



\*Local Government and Resource Management reforms will cause significant changes to:

1. Local government's responses to housing.
2. Role in planning and providing key infrastructure (including the delivery of drinking water, wastewater and stormwater).

## Whangarei District Council statutory and non-statutory responses to housing

Council has statutory and non-statutory responses to support housing outcomes for our communities, whether that is for our urban, rural or coastal communities.

Strategic issues that will influence Council's planning responses to housing include:

- ensuring there is enough land zoned (supply) for residential development.
- promoting future development that is not vulnerable to natural hazards.
- intensifying our urban areas to support long term emissions reduction.
- enabling a range of housing options that can support affordability outcomes.
- strong alignment to housing delivery with meeting infrastructure requirements.

## The housing continuum

Council has different levels of influence across the housing continuum. The Housing Strategy provides a more holistic approach for how Council is to respond to support Māori and community housing outcomes. The continuum illustrates the different housing types that are available to people. In Whangārei, the lack of affordable housing and other rental options is placing increasing pressures on the whole system.



**Homelessness**



**Emergency shelters**



**Transitional housing**



**Supportive housing**



**Community/  
social housing**



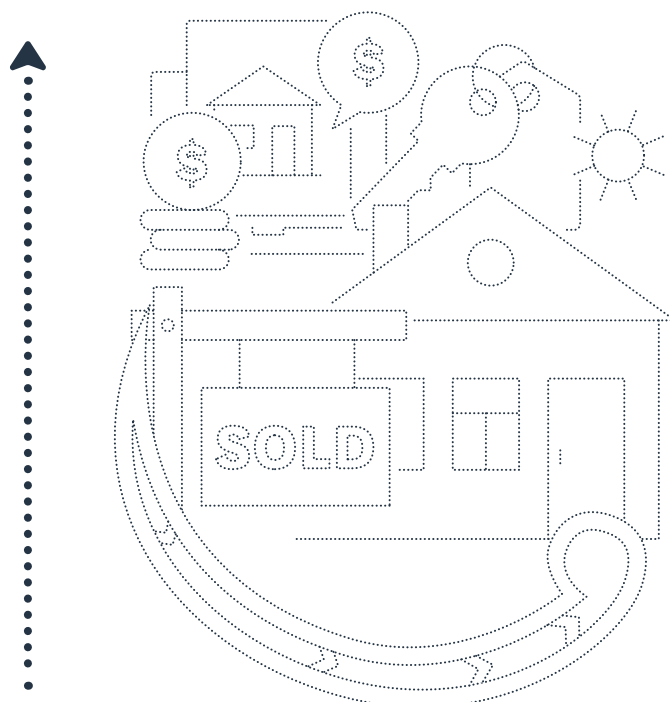
**Subsidized  
market rent**



**Private  
market rent**



**Homeownership**





## **Engagement feedback**

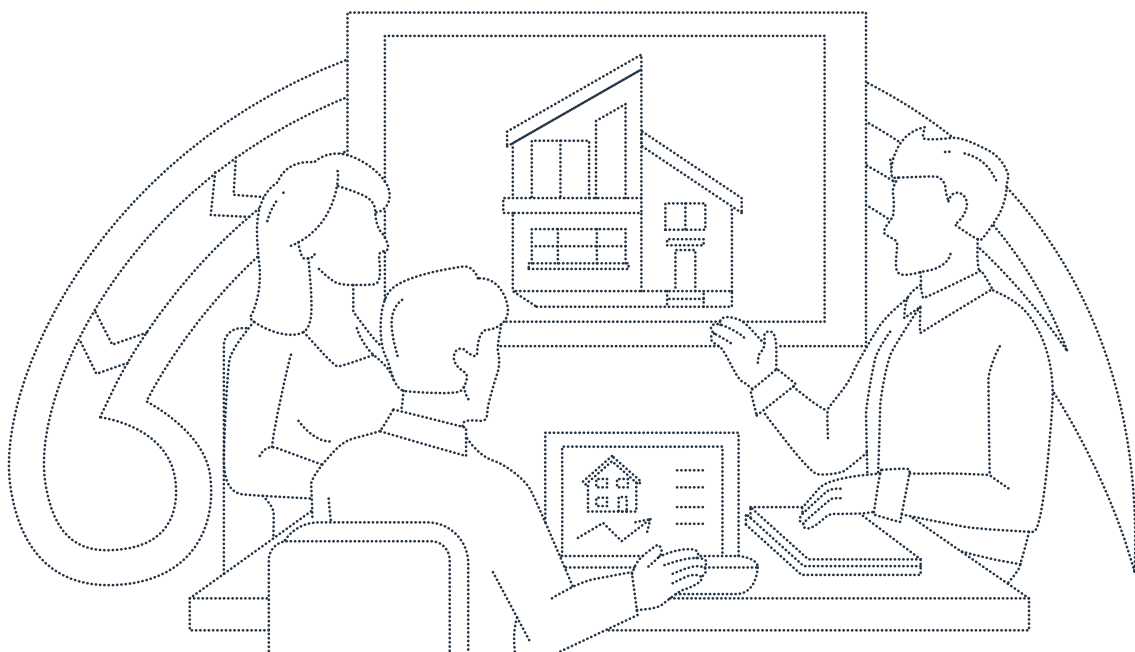
### **Whakautu o ngā tangata**

To shape the Strategy, staff engaged across the District with the following groups:

- tangata whenua
- advisory groups
- Central Government housing agencies
- community sector
- development sector (private developers, building representatives)
- developer and building sector
- local authorities
- whānau.

The engagement followed a qualitative research approach to enable a more in-depth capture of information. The methodology employed individual interviews and focus groups from which key issues and themes were identified. A literature review relating to housing and a quantitative analysis of data drawn from both national and local levels were also employed to provide wider evidence and alignment with engagement feedback.

The feedback and kōrero shared has highlighted the urgency of all sectors needing to respond to housing in the Whangārei District.





## ***Key learnings*** **Akoranga matua**

- ‘Housing need’ has been a strong theme coming from engagement with both hapū and our communities. This is reflected in Council’s strategic setting and responses in the Housing Strategy.
- Housing-related issues for Māori are unique and complex. Responses to Māori housing issues need to be prioritised and immediate.
- Council has regulatory and statutory requirements to enable housing outcomes. The Housing Strategy provides a more holistic approach in responding to community wellbeing.
- Council needs to be stronger advocates for Māori and community housing outcomes.
- Complicated Council processes, poor connectivity across Government agencies and cost barriers are attributing factors for poor papakāinga outcomes in the Whangārei District.
- Cultural appropriateness of buildings and poor universal design outcomes were issues regularly raised in engagement.
- The engagement highlighted generally positive responses on Council’s recent District Plan changes, enabling intensification and infill opportunities. However, engagement has highlighted Council has a role to educate communities on why this change in our urban areas is necessary.
- Previous community submissions to Council and engagement on the Housing Strategy highlights strong support for Council to commit to long term investment to increase its Pensioner Housing stock. Partnership and shared equity models are the preferred options to achieve this.
- There are alternative models to support home ownership for our communities. Collaboration with progressive home ownership schemes, and not-for-profit housing organisations is a starting point to support a wider range of housing options for the community.
- The co-governance of the Housing Strategy has revealed Māori engagement is unique and specific amongst whānau who ‘kōrero noa iho’ (trusted, intimate conversations). Our engagement approach recognises the value and importance of such kōrero.



## ***Strategic areas for the Housing Strategy*** **Ngā kaitaraiwa rautaki mō te Rautaki Whare**

The engagement on the Housing Strategy helped Council identify Strategic Areas. These are specific responses for Whangārei where action is most needed for Māori and our communities.

### **HOUSING IN AN URBAN ENVIRONMENT** **TE KAUPAPA WHARE I ROTO TE TAONE**



Our communities want to see quality design where universal design is applied, a range of transport options are integrated across our communities, access to greenspaces and in locations which offer local amenities/social services.

### **PAPAKĀINGA AND MĀORI HOUSING ASPIRATIONS**



The evidence is clear, there is a Māori housing crisis. A co-ordinated approach across all housing responders is critical to achieving papakāinga outcomes for hapū and whānau.

### **COMMUNITY HOUSING AND NEEDS**



Community is at the heart of housing issues and opportunities. Council must ensure our communities are central to delivering local housing solutions.

### **BUSINESS FRIENDLY TO SUPPORT QUALITY HOUSING OUTCOMES**



Providing tools for our communities to support their housing aspirations.



## **Strategic area:** ***Housing in an urban environment*** **Te kaupapa where i roto te taone**

Whangārei District has seen a period of sustained growth over the last 20 years and is expected to grow towards 140,000 people over the next 30 years. Intensification of our urban areas is enabled through our District Plan to:

- encourage vibrant urban centres.
- promote community wellbeing.
- support mixed housing typologies in our urban areas.
- meet long term greenhouse gas emissions' targets (Zero Carbon Act).



How is Council able to meet intensification outcomes in our urban areas?



1. Aligning growth areas and public transport and walking/cycling opportunities.



2. Avoiding sprawl, prioritising new development in and around our urban areas and avoiding development on highly productive soils.



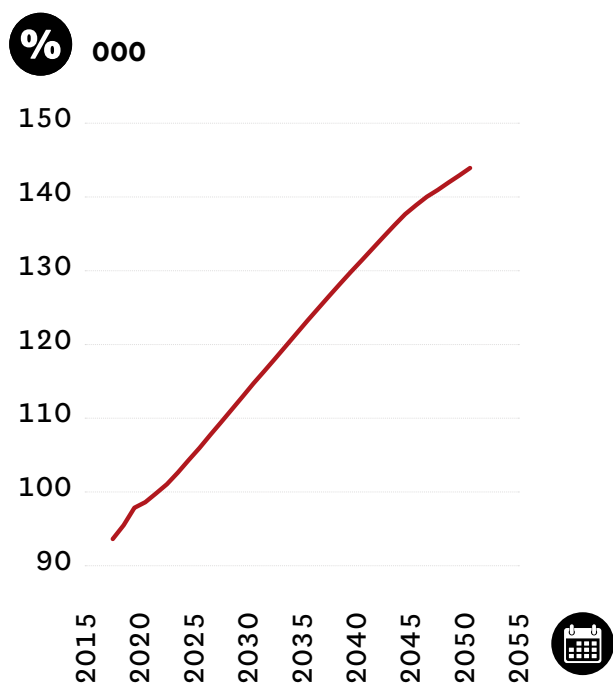
3. Investing in core infrastructure to keep up with demand.



4. Considering our strategic partnerships and the role of Central Government in supporting future development.

Whangārei's urban area contains over half our District's total population, and a concentration of business and industrial activities along with major services such as our hospital. The Whangārei District will also see continual growth in our ethnic minority population. Having a wide range of options across the District will support their positive transition into the community.

### Population growth in Whangārei



The Housing Strategy aligns with the Whangārei District Growth Strategy 2021 which outlines a vision for accommodating future growth.

This will be achieved by:



#### 1. Infill opportunities:

where development can be accommodated on larger pieces of land that have existing development on them.



#### 2. Redevelopment opportunities:

where a piece of land with existing development is removed and new dwellings/apartments built.

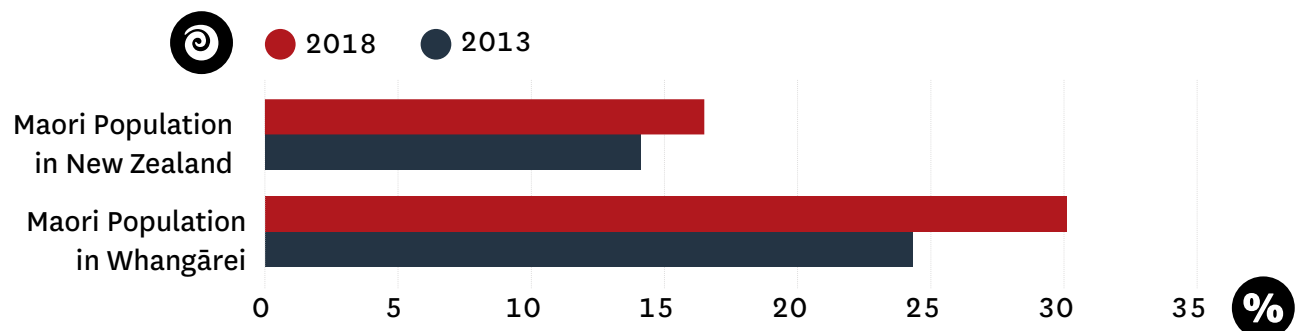


#### 3. Greenfield on the periphery:

where land on the periphery is converted to housing or to business uses.

### Māori population comparisons



Whangārei has a significantly higher Māori population in comparison to the New Zealand average. This trend is expected to continue with more whānau returning to whenua Māori in Whangārei District.



## Responding to the National Policy Statement on Urban Development (NPS-UD)

The NPS-UD directs councils across New Zealand to ensure their urban environments are well-functioning, encourage a liveable urban environment and respond to the diverse needs of the community. Whangarei District Council is a tier 2 Council, meaning it has specific requirements it must meet under the Policy Statement.

### ***National Policy Statement on Urban Development local authority implementation actions***

<b><i>Well-functioning urban environments</i></b>		
 <b>ENGAGEMENT</b> 		
<b><i>Regulatory response</i></b>  <b>TIER 1, 2 AND 3 COUNCILS</b> <ul style="list-style-type: none"> <li>• Provide sufficient development capacity for housing and business land</li> <li>• If insufficient development capacity notify the Minister, change RMA documents to increase capacity and consider other options</li> <li>• Provide responsive planning - have particular regard to development capacity for unanticipated or out-of-sequence development</li> <li>• Use evidence about markets for land in section 32 reports and when changing plans</li> <li>• Remove minimum car parking requirements</li> <li>• Change plans to enable intensification (tier 1 and 2 councils within two years)</li> </ul>	<b><i>Strategic planning</i></b>  <b>TIER 1 AND 2 COUNCILS</b> <ul style="list-style-type: none"> <li>• Prepare a future development strategy (FDS)</li> </ul>	<b><i>Evidence</i></b>  <b>TIER 1, 2 AND 3 COUNCILS</b> <ul style="list-style-type: none"> <li>• Monitor development outcomes of urban zones</li> <li>• Assess demand and development capacity</li> <li>• Monitor market indicators</li> </ul>
		<b>TIER 1 AND 2 COUNCILS</b> <ul style="list-style-type: none"> <li>• Prepare a housing and business development capacity assessment (HBA)</li> </ul>

## ***Housing and Business Land Capacity Assessment (HBA)***

In July 2021, Council reviewed the housing demand and capacity assessment which was first completed in 2018 under the 2016 National Policy Statement on Urban Development Capacity.

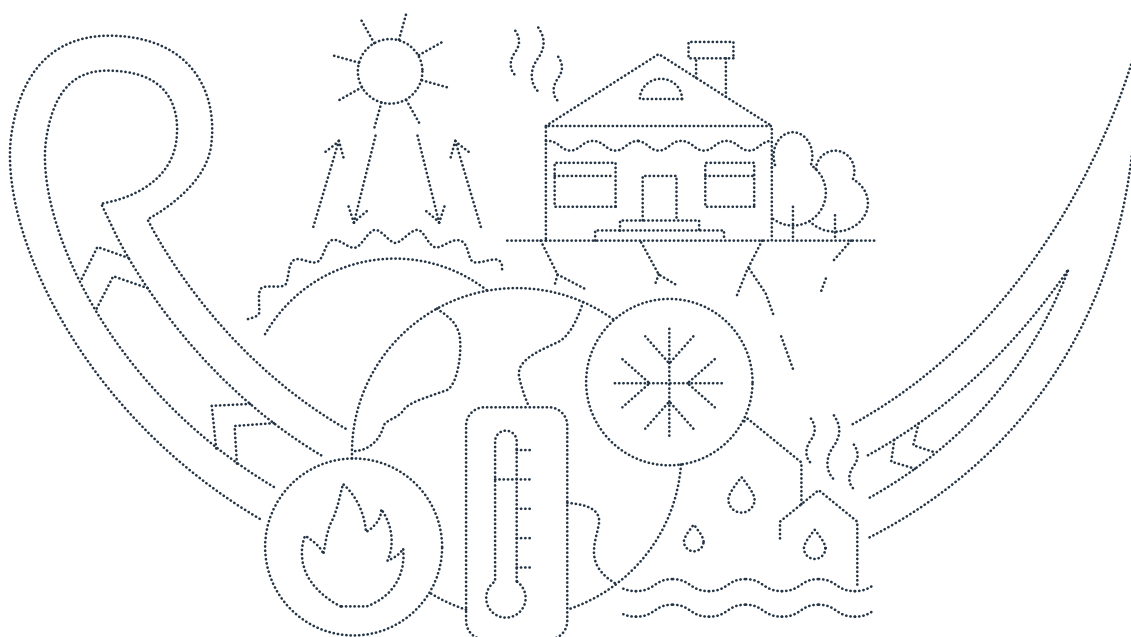
The findings in the HBA shows that Whangārei has sufficient feasible capacity in the short and medium terms. The model shows a shortfall of 3,500 feasible capacity in the long term.

### **CLIMATE CHANGE AND NATURAL HAZARDS**

Council is continuing to improve understanding of how development constraints (such as natural hazards – coastal erosion, flood susceptibility) will impact future capacity across the District. The modelling is formally reviewed every 3 years. However, it is to be expected constraints from natural hazards will have long term implications on development opportunities and future feasibility. Climate change will influence Council's future planning responses. This will require Council to reconsider its planning responses to meet the needs of the community.

### **SHORTFALL IN APARTMENT FEASIBILITY**

The HBA found there is a relatively low number of feasible apartment typologies, even with more enabling provisions through the Urban and Services Plan Changes. To support and respond to the shortfall through regulatory and non-regulatory responses, Council is working through options to encourage and incentivise the development of more apartment developments in our urban areas.



## Forecasted Additional Households Required in Whangārei District



STANDALONE HOUSE



TOWNHOUSE



APARTMENT

	2024	2031	2051	2024	2031	2051	2024	2031	2051
Demand growth since 2021	2,022	6,081	16,594	81	440	1,058	232	950	2,412
Demand growth plus margin	2,426	7,297	19,083	98	528	1,216	278	1,139	2,773
Feasible capacity (for maximising net added dwellings)	9,556			9,704			290		
Sufficient?	✓	✓	✗	✓	✓	✓	✓	✗	✗
Maximum feasible capacity (if ignoring other housing types)	16,780			18,452			2,240		
Sufficient?	✓	✓	✗	✓	✓	✓	✓	✓	✗

## Future Development Strategy

The Future Development Strategy (FDS) forms the basis for integrated, strategic and long-term planning. The FDS is an important strategic and spatial response to understanding how Council will manage and accommodate future urban growth over the long term. In considering where and when future urban growth is best to take place in Whangārei, the FDS must identify infrastructure needs, key constraints on development, and must include a clear statement of hapū and iwi values and aspirations for urban development.

It is intended the FDS will continue the strategic direction of the Sustainable Futures 30/50 (2010) and Whangārei District Growth Strategy (2021), that will focus the majority of development within:

- our existing urban area – Whangārei City, Tikipunga, Kamo, Maunu, Onerahi and Otaika
- our growth nodes of Marsden Point/ Ruakākā, Waipu and Hikurangi.



## High and moderate growth areas WHANGĀREI DISTRICT



HIGH GROWTH AREAS



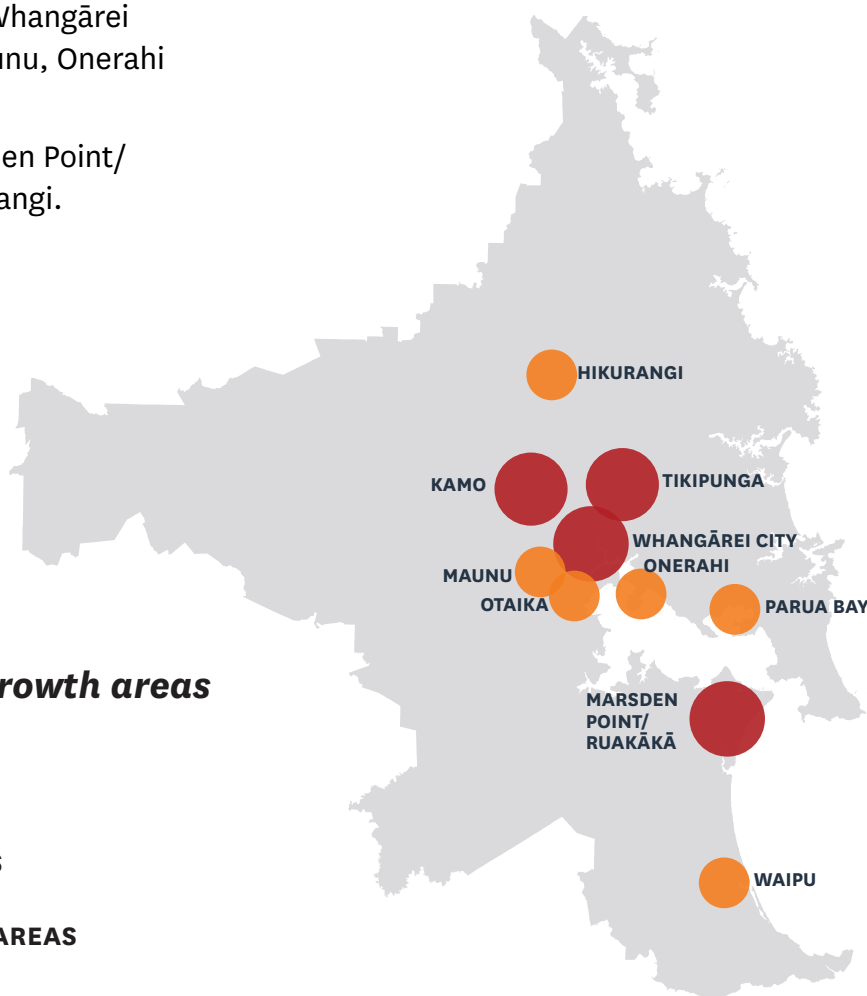
MODERATE GROWTH AREAS

## Urban and Services Plan Changes

Council is enabling up-zoning of urban land inside Whangārei City and the surrounding suburbs of the Ruakaka urban area. A number of applications for multi-unit residential development are now being received. This supports Council's statutory requirements of enabling sufficient development capacity to meet future housing demands and ensuring Council is overly restrictive on development opportunities.

The Urban and Services Plan Change promotes two forms of urban development to meet future housing demands:

1. greenfield development
2. urban intensification.



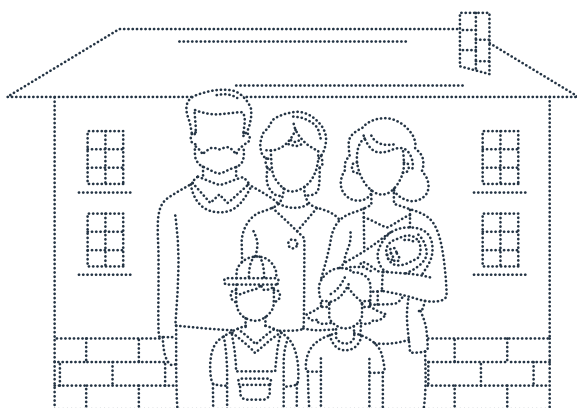
## Working with the private housing sector and the community housing sector

Engagement feedback from the development sector has identified there are gaps in communication channels. Building stronger working relationships with the sector is necessary if Council is to advocate and act on the unfulfilled gaps in the market. This, in itself, is a challenge as the sector is wide ranging and made up of:

- national / regional investors
- social housing
- mixed-use development
- local landowners/developers
- progressive home ownership providers.

The sector has previously communicated to Council three problem areas to develop in the city centre:

1. landowner/developer risk aversion and lack of capital to invest alongside challenging construction costs means that owners are not developing in the inner city
2. cars still dominate transport use so the demand for carparks exceeds supply, which can create barriers for development
3. inner city amenity, vibrancy and liveability is perceived as being poor so people don't want to spend time or live in the inner city.



**\$733,813**

2022 Whangārei  
median house price



**\$498**

mean rent



**20,100**

additional dwellings  
required by 2051



**86.8%**

separate houses



**11.2%**

medium density



**1.9%**

other dwellings

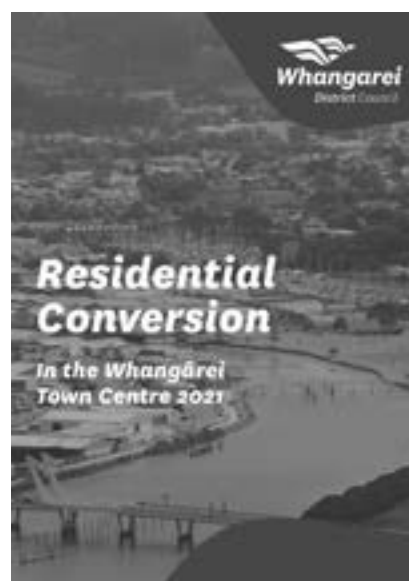
## Inner city living business case and residential conversion toolkit

To support residential development in the Whangārei city centre, Council developed a Business Case and a Residential Conversion Toolkit to support its strategic plans for a vibrant, busy and well-designed city centre, which is a fundamental aspect of a thriving district economy. In summary, it highlighted:

- over the short and medium term, development of new residential developments (apartments, town houses or shop top housing) is challenging in current market conditions.
- adaptive reuse of underutilised commercial spaces is currently the most viable option for creating inner city living opportunities.
- the District Plan rules allow for significant densities and yields to be achieved on inner-city development sites. It is the increasing cost of development and low revenues, rather than any density requirements or design rules, which is affecting feasibility of residential development.

Council has prepared an information guide that steps landowners and property investors through the planning process to successfully convert upstairs commercial spaces to residential apartments.

There is real opportunity for Māori to reshape our approach to urban design and to recreate the narrative for the Whangārei city centre. This can drive a transition in our urban areas that is representative of Whangārei past and the future that embodies partnership.



## Action recommendations to deliver urban housing outcomes

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Facilitating urban outcomes</b>	Establish a Working Group with the Development Sector to support the delivery of townhouses / apartments in the city centre / urban Whangārei.	Lead: Development Sector, WDC, Community Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Future Development Strategy</b>	Work with the Development Sector in preparing the Future Development Strategy to identify investment needs from WDC and other agencies to unlock future development.	Lead: WDC, Development Sector Partner: Kāinga Ora, Community Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Inner city living</b>	Work alongside property owners in urban Whangārei to develop and/or utilise long-term vacant or underutilised commercial spaces.	Lead: WDC Partner: Northland Chamber of Commerce / Northland Inc, Community Sector / Progressive Home Ownership, Kāinga Ora
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Improving amenity</b>	Prioritise the investment of actions identified in the Whangārei City Centre Plan and City Core Precinct Plan to create high amenity, safe, inclusive and welcoming places for people to gather, sit and play.	Lead: WDC Partner: Chamber of Commerce, Northland Inc., landowners
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Community engagement, awareness and education</b>	<p>As part of the Future Development Strategy consultation, facilitate engagement to:</p> <ul style="list-style-type: none"> <li>• understand what intensification should look like in Whangārei District.</li> <li>• Identify what investment is needed to support our urban transition.</li> </ul>	<p>Lead: WDC</p> <p>Partner: Chamber of Commerce, Northland Inc, landowners, Kāinga Ora</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>NPS-UD: Housing and Business Capacity.</b>	<p>Monitor and assess the capacity for feasible housing and business development in Whangārei District.</p>	<p>Lead: WDC</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>NPS-UD: Housing and Business Capacity.</b>	<p>Work with relevant government sector and local infrastructure providers to:</p> <ul style="list-style-type: none"> <li>• ensure infrastructure capacity is factored in to future iterations of the Housing and Business Assessment.</li> <li>• spatially identify constraints and opportunities in key urban areas.</li> </ul>	<p>Lead: WDC</p> <p>Partner: Northland Regional Council, Waka Kotahi, Kāinga Ora, Ministry of Education, Northpower, Ministry of Housing and Urban Development (MHUD).</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Progressive Home Ownership</b>	<p>Work alongside Progressive Home Ownership Providers to identify strategic areas for development.</p>	<p>Lead: WDC</p> <p>Partner: Community Sector (Habitat for Humanity)</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	



## ***Understanding hapū and iwi values and aspirations for urban development***

### **Te marama ki ngā uara me ngā wawata o te hapū me te iwi mō te whanaketanga tāone**

Engagement on the Housing Strategy has begun to touch on the elements that support appropriate urban development for Māori and whānau. More kōrero will be had as Council works to deliver key requirements of the Future Development Strategy.

Further work is needed to understand:



1. Urban housing aspirations for Iwi and hapū



2. Supporting growth and sustainability of Māori economic development



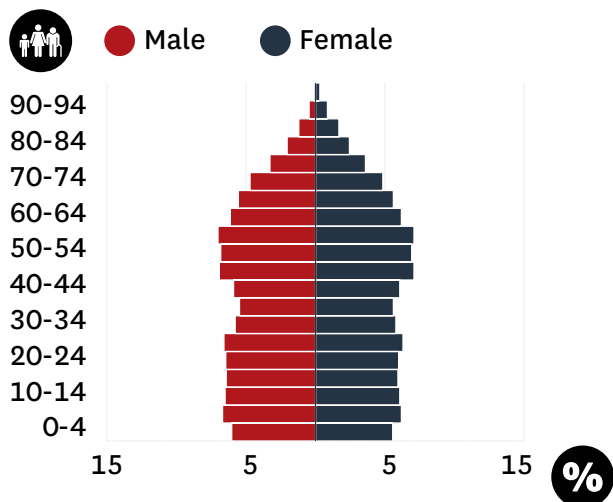
3. Infrastructure needs to support Māori prosperity.

Hapū, iwi and Māori values and aspirations in an urban environment are often diverse. Currently, the values and aspirations in our urban areas are not reflective of the Māori cultural landscape. Underpinned with Te Ao Māori values such as Manaakitanga, Kaitiakitanga and Orangatanga, hapū, iwi and Māori aspire to shape contemporary urban development that is people-oriented, equitable, vibrant, environmentally friendly, functional and regenerative.

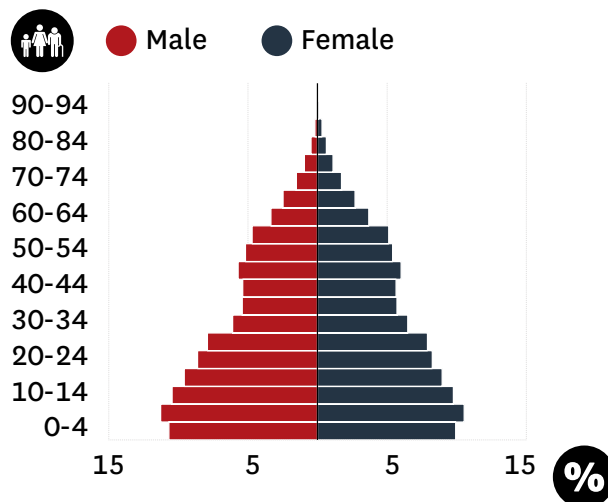
It is also important to recognise that Māori interpretation of an urban or built environment is fundamentally different from western conceptualisations. For instance, the concept of kāinga also applies to an urban space, not only whenua Māori. A kāinga in the wider city landscape is a reflection of the place, the people and Māori spatial narratives. Kāinga, or home, has a wider scope than simply building houses according to spatial placements. Urban design gives expression of cultural perspectives with a defined space and location.

The Māori population is significantly younger than non-Māori. This needs to be reflected in direct investment to support Māori housing need.

**Age distribution of people with European ethnicity, by sex, estimate resident population 30 June 2018**



**Age distribution of people with Māori ethnicity, by sex, estimate resident population 30 June 2018**



## Strategic opportunities to support hapū and iwi aspirations for urban development

### Māori purpose zone

The Māori Purpose Zone is a tool from the Resource Management Act, supporting a range of activities that specifically meet Māori cultural, social and economic needs, including new residential and commercial activities.

Hapū, iwi and Māori are developers in urban environments who, similarly, are looking for economic benefits from urban development. However, the difference for Māori is that economic benefit is often situated in the wider collective benefit of whānau, hapū or iwi.

### Hapū spatial planning

A hapū spatial plan (iwi planning document) is a Resource Management document developed and approved by hapū. The plan spatially identifies resource management issues, reflects cultural and historical value for the hapū and identifies sites of significance in their rohe. This has also been identified through the Whangārei District Growth Strategy.

The NPS-UD emphasises the existing requirements in the Resource Management Act 1991 (RMA) to take into account the principles of the Treaty of Waitangi (te Tiriti o Waitangi or the Treaty) in urban development and ensure iwi/Māori are engaged in processes to prepare plans and strategies that shape urban environments.

Engagement has highlighted that Māori history of Whangārei is rich with narratives around the many pa sites because of the fertile soils and kaimoana (seafood). This is not visible in any urban spaces in Whangārei.

## Action recommendations to enable urban development outcomes for hapū and Māori

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Māori Urban Design</b>	Co-design Māori design principles with iwi, hapū and Māori specialists to enable more design opportunities that fit within Te Ao Māori paradigm, such as intergenerational living.	Lead: WDC Partner: Hapū
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>National Policy Statement on Urban Development</b>	Work alongside iwi and hapū and the development sector to implement the National Policy Statement on Urban Development.	Lead: WDC Partner: Hapū / whānau, Private Sector, MHUD, Kāinga Ora
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Future Development Strategy</b>	As part of the Future Development Strategy, led by Māori/tangata whenua, identify strategic priorities which can be signalled in preparation of treaty settlements.	Lead: Tangata whenua Partner: WDC
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Māori Economic Development Strategy</b>	Support and action Te Ōhanga Rautaki Whānui o Te Tai Tokerau, the Northland Regional Economic Development Strategy within Whangārei and support outcomes for Northland.	Lead: Northland Inc, Chamber of Commerce Partner: iwi and hapū, WDC
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Māori Housing and Economic Development</b>	Investigate options to promote economic development and housing outcomes for Māori in partnership with hapū through District Plan changes (e.g. Māori Purpose Zone).	Lead: WDC Partner: hapū, landowners
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Spatial planning</b>	Work in partnership with hapū to develop hapū spatial plans.	Lead: WDC Partner: TPK/ hapū/ iwi
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	

## Emergency housing and Social housing responses



Emergency accommodation for people experiencing homelessness or hardship



Crisis accommodation (days to weeks)



Shelters (days to weeks)



Transitional housing (weeks to months)



Housing support – Government (central or local), an organisation or NGO provides support



Pensioner housing (subsidised)



Supported living (people with a disability)



Rental housing for very low to moderate income households



Public housing (provided by Kāinga Ora and other Community Housing Providers) – rent based on income



Private housing (prices are dictated by the market – affordability varies)



Private rental housing



Property ownership

## Supporting housing outcomes alongside Kāinga Ora

Kāinga Ora was established in October 2019 and comprises the former Housing New Zealand and its subsidiary Homes, Land, Community and KiwiBuild. Kāinga Ora's dual roles involve being a public housing landlord and a partner in enabling, facilitating and building urban development projects.

Council is actively supporting Kāinga Ora's delivery in Whangārei. The information below sets out where Council sees its value in supporting long-term housing delivery in Whangārei.



**1. Infrastructure Assets and Renewals:** Infrastructure needs to be maintained, renewed and developed in a cost-effective manner, ensuring that cost is equitably spread across the community. Key drivers that Council needs to factor with infrastructure decisions include growth, climate change, community wellbeing and expectations, and overall capacity to respond. There are opportunities to better align with Kāinga Ora's housing programme.



**2. Transport Connectivity:** Council has a leading role in encouraging walking and cycling transport opportunities. Council also has a role to work more collaboratively with Northland Regional Council to support improvements to the public transport network.



**3. Community Engagement:** Council recognises there will be big shifts in how we house our communities in our urban areas. There is a need for Council to support the long-term transitions to support urban intensification. Council also needs to continue the kōrero with our communities to ensure we are supporting outcomes that are best for people's wellbeing.



**4. Enabling Regulatory Responses:** Ensuring Council is enabling future development opportunities to meet future housing needs – driven through the District Plan.



**5. Accessibility to Greenspaces:** Council has a leading role in providing public open spaces and maintaining them.



**6. Strategic Planning:** Council will continue to work alongside Kāinga Ora through the Placemaking Programme, NPS-UD and the implementation of the Housing Strategy.

## Three storey homes for Whangārei

Kāinga Ora are planning three storey homes in Whangārei. Initial locations for potential development include the Avenues, Kamo, Tikipunga and Kensington. This development approach will support more people being housed and greater efficiency of land use.

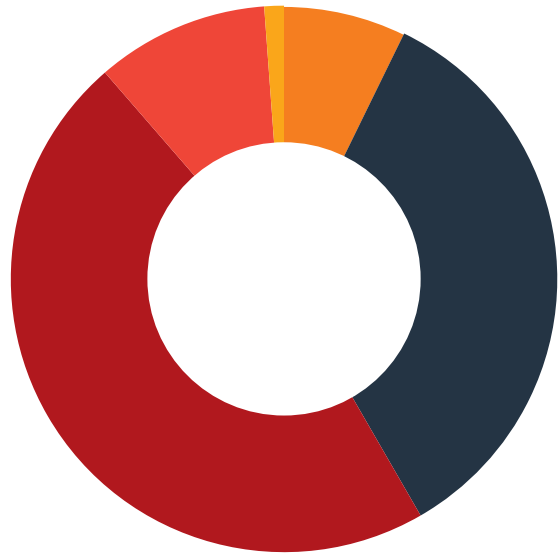
Council has agreed to an approach to enable more apartment and terrace housing to support a great choice of housing in our communities.

Council recognises medium density development is a big change for our communities. This type of development is largely unfamiliar for many of our communities. To support communities' transition and understanding, community education and quality design outcomes need to be prioritised.

Engagement with whānau and our communities has highlighted the following issues:

1. At the conceptual stages, how do three storey homes integrate universal design requirements? Our disability community strongly recommends Kāinga Ora increases their accessible housing stock in the Whangārei District. Kāinga Ora's Accessibility Policy target 15 percent of their new builds meets universal design guidelines, including access around the property and inside the home.
2. Three storey homes are generally not culturally appropriate for Māori. Further education across Council and Kāinga Ora is necessary for better urban design outcomes for Māori.

## Kāinga Ora rental properties in Whangārei – June 2022



- 1 bedroom 7%
- 2 bedroom 35%
- 3 bedroom 47%
- 4 bedroom 10%
- 5+ bedroom 1%

## What are the benefits of apartment and townhouse living?



Closer proximity to community services (education, healthcare, employment)



Intensification of urban environments plays a crucial role in meeting Greenhouse Gas Emissions targets.



Ensures we are protecting our Highly Productive Soils.



Improves vibrancy and supports local business.



Encourages alternative modes of transport

## Action recommendations to support urban development alongside Kāinga Ora

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Community engagement</b>	Support Kāinga Ora's engagement with hapū/ whānau and communities to achieve desired urban outcomes.	Lead: Kāinga Ora Partner: WDC, Hapū / whānau
<b>Intensification outcomes</b>	In future planning documents, identify where and when investment is required to service communities, such as Placemaking Plans, Infrastructure Assessments and the Future Development Strategy.	Lead: WDC Partner: Kāinga Ora, Community Sector, community
<b>Council portfolio</b>	Identify and plan for the strategic intent of Council's commercial property portfolio and assess how future Council investment may support residential outcomes.	Lead: WDC Partner: Community Sector, Development Sector, Kāinga Ora
<b>Strategic planning</b>	Collaborate with Kāinga Ora to help deliver elements of the Future Development Strategy / Placemaking Plans, Infrastructure and Asset Management Plans.	Lead: WDC Partner: Kāinga Ora, hapū, community
<b>Long Term Plan funding</b>	Work alongside Kāinga Ora to align where Council investment can be prioritised, while also meeting asset management requirements, to support the Regional Investment Plan.	Lead: WDC, Partner: Kāinga Ora, Community Sector, hapū



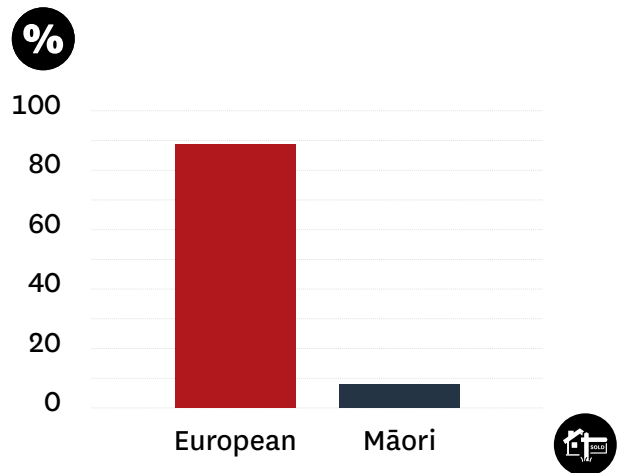


## **Strategic area:** **Papakāinga and Māori housing aspirations** **Tuatahi: Papakāinga me nga wawata Māori** **mo te whare**

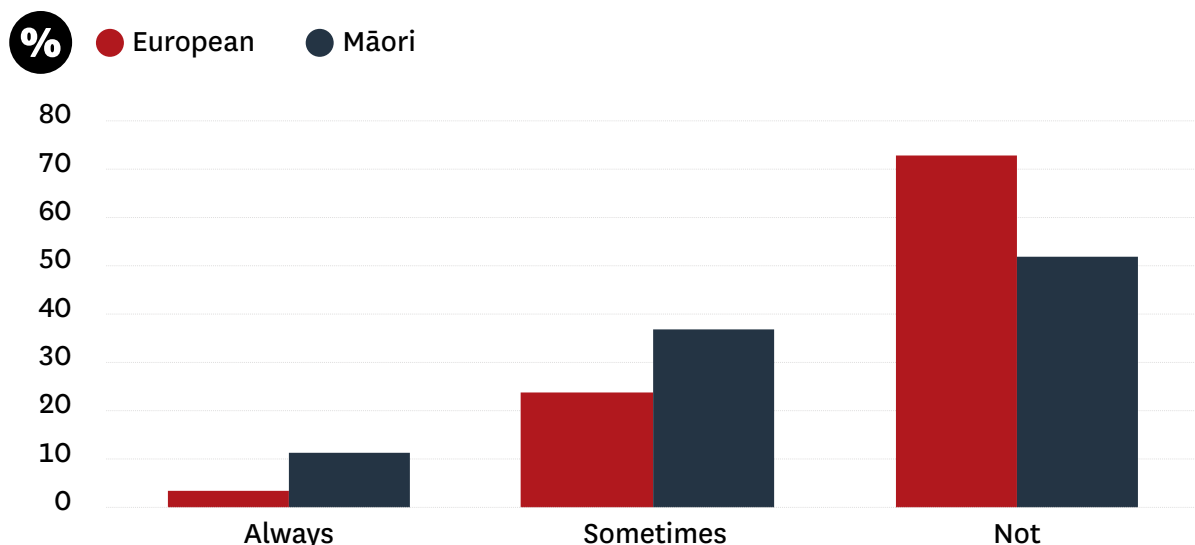
The Housing Strategy recognises the need to prioritise supporting Māori into warm, dry and affordable housing. The data is clear that Māori are significantly worse off in finding housing for their whānau. Poor quality housing will continue to impact long-term health and social and economic aspirations for Māori if fundamental shifts in all housing responses are not taken.

The Māori housing crisis is a reality in Whangārei. Overcrowding, higher exposure to dampness and mould, and higher rates of homelessness are all issues that need to be prioritised by Whangārei District Council and other housing agencies / organisations.

**Whangārei District - home ownership property owned or partly owned, % by ethnicity 30 June 2018**



**Whangārei dampness indicator as a percentage, 2018**



## The importance of whenua (land) to Māori

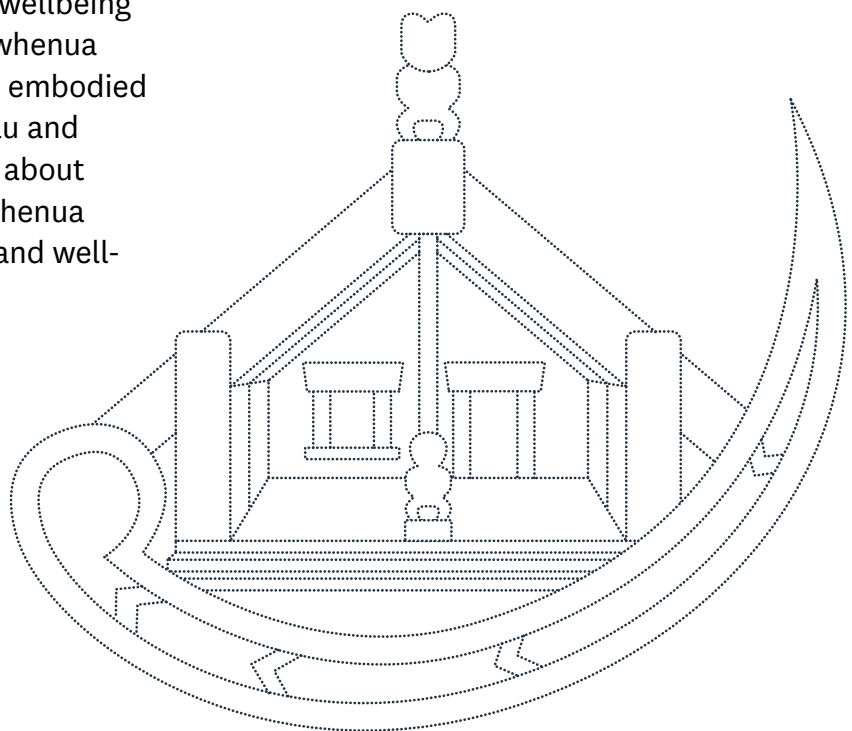
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“Sustainability also means sustaining that connection between Māori and their whenua. Providing better support to whānau who want to live in papakāinga, on their own land”

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The importance of whenua (land) to Māori is grounded in a traditional view of inseparability of humans from Te Ao Tūroa (the natural world) and Papatūānuku (earth mother). Being tangata whenua (people from the land) is the traditional way that Māori identified with and reflected that human inseparability. Whakapapa is what connects Māori to the land and to all other living entities on the earth. Whenua also refers to the placenta of a newborn child. The whenua is buried back on the papakāinga (ancestral homeland) as a symbolic acknowledgement of how Māori come from the land and survive and thrive because of the land. The whenua and homelands are the tūrangawaewae (standing place) that defines who we are and our place in the world. The whenua is therefore inherently linked to wellbeing and social cohesion. When the whenua thrives, the whānau thrives. The embodied relationship between the whānau and the whenua is a traditional view about living a sustainable life on the whenua interconnected with the health and wellbeing of the community.

The feedback shared by tangata whenua during engagement reaffirmed the importance of whenua to Māori. In recent years, there has been an increase in whānau returning to whenua Māori in Whangārei District. This has been largely a result of the loss of employment, mainly due to the Covid pandemic, high rent, the cost of buying a home and their inability to afford basic necessities, such as food. For many whānau, there is no other choice. The importance of whenua to Māori in terms of wellbeing is now not only about identity and connection to the whenua, but also about providing for basic human needs such as shelter and food.



## Whai Kāinga steering group

Whai Kāinga was established in 2021 as a consequence of the chronic shortage of houses and the rapidly increasing housing stress putting pressure on existing private and public housing stock across Taitokerau.

Through a multi-agency collective approach, and from a platform that supports long term benefits for the community, Whai Kāinga is focused on enabling Māori ownership, affordability, quality and adequacy of supply.

Whai Kāinga is a Te Taitokerau partnership between Iwi represented by nominees from Te Kahu o Taonui together with Crown agencies and local authority agencies, with representation coming from:

- Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development
- Kāinga Ora - Homes and Communities
- Te Puni Kōkiri Ministry of Social Development
- Whangārei District Council
- Far North District Council
- Kaipara District Council.

Whai Kāinga provides an opportunity for Whangārei District Council to share kōrero, advocate for those who are in most need, and secure funding to house our communities.

### Focus of Whai Kāinga



Māori home ownership and Māori housing



Affordability of homes



Adequacy of supply



**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development



**Kāinga Ora**  
Homes and Communities



**Te Puni Kōkiri**  
MINISTRY OF MĀORI DEVELOPMENT



**Whangārei**  
District Council



**Far North**  
District Council



**KAIPARA**  
DISTRICT

Kaipara te Orangahau • Two Oceans Two Harbours



## Papakāinga

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Today, almost all Māori land is Māori freehold land. There are about 1.47 million hectares of Māori freehold land, which makes up roughly five percent of all land in Aotearoa, New Zealand.

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In Whangārei District, approximately 4.25 percent of land is Māori freehold land, mostly located in rural and coastal areas. Housing issues for Māori are unique and complex. Poor housing quality or no housing at all has, and will, continue to have inter-generational consequences for Māori if there is not an immediate shift in responses from central and local government.

Whānau want to achieve housing solutions that are sustainable, innovative and responsive to climate change, whether it is through their connection to their own land or otherwise. Papakāinga does not solely focus on providing housing. For whānau, papakāinga is vital for their marae, and provides other employment opportunities. The shared use of whenua for residential purposes is the key difference between papakāinga and general housing. This all contributes to the nature and function of the papakāinga. The whakapapa to the land is a driving reason whānau can and want to build and live in any given place.

### Papakāinga barriers

#### 1. **Central and Local Government**

**Process:** Central and local government processes are confusing, costly, time consuming and frightening for many whānau. Understanding of the end-to-end process is necessary when working through processes that are unfamiliar for Māori. A ‘one stop shop’ to support whānau through the process has been a strong theme in kōrero shared.

#### 2. **Intergenerational Trauma:**

Intergenerational trauma has been a major factor that impacts on housing for Māori. This is further compounded by poverty and the inability to afford to buy or rent a house. Emergency housing is often the only solution for whānau.

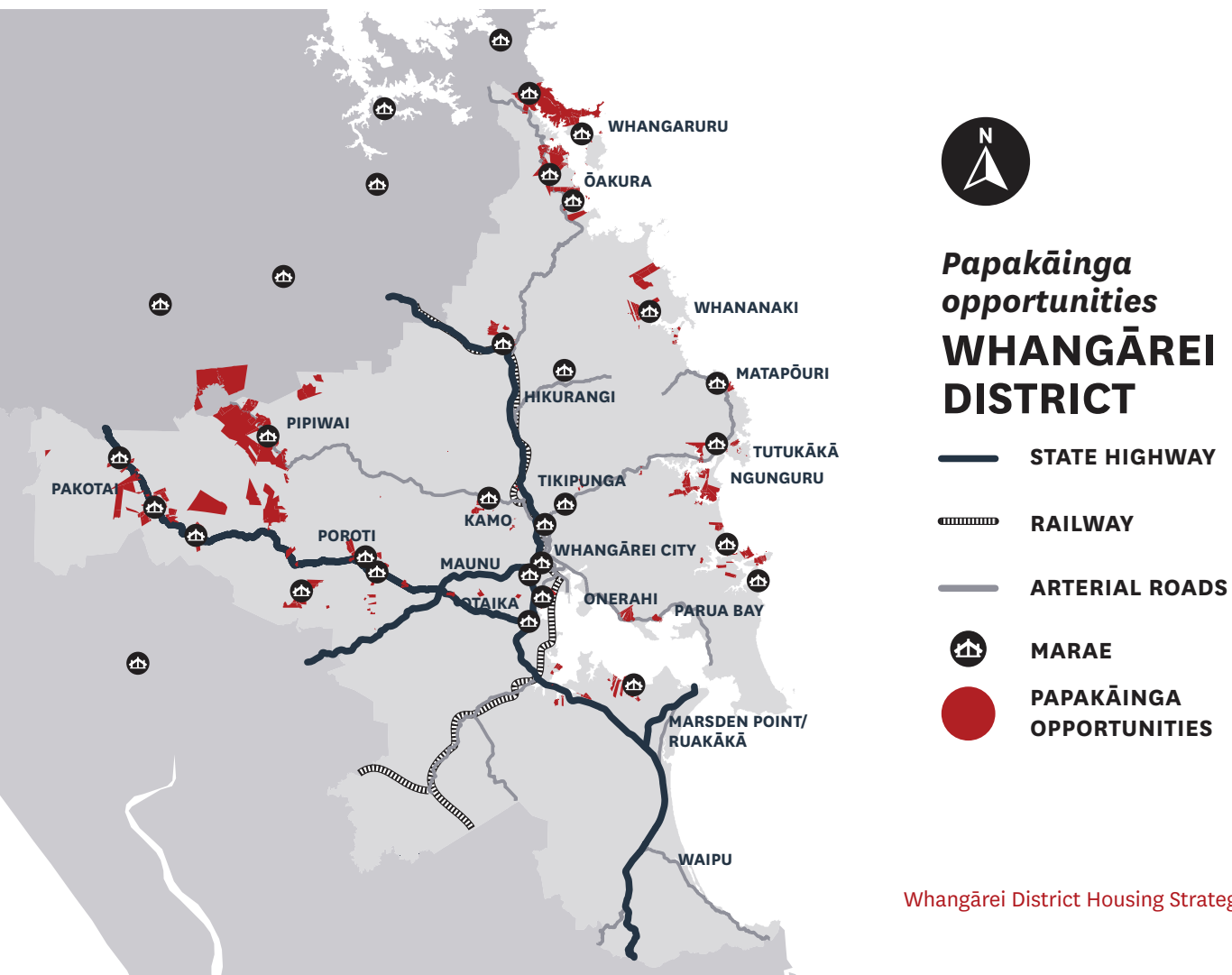
#### 3. **Development Contributions:**

The upfront costs associated with Development Contributions are a financial barrier that can impact on whānau’s papakāinga aspirations.

**4. Long-term Economic Wellbeing:** Not all Māori see papakāinga as the solution to their housing needs. Papakāinga, in its present form, is restrictive because of issues such as, but not limited to, the legalities involved (Māori Land Court), the land ownership and management issues, and that it does not allow for wealth generation. There are also significant feasibility and infrastructure costs of developing housing on Māori land. There is a need to enable other forms of Māori housing such as mixed-use housing development.

**5. Redefining Papakāinga:** Kōrero shared by hapū has identified there is a misinterpretation of what papakāinga is. Education and supporting innovative papakāinga models through the District Plan can support hapū housing aspirations.

**6. Financial Literacy:** The report entitled, 'The Housing Landscape in Tāmaki Makaurau (Auckland) and Te Taitokerau 2020' concluded that there is a need to address debt issues and increase legal and financial literacy to better enable whānau to access finance for housing. The complexities involved in developing housing on Māori land – including the challenges associated with urban housing consent expectations being applied to papakāinga, and the barriers to using Māori land as collateral for loans.



## Report from the Office of the Auditor General on Māori housing

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*<sup>1</sup>. The report considered how effectively the government supported Māori seeking to build housing on multiple-owned Māori land. The report identified barriers within the local government realm including:

- costs of building consent and resource consent applications and technical reports to support those applications
- district planning provisions impacting the viability of a project
- development contributions.

There were two key recommendations for local government:

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

## Why does Council charge development contributions?

The Local Government Act (LGA) allows councils to require a development contribution for the purpose of contributing a portion of the costs of capital expenditure to service growth. The purpose of the legislation is to enable councils to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

Council reviews the Development Contributions Policy in conjunction with the Long Term Plan, every 3 years using the Special Consultative Procedure provisions of the LGA. The next scheduled review is 2024.

With the next planned review of Council's Development Contributions Policy, Council must ensure the policy is consistent with:

- Local Government Act 2002 (LGA) - including recent amendments that require financial policies under the Local Government Act to take into account the preamble to the Te Ture Whenua Māori Act.

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### Activities Development Contributions are collected for:



Parks and reserves



Wastewater



Water supply



Transport and roading



Libraries.

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<sup>1</sup> [oag.parliament.nz](https://oag.parliament.nz)

## Responding to Māori freehold landowners

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Development of papakāinga allows whānau the opportunity to establish affordable housing. Papakāinga cannot be compared to subdivision or housing development on general title land.

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Hapū and whānau are clear that development contributions are a financial barrier impacting their papakāinga aspirations.

Questions have been raised as to why Māori freehold landowners are required to pay development contributions considering:

- the effect their whānau will have on local infrastructure
- housing on Māori freehold land cannot be sold, therefore does not have market value.

The Office of the Auditor General in 2011 recognised without adequate financial support, the upfront costs required by local authorities can pose significant challenges for Māori landowners. Recent amendments to the LGA S102(3A) require that the Revenue and Finance Policy and any development contributions policy must support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993.

### 1. **Immediate response through the 2023**

**Annual Plan:** Consider implementing a contestable fund to financially support and progress papakāinga aspirations. The contestable fund will help to support whānau through:

- Council fees and processes – building / resource consents
- professional services – geotechnical reports
- development contributions.

### 2. **Working Group:** Council is to establish a Working Group with tangata whenua and Te Puni Kokiri to:

- provide recommendations to inform the review of the Development Contributions Policy in 2024
- align with the preamble of Te Ture Whenua Māori Act.

## Action recommendations to partner with hapū and to fulfil papakāinga aspirations

THEME	ACTION/RECOMMENDATION	LEAD / PARTNERS
<b>Contestable Fund - Papakāinga</b>	<p>Establish a contestable fund to financially support and progress papakāinga applications in Whangārei District.</p> <p>The contestable fund will help to support whānau through:</p> <ul style="list-style-type: none"> <li>• Council fees and processes</li> <li>• professional services</li> <li>• development contributions.</li> </ul>	<p>Lead: WDC</p> <p>Partner: Hapū / whānau, Te Puni Kokiri (TPK), Ministry of Housing and Urban Development (MHUD), Northland Regional Council (NRC), Kāinga Ora</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Papakāinga and Māori Housing Development Process</b>	<p>Work alongside hapū and relevant government agencies to develop a co-ordinated process to support papakāinga and housing outcomes for Māori.</p>	<p>Lead: TPK, WDC, Māori Land Court, Kāinga Ora, MHUD, NRC</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Development Contributions</b>	<p>Establish a Working Group with hapū, Te Puni Kokiri and Council staff to:</p> <ul style="list-style-type: none"> <li>• provide recommendations to inform the review of the Development Contributions Policy in 2023 for the official 2024 review.</li> <li>• align with the preamble of Te Ture Whenua Māori Act.</li> </ul>	<p>Lead: WDC</p> <p>Partner: TPK, hapū</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	

THEME	ACTION/RECOMMENDATION	LEAD / PARTNERS
<b><i>Housing Navigator</i></b>	<p>Support the services of a housing navigator who will work alongside/ liaise with hapū / whānau, government agencies and the community sector to deliver papakāinga aspirations.</p> <ul style="list-style-type: none"> <li>Initial priority is to support the Relocatable Home Scheme.</li> </ul>	<p>Lead: Te Puni Kokiri, Ministry of Social Development</p> <p>Partner: Hapū / whānau, Kāinga Ora, WDC, MHUD</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b><i>Cadetships</i></b>	<p>Build working relationships with local Māori businesses to support education / employment opportunities through investigating cadetships/internship or work placement programmes.</p>	<p>Lead: WDC, Māori businesses (e.g. NorthDrill)</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b><i>Universal Design</i></b>	<p>Work alongside hapū / whānau at the planning stages to integrate universal design outcomes to support intergenerational living on their whenua.</p>	<p>Lead: WDC, hapū / whānau</p> <p>Partner: MHUD, Lifemark</p>
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	

## MAIHI Ka Ora / National Māori Housing Strategy

The Ministry of Housing and Urban Development has committed to advance housing and urban development for Māori. The MAIHI Ka Ora / National Māori Housing Strategy centres on the longstanding challenges for Māori in progressing their housing aspirations. The Strategy recognises the need to respond, review and reset the system. Central and local government cannot continue to expect different housing outcomes for Māori from a system that has failed to put Māori at its centre for too long.

To increase and deliver on housing designed for Māori, MAIHI outlines that a review of the barriers that make it difficult for Māori to progress their housing aspirations is necessary. The review will need to consider:

- how Māori are able to utilise their own land for housing development, and
- the historical context of prohibiting Māori from establishing a physical connection to their own whenua.

Evidence shows Māori and whānau are most vulnerable to the dire consequences of the housing system. In Taitokerau and in Whangārei, it is whānau who are:

- experiencing homelessness and various forms of homelessness,
- living in overcrowded conditions,
- experiencing increased time living in temporary accommodation solutions, such as motels.



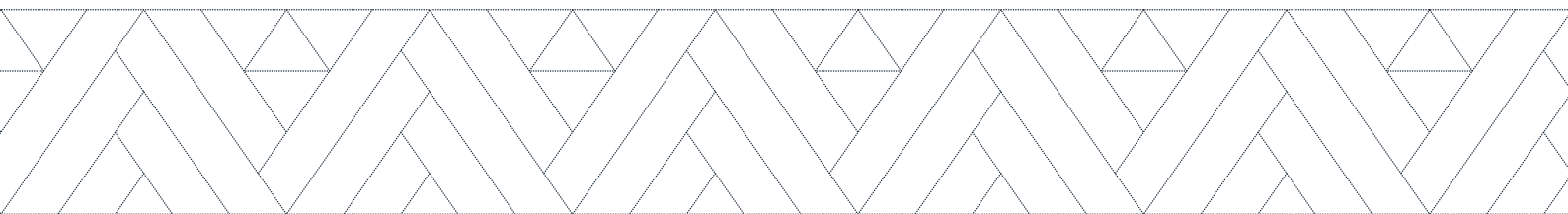
**MAIHI Ka Ora**

The National Māori Housing Strategy

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**Whenua Māori is often marginal land. The remainder of Māori land available tends to be marginal in nature as most of the prime land has already been taken, sold or developed into housing, forestry, horticulture, agriculture and other industries.**

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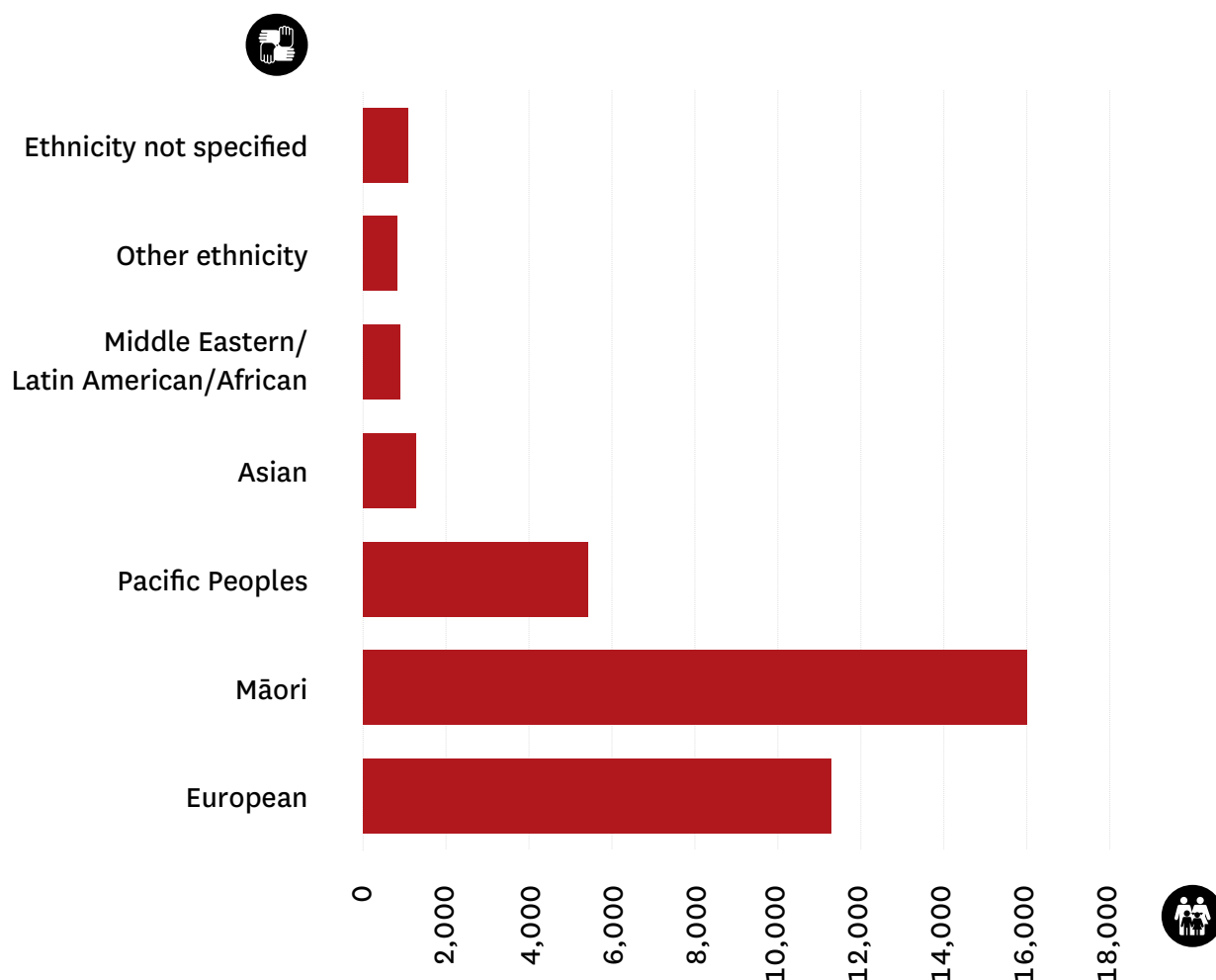


## Kāinga Ora – supporting iwi and rūpū Māori aspirations for housing

The immediate priorities of Kāinga Ora for partnering with Māori include:

1. Agreeing with iwi and hapū representatives and other kaupapa Māori entities on how they want to be engaged in projects Kāinga Ora lead within their rohe / area of interest.
2. Implementing agreed processes in Kāinga Ora projects.
3. Helping move Māori-led projects from planning to implementation, where Kāinga Ora are invited to play a role and where Kāinga Ora have mechanisms to deliver advice, funding or other inputs.
4. Continuing to implement the Kāinga Ora house relocations' programme to supply housing to iwi and hapū and other kaupapa Māori entities.

### *Public housing register by ethnicity - June 2022: Ministry of Social Development*



## House relocations Te Taitokerau Working Group

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Māori aged 15-29 were eight times more likely to access an Emergency Housing grant (EHG) than non-Māori, 2020 data, for all of Northland (George et al., 2021)

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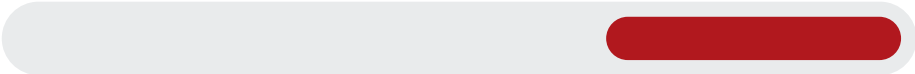

In response to the growing demands and expectations on the Kāinga Ora Relocatable Housing Scheme, a newly formed Working Group has been established. The intention of the Working Group is to establish a partnership of central and local government, iwi and training entities to develop a fit-for-purpose, end-to-end House Relocation Model servicing whānau across Te Taitokerau.

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However, to ensure Relocatable Homes aligns with the strategic direction and issues raised in the Housing Strategy, Council will strongly advocate on the following:

1. Ensuring the primary purpose of the scheme is to house whānau who are in need.
  2. Supporting applicants' understanding and capability to respond.
  3. Ensuring future applicants are fully aware of the likely information requirements and costs associated with government and local government processes.
  4. Ensuring housing coming into Whangārei District satisfies Healthy Home Standards.
  5. Developing an end-to-end process across central and local government processes.
  6. Front loading resources and support required by applicants to successfully navigate processes, across agencies.
-

## Whangarei District Council action recommendations for house relocations Te Tai Tokerau working group

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Collective action / capability</b>	Seek an across-government approach (i.e. from Ministry of Housing and Urban Development (MHUD), Ministry of Social Development, Kāinga Ora) that frontloads resourcing/support for applicants to the Relocatable Homes Scheme.	Lead: Kāinga Ora Partner: Ministry of Housing and Urban Development. Partner: WDC
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> 	
<b>Education / end-to-end process</b>	Ensure building and resource consents, development contributions and rates' processes / requirements are integrated into the information / education package for future applicants of the Relocatable Home Scheme.  Noting: Where relocatable homes are to be placed on whenua Māori, the 'Housing Navigator' will support implementation.	Lead: No lead / working through all agencies processes  Partner: WDC, Ministry of Housing and Urban Development, Kāinga Ora, Māori Land Court, Northland Regional Council.
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> 	





## **Strategic area:** **Community housing and needs** **Ngā whare hapori me te oranga**

### **Community and Māori Working Group**

The Working Group was established to connect with those community organisations and representatives who are driving community housing outcomes in Whangārei. Terms of Reference set out clearly the role of members of the Working Group. This is to:

1. provide leadership for the communities they represent.
2. communicate, advocate and influence the strategic direction of the Housing Strategy.
3. co-ordinate with other housing initiatives in Whangārei.

The Working Group has been instrumental in sharing and representing the needs of the most vulnerable. Below are the organisations / individuals who were members on the Community Working Group:

1. 155 Whare Āwhina: Liz Cassidy-Nelson.
2. Arataki Ministries: Pip Rea.
3. Habitat for Humanity: Conrad LaPointe
4. Multi Ethnic Collective: Ralph Correa.
5. Northland Urban Rural Mission : Tim Howard.
6. Tai Tokerau Emergency Housing Trust: Ange Tepania.
7. Whangārei Accessible Housing Trust: Elinor Neha.

### **Whangārei District Housing Register Overview June 2022**

**645**

Number of applicants  
on the Housing Register

**128**

Number of applicants  
on the Transfer Register

**1,417**

Public Housing  
Occupied Homes

**109**

Transitional Housing  
Places



Conversations with the Working Group have provided the opportunity to understand how Council is able to support and harness the relationship between Council and the Community Sector. Korero shared has provided a stepping stone to centering the voice of the often voiceless. The value of the Community Sector cannot be underestimated. For those in our community who experience the first-hand consequences of lack of suitable housing, the sector provides invaluable services which Council cannot offer.

This includes:

- wraparound services for those who are in need
- emergency housing
- affordable rental options
- growing opportunities to the rent to buy scheme (Progressive Home Ownership)
- home repair initiatives.

The Working Group has been clear on their expectations of the way Whangarei District Council needs to support the community's housing aspirations. This is centred by lifting the voices of all the people that Council serves and ensuring we are collectively moving forward. This encourages Māori and our communities to be vocal in their housing solutions and ambitions. This includes by:

- 1. *Prioritising the vulnerable:*** Having a people-centric approach is pivotal, particularly when dealing with complicated housing processes. Housing is a human right and having access to a warm and dry home should not be questioned.

- 2. *Valuing the Community Sector:*** The connections to the communities – particularly the Māori communities – and their resources, are valued. Strong collaboration with our Community Housing Sector is necessary to ensure our communities are centred in future decision making and is a tool that holds Council and the Strategy accountable.

- 3. *Supporting the capacity of the Community Sector:*** In responding to the growing housing need, Council has a role in enabling the people who are already working on the ground. Those community organisations who are delivering housing outcomes have expertise and social connections that Council does not have. Harnessing the long-term relationships with the Community will enrich Council's understanding and decision making.

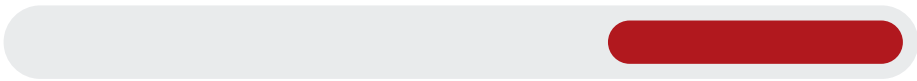
- 4. *Advocating for hapū and community housing need:*** Ensuring all housing responders are collectively advocating on local housing needs.

- 5. *Prioritising a needs / demand approach to housing:*** Ensuring the Strategy is prioritising those who are often 'voiceless' in our communities.

- 6. *Encouraging a range of housing types and models:*** Ensuring Council is enabling the development of a range of housing types through supporting infrastructure. There are opportunities to work more strategically with the Community and Development Sector to support equitable and affordable housing solutions.

## Actions recommendations to support community housing initiatives

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Community Capacity</b>	Engage in conversations to understand current and future capacity of the community housing sector in Whangārei.	Lead: WDC, Community Sector, Ministry of Housing and Urban Development (MHUD) Partner: Hapū / whānau
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b>Community Partnership</b>	Investigate partnership models alongside the community sector and hapū to deliver community-based housing solutions appropriate to Whangārei.	Lead: WDC, Community Sector Partner: Hapū, Te Puni Kokiri (TPK)
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b>Community Partnership</b>	To leverage opportunity for sustainable outcomes that will build capability and capacity (example: One Stop Shop)	Lead: MHUD Partner: WDC, Community Sector, hapū, TPK
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div></div>	
<b>Future Planning</b>	Involve relevant community organisations to support future planning and investment discussions such as the Future Development Strategy and future Placemaking Plans.	Lead: WDC Partner: Development sector, Community sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Affordable Housing Solutions</b>	Investigate and implement regulatory and non-regulatory responses to support affordable housing outcomes in Whangārei.	Lead: WDC Partner: Community sector, private / commercial sector, TPK, Kāinga Ora, MHUD.
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> 	

## Why we need to respond for our communities?

People aged 15-24 have the highest rate of severe housing deprivation across all age groups. From 2017 to 2020, 1082 individuals received an Emergency Housing Grant in Whangārei District. Of these, 80% (822) were Māori, 428 or 40% of the total were aged 15-29 (George et al., 2021).

### Youth Housing

Many of our youth are feeling the impacts of housing shortage. Lack of youth-specific housing responses is having long-term consequences as they move to adulthood. Market and housing support is currently needed when considering growing pressures to pay rent and the emergence of other health (physical and mental) issues.

The engagement and participation of our youth is important to building responses that are youth-specific. Engagement on the Housing Strategy and results from the Youth Advisory Group Survey highlighted there needs to be a change in how central government and Whangārei District Council interact and work alongside our youth.

The Housing Strategy does emphasise Council needs to work collaboratively with the community sector who are supporting housing solutions for our youth, and to advocate for specific youth housing responses.

**Whangārei District**  
**YOUTH**  
**ADVISORY**  
**GROUP**

## Youth Advisory Group

The Whangārei District Youth Advisory Group was vocal in the need to not only respond to housing, but to centre climate change in these conversations as well. This is strongly supported by New Zealand's first Infrastructure Strategy.

The main challenges Council needs to address, support or advocate for are:

- the climate change and emissions associated with building and housing, rather than just housing itself.
- heating homes efficiently to use less energy. With increased power prices it is more of a priority to build more sustainable housing which would assist with heating costs.
- location of homes close to whānau, transport, amenities and community health and educational facilities and services.
- incorporating designs that include green space and planting within housing and housing developments.

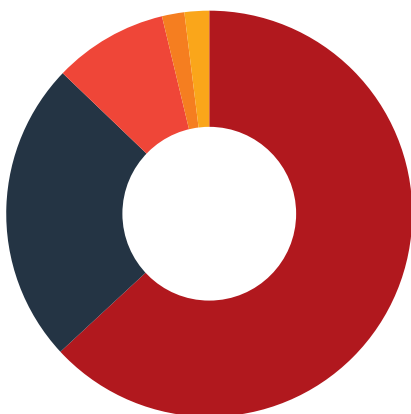
## Youth Survey Report

In 2021, the Youth Advisory Group (YAG) set out to undertake a project that would have an impact on young people living in Whangārei.

The challenge for the group was to find a project that fitted with YAG's terms of reference. The group decided that a youth survey would be a useful project that could be used to inform future Council decisions. The survey received 546 responses.

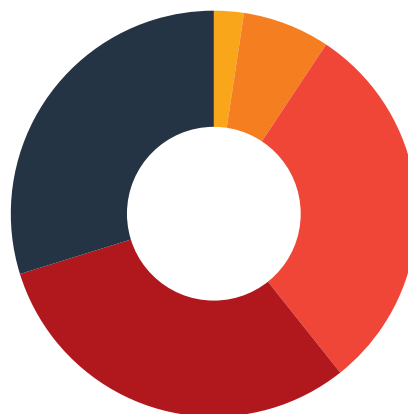
The survey sought to understand how concerned young people were about housing and how important the topic was to them. 96 percent of those who participated in the survey agreed it was important. Many of the respondents suggested additional support is required as they transition into adulthood. This included advice on access to housing and other life skills.

**How important is housing to you?**  
YOUTH SURVEY 2022



- Extremely important **63%**
- Very important **24%**
- Important **9%**
- Not that important **2%**
- Not at all important **2%**

**Do you think your voices are heard by Council?** YOUTH SURVEY 2022



- Definitely **2%**
- Mostly **7%**
- Sometimes **30%**
- Rarely **31%**
- Never **30%**

## Youth experiencing homelessness and deprivation in Whangārei Te ara ora pai ō te hunga taitamariki kore kāinga

The voices of Taitamariki –

*“How can you afford to live when you have to pay more than half your income on just your rent?”*

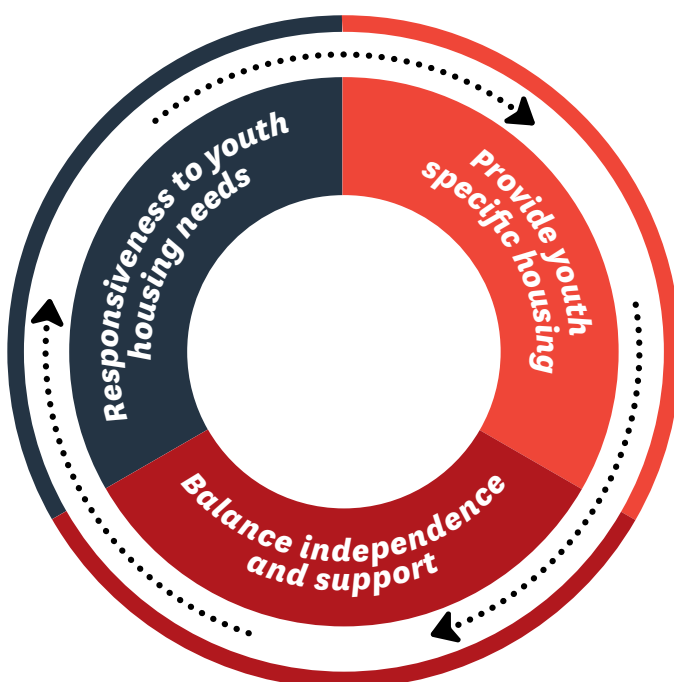
*“Was living in his car and staying at a couple of other places.”*

*“I’m young and haven’t had any rental.”*

Since 2017, a collective group of professionals working in the areas of youth, health, housing, Māori and community support work, worked together to identify youth housing needs and develop youth housing solutions. In 2021, the Ministry of Housing and Urban Development (HUD), through their Local Innovation Partnership Fund, supported this collective to develop a Youth Housing Plan.

The report found Taitamariki (youth) within the Whangārei community do experience housing deprivation. Their experiences ranged from sleeping rough (outside shop fronts, in cars) to living in sub-standard housing. Housing affordability was identified as a significant issue for Taitamariki.

### Solutions for young taitamariki



## Action recommendations driven from the youth experiencing homelessness and deprivation in Whangārei Te ara ora pai ō te hunga taitamariki kore kāinga and the Youth Survey Report

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Advocacy</b>	Advocate and support youth-specific housing solutions for Whangārei / Te Tai Tokerau, such as youth-specific transitional housing.	Lead: Community Sector, WDC Partner: Kāinga Ora, Ministry of Housing and Urban Development, Ministry of Social Development
<b>Responding to the problem</b>	Elevate and respond to youth housing issues in future Placemaking Plans, Community Plans and in the review of the Public Places Bylaw.	Lead: WDC Partner: Youth Advisory Group, Community Sector
<b>Safe spaces</b>	Ensure future investment in community initiatives facilitates support to create safe, inclusive places for our youth and vulnerable groups.	Lead: Community Sector Partner: WDC
<b>Taitamariki Aspirations</b>	Listen and be responsive to vulnerable youth voices and aspirations regarding housing.	Lead: Community Sector Partner: WDC

## Housing our disability community

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**“Disabled people were more likely to live in neighbourhoods where they were relatively disadvantaged and in households where total income was considered to be inadequate compared to non-disabled”<sup>1</sup>.**

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### ***United Nations Convention on the Rights of Persons with Disabilities (UNCRPD)***

The United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) is an international agreement that sets out what governments must do to ensure that disabled people have the same rights as everyone else. Evidence is clear the disability community experiences barriers when trying to find a home that meets their needs. A Monitoring Report on Disabled Person’s Experience of Housing in Aotearoa New Zealand identified the barriers the disability community experiences when finding a home.

They are:

1. choice and control
2. access
3. belonging
4. safety
5. awareness of rights<sup>2</sup>.

## Disability community needs in Whangārei District

Those living with a disability are significantly worse off than non-disabled people regarding homes and neighbourhoods, as well as their economic and social status. Not only is there an immediate housing need to respond to for the disabled community, but wider consideration is required for infrastructure decisions around such things as footpaths, transport options and connectivity that impact their livelihoods and mobility.

From the perspective of those living with a disability, Council needs to facilitate and advocate for improved access to homes that meet universal design standards. This change is particularly necessary when considering that Northland has the highest percentage of people in the country living with a disability (approximately 29.2 percent)<sup>3</sup>.

Accessible houses, buildings, infrastructure and environments are necessary to ensure:

1. all people feel connected to their neighbourhoods and community,
2. people are able to live with reduced stress and live a happy life, and
3. our disability community have access and opportunities to live, work and play where they choose.

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<sup>1</sup> Measuring inequality for disabled New Zealanders: Stats NZ 2018

<sup>2</sup> <https://www.donaldbeasley.org.nz/assets/projects/UNCRPD/My-Experiences-My-Rights-A-Monitoring-Report-on-Disabled-Persons-Experience-of-Housing-in-Aotearoa-New-Zealand/My-Experiences-My-Rights-A-Monitoring-Report-on-Disabled-Persons-Experience-of-Housing-in-Aotearoa-New-Zealand.pdf>

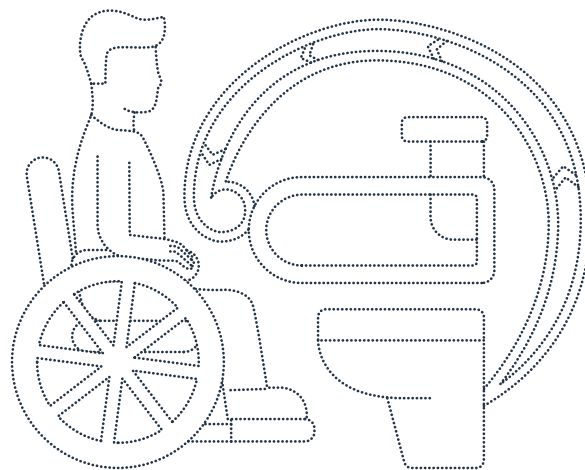
<sup>3</sup> Wellbeing report 17.9.21 PEM final EBE (ccsdisabilityaction.org.nz)

## Universal design

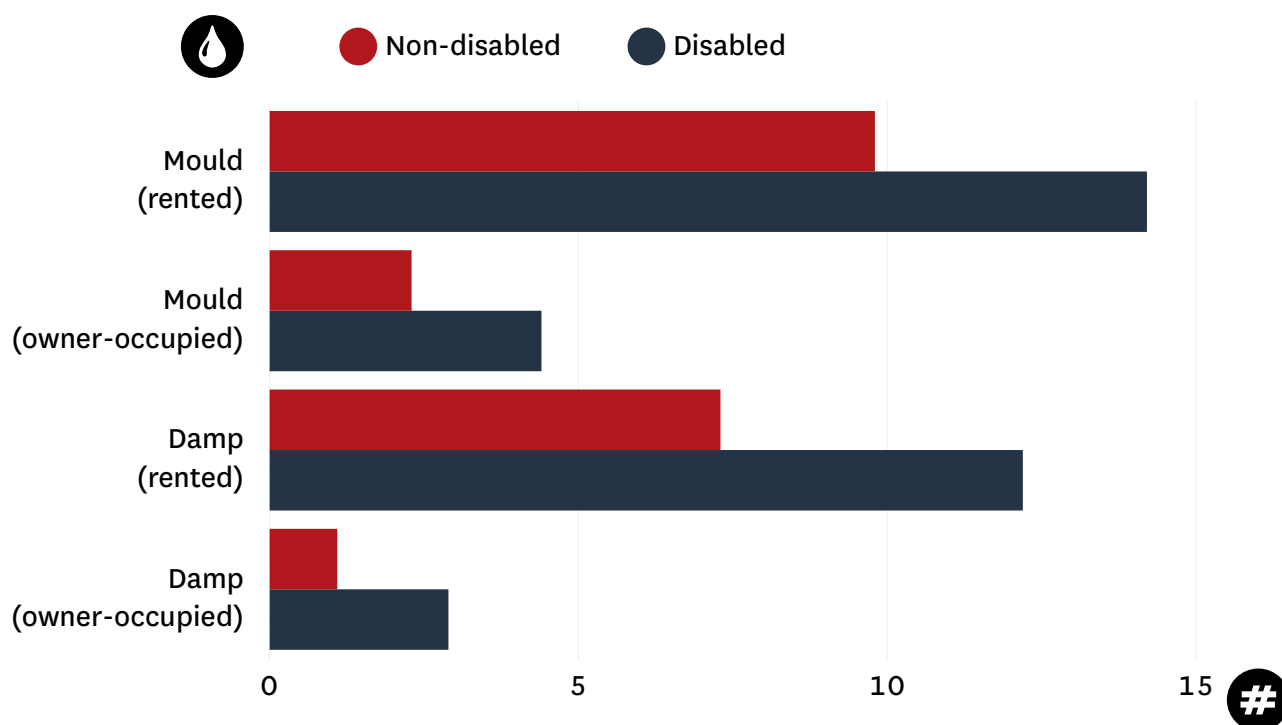
The Housing in Aotearoa 2020 report identified disabled people were more likely to find their homes unsuitable or very unsuitable than nondisabled people (7.2 percent and 3.9 percent, respectively). The report also revealed about 1 in 10 disabled people (9.5 percent) were living in a dwelling they thought was unsuitable or very unsuitable for their needs.

Universal design is an approach to housing design that plans for every stage of life and is accessible/usable for all people. It allows for inclusivity and a level of independence. It helps to ensure everyone in the community, including the disabled, aged, young and growing families and those with limited mobility, are able to live in a home that caters for their needs.

Engagement feedback has strongly voiced that Council needs to be a stronger advocate to Central Government and stakeholders for the housing needs of the disability community, and to enable development that promotes universal design.



## Proportion of people aged 5 years and over living in a home with major mould and damp problems, by disability status and housing tenure, 2018



## Action recommendations to support the disability community housing outcomes

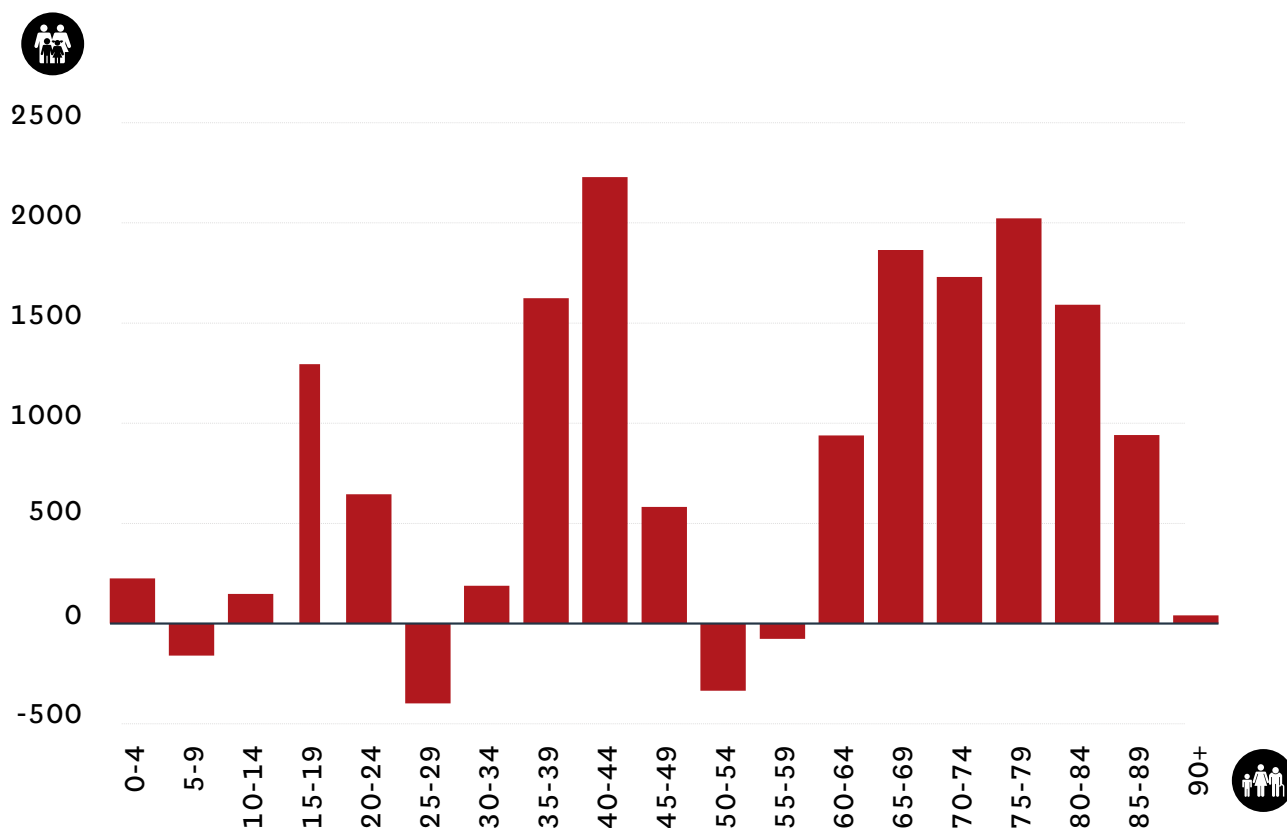
THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Planning incentives</b>	Investigate and implement regulatory and non-regulatory responses to support universal design outcomes.	Lead: WDC Partner: Community Sector, Development Sector, Lifemark
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Advocacy</b>	Council to advocate to Kāinga Ora to increase the number of universal design builds/units beyond the minimum 15 percent.	Lead: WDC Partner: Kāinga Ora, Disability Community
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Collective advocacy</b>	Work with other councils to develop a strong collective voice advocating for universal design to central government.	Lead: WDC Partner: Community Sector, Disability Community
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Capacity development</b>	Support and educate builders, and developers about universal design and accessibility issues.	Lead: Ministry of Business, Innovation and Employment (MBIE), WDC Partner: Development Sector, Community Sector, Lifemark, District Council's
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Public awareness</b>	Offer a range of opportunities for the public to learn more about the benefits of universal design to create demand.	Lead: MBIE Partner: WDC, Development Sector, Community Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	

## Delivery of housing for older adults

Whangārei's older adult population is facing increasing housing pressures. This is a consequence of economic impacts and limited housing choices that meet their needs. Our ageing adult population (over 65 years) is anticipated to be the highest growing age demographic over the next 15 years. Housing affordability, quality of life, homelessness and growing challenges in releasing equity from housing will only worsen without shifts to enable housing choices for our older adults.

Most older adults prefer to remain independent. That means living in a place of their choice, that is safe and connected to their families/whānau and communities. Limited age care facilities, lack of availability of homes built to universal design specifications and a shortage of smaller housing typologies are impacting on the housing most suitable to their needs.

### Population changes in Whangārei 2020-2030



## Considering our older adults' population

- 1. The workforce in New Zealand and Whangārei is ageing:** Nearly 1 in 4 people aged over 65 are in paid employment (full and part time). This trend can be expected to continue with a reducing number of people moving into home ownership and getting a sense of purpose from their work.
- 2. The older adults' population is projected to see the highest change in Whangārei District:** This will require housing choices that support their changing needs.
- 3. 20 percent of people aged over 50 have felt invisible because of age:** Engagement on the Housing Strategy shows that most older adults want to feel connected to whānau and their communities.
- 4. Lack of knowledge on what retirement income people need:** Increasing financial uncertainties, as a consequence of COVID, has caused an increase in financial strains in our communities.

## Action recommendations to support older adult housing outcomes

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Advocacy</b>	Collaborate with housing responders across the District to ensure housing needs for older adults are being met, in response to our growing older population.	Lead: WDC Partner: Development Sector, Community Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b>Senior housing</b>	a) investigate the scope of the Pensioner Housing Policy. b) understand options to widen access to support older adult housing outcomes for those who don't meet the pensioner housing threshold.	Lead: WDC
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div></div>	
<b>Shared equity housing models</b>	Investigate how Whangārei District Council could support and partner to deliver shared equity housing options for the community.	Lead: Community sector Partner: WDC, Development sector, hapū
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div></div>	

## Delivery of pensioner housing

Whangarei District Council provides 164 units for pensioners aged 65 years and older. These units provide housing that is safe, affordable and age-friendly for independently-living retirees.

In the 2021-2031 Long Term Plan, Council budgeted \$5.1 million for renewal and maintenance of Council's existing pensioner housing, as well as an extra \$4 million over the first four years, to leverage for future partnerships and deliver new pensioner housing stock.

Driven through the Housing Strategy, Whangarei District Council is committed to developing a clear long-term pathway that will support an increase in pensioner housing units.


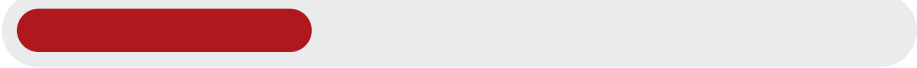
The Positive Ageing Advisory Group has advised Council's long term approach to pensioner housing needs to focus on shared equity and partnership models. The community has signalled a preference for Council to work alongside the Community Housing Provider Sector or the Development Sector.

Future development must consider the balance between the independence of those tenants while supporting the additional care they may require, such as mobility/transport and healthcare needs.

Any future review of Council's Pensioner Housing Policy and future investment decisions must consider the following:

- **Public Housing Plan 2020-2024:** has raised questions as to whether local government is best suited to support housing outcomes for our older adults. Council will need to align and leverage of any partnership opportunities that can come from this Plan.
- **Supporting the growing needs of the older adult population:** The fastest growing population demographic in Whangārei is the 65 – 84 age bracket.
- **Whangarei District Council Positive Ageing Policy.**
- **Better Later Life / He Oranga Kaumātua - 2019 to 2034:** Work to align with strategic intentions outlined in the Better Later Life Strategy, with future actions and investment considering:
  - i. The benefits of universal design so housing is accessible, safe and functional for all life stages.
  - ii. Cultural diversity is considered in the design and provision of the home.
  - iii. A variety of functional and affordable housing is available with good access to public transport and services to accommodate the diversity of people as they age.

## Action recommendations to deliver long term pensioner housing outcomes

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Pensioner Housing Policy</b>	Review and update the Whangārei District Pensioner Housing Policy.	Lead: WDC Partner: Positive Ageing Advisory Group, Disability Advisory Group
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> 	
<b>Case study approach</b>	Investigate options to deliver and support Pensioner Housing by learning from case studies from various district councils' experiences.	Lead: WDC Partner: Other territorial authorities, Development Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> 	
<b>Establishing partnerships</b>	Work through long-term Pensioner Housing investment opportunities with Kāinga Ora, Community Housing Provider(s) and the Private Sector.	Lead: WDC Partner: Kāinga Ora, Community Sector, Development Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> 	

## Homelessness: kāinga kore

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Five people experiencing homelessness were interviewed at 155 Open Arms about their housing needs as a part of developing the Whangārei Housing Strategy.

*“A roof over my head” was their housing wish.*

*“Anything would be preferable to sleeping under the bridge or in the bushes”.*

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Homelessness is defined as a living situation where people with no other options to acquire safe and secure housing are:

- without shelter
- in temporary accommodation
- sharing accommodation with a household
- living in uninhabitable housing.

Homelessness is a reality in our community. Often hidden in the public view and in local decision making, homelessness is having detrimental impacts on people’s mental and physical wellbeing, future employment opportunities, and how they are able to engage with the community. Many in our District are living precariously, including in cars, substandard buildings, garages, couch surfing or ‘sleeping rough’. Nationally, ‘young Māori housing deprivation is prevalent Māori and close to four and six times the European rate’<sup>4</sup>. It is difficult to get a full picture of homelessness and those living precariously.

There are three main types of homelessness:

- 1. Transitional homelessness:** Is often short term and is caused by a range of different issues. Low income families are most likely to experience transitional homeless.
- 2. Episodic homelessness:** Is linked to other social issues including addiction, mental health, debt and disability. Homelessness for disabled people is a huge and unrecognised issue.
- 3. Chronic homelessness:** They may spend years being homeless due to different and complex needs that are not being supported.

The Strategy emphasises a collective response is necessary, and is particularly relevant for Council in better supporting community housing initiatives that deal with the complexities of homelessness.

## Where is Council best suited to support eliminating homelessness?

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35% of respondents to the Youth Research report said they have slept at places other than home in the last 12 months because they had nowhere else to stay.

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Council historically takes a regulatory approach to working through housing issues. Because of the social complexities associated with homelessness, regulatory responses are not the sole solution through which Council can add value to the wider response on homelessness. The information below sets out a series of options that will be worked through with our Community Sector and Government agencies to support the community response to homelessness.

### 1. **Council review in its role and resourcing to homelessness:**

The Housing Strategy opens the door for a wider review on Council's role, priorities and resourcing to reduce homelessness in our communities. Engagement on the Housing Strategy has supported a facilitation role to connect agencies and people with each other. This will depend on strong alignment with government agencies responsible for action and delivery.

### 2. **Freedom Camping Bylaw:** The Freedom Camping Act 2011 specifically defines what freedom camping means. Homelessness is a social issue and not a freedom camping or bylaw enforcement matter. Associated impacts have been expressed on other impacted individuals:

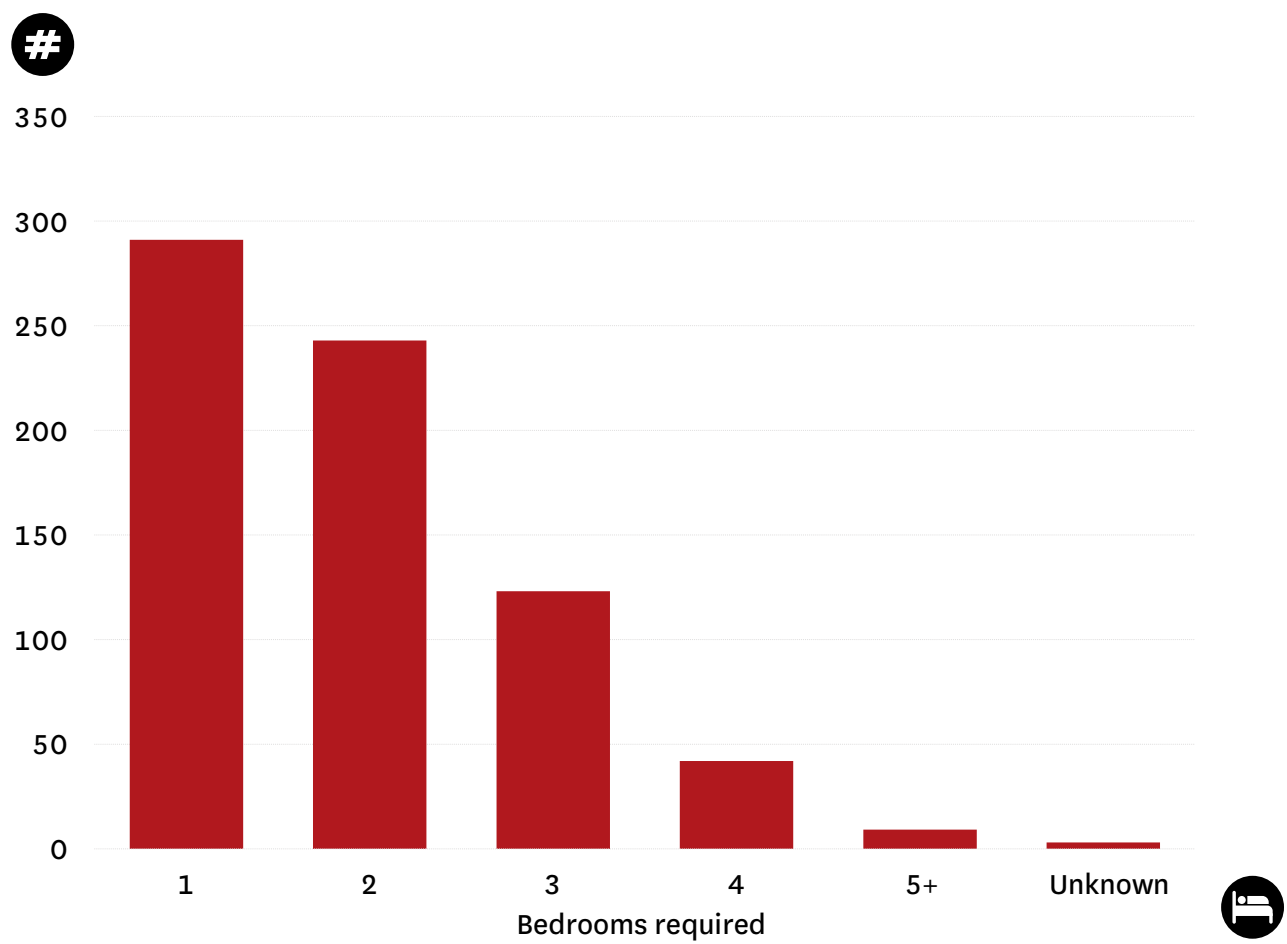
- homeless people living in cars or tents (usually without services or self-containment).

- Permanent vehicle dwellers (mainly living buses, campervans or caravans with varying degrees of self-containment).

Council will continue to support the response to homelessness through responsible agencies including the Ministry of Social Development and 155 Open Arms, while also taking a sympathetic approach through its regulatory processes. However, the unforeseen consequences from the Freedom Camping Bylaw highlights the need for responses specifically for those who are experiencing homelessness, and a co-ordinated approach across government and non-government organisations doing the mahi in this space.

### 3. **Public Places Bylaw:** A review of the bylaw provides an opportunity for Council to allow 'Permanent Vehicle Dwellers and Homelessness at a designated site(s)'. This option would require clear identification of area(s) that would be most suitable and would require additional funding for any upgrades or development of the site. These are options that are to be worked through with relevant government agencies and the community Sector.

**Housing Register in the Whangārei District - March 2022**



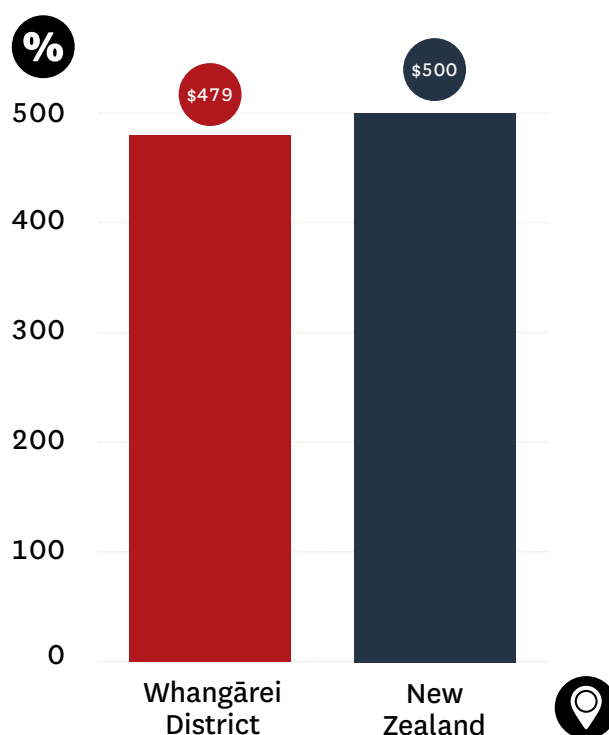
## Housing habitability in Whangārei / te whare noho ki Whangārei

Growing evidence highlights poor housing quality is having impacts on people's physical and mental wellbeing. As reported by the World Health Organisation, poor housing conditions are one of the mechanisms through which social and environmental inequality translates into health inequality, which further affects quality of life and well-being.<sup>5</sup>

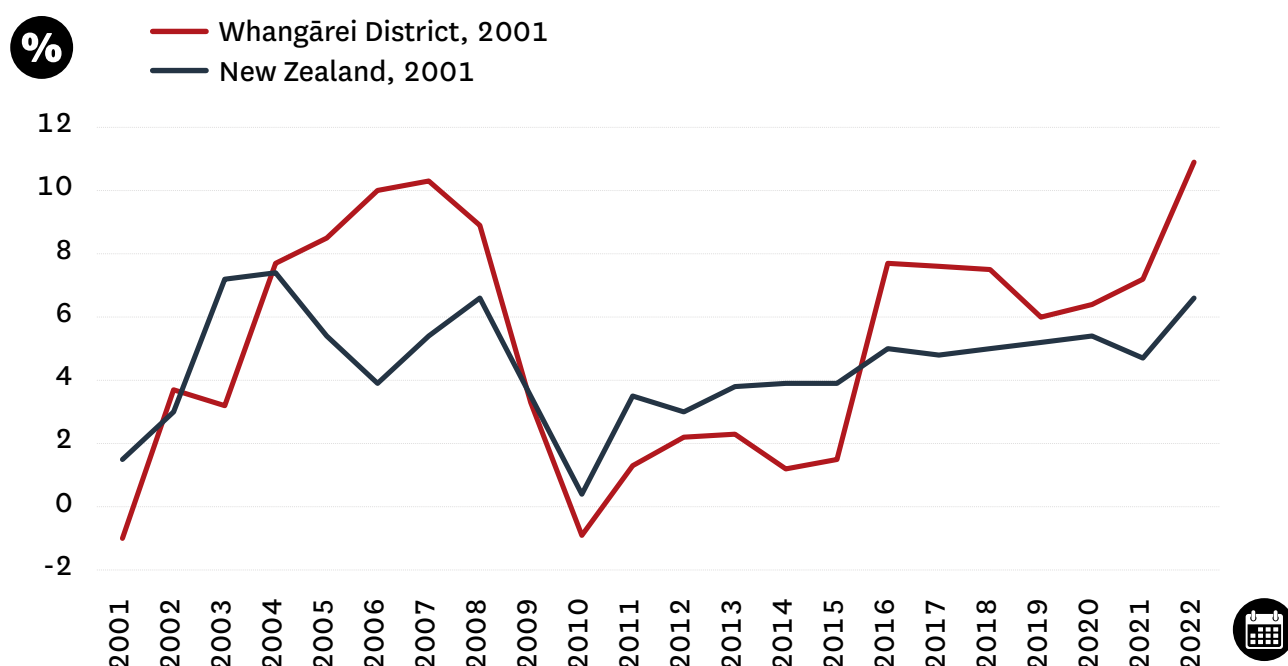
### Rising rental costs

Rising rental costs is impacting on the community's ability to progress with long-term housing aspirations. Whangārei has experienced some of the fastest growing rental prices in the country. Consequently, this has resulted in a larger proportion of household incomes being spent on weekly rent.

### Average weekly rent to March 2022



### Growth in average rent comparisons

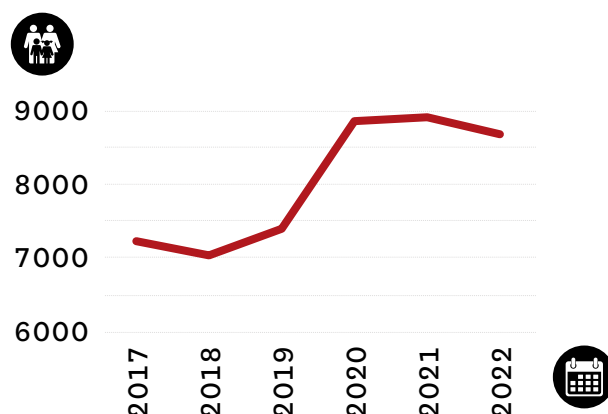


<sup>5</sup> World Health Organisation, 2018.

## Growing need for income-related support in our communities

Since the emergence of COVID in our communities, increasing economic vulnerabilities have been directly impacting how whānau in Whangārei District are living. The spike in numbers of those requiring additional government support was unprecedented, due to loss of employment and lockdowns over the previous two years. This places significant strains on the wellbeing our communities.

## Timeseries of all benefits in the Whangārei District



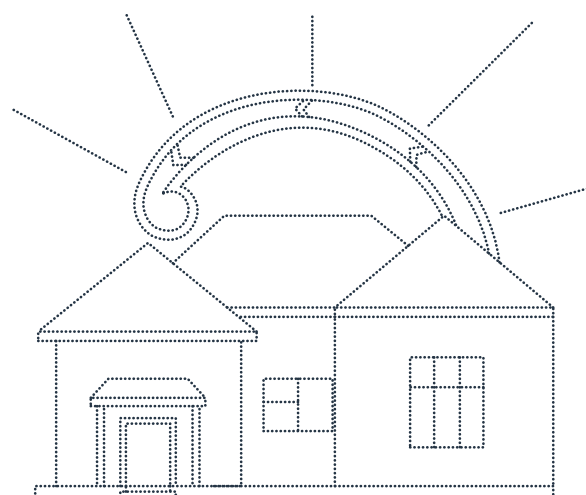
## Dwellings affected by dampness and mould

The quality of existing housing stock is a growing issue in Whangārei. Poor quality housing has wide-ranging impacts which are well documented internationally and in New Zealand. Unhealthy homes are often cold, damp and mouldy due to inadequate insulation, heating and ventilation. People who live in unhealthy homes have increased risk of contracting a range of serious and avoidable illnesses such as meningitis, rheumatic fever and pneumonia. Poor quality housing is a significant driver of hospitalisation among children and in the general population, and is linked to the following diseases:

1. asthma
2. respiratory infections
3. rheumatic fever
4. cardiovascular disease
5. respiratory illnesses and infections, including asthma, bronchiolitis, pneumonia, bronchiectasis and tuberculosis.

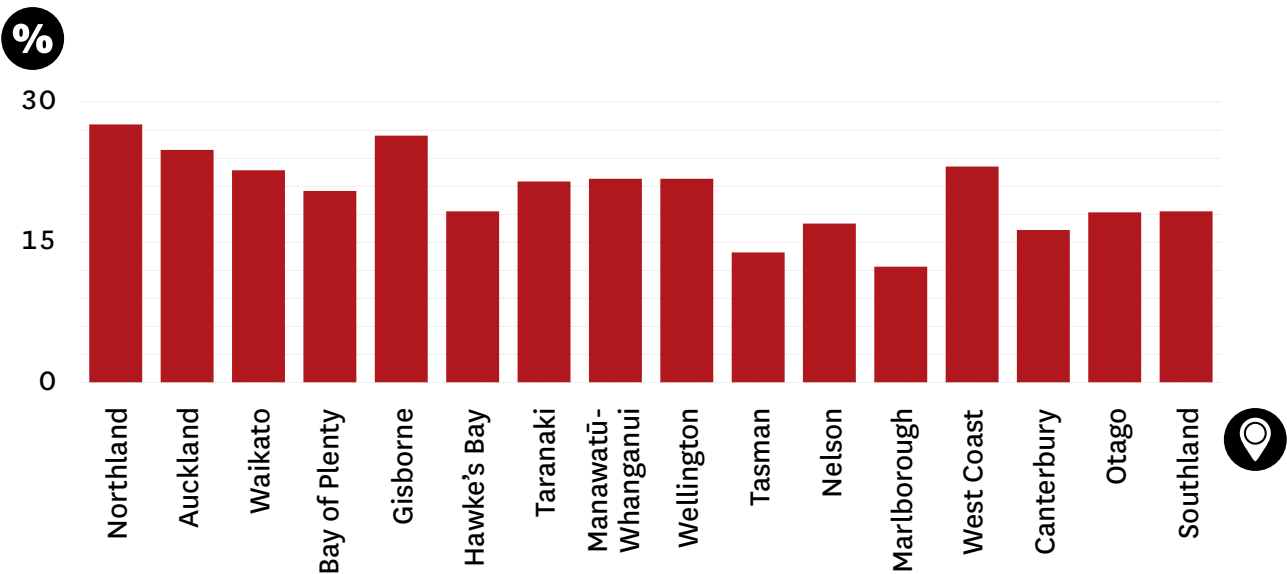
The Statistics New Zealand Census identified a large proportion of the population living in homes that are damp and mouldy. The data received highlighted approximately 318,891 homes in New Zealand, or 21.5 percent, were affected by dampness. While approximately 252,855 homes, or 16.9 percent, had visible mould.<sup>6</sup>

The evidence illustrates Northland homes are most susceptible to dampness across New Zealand. This highlights the poor standard of living that so many households live with.



<sup>6</sup> Stats NZ, 2018.

**Proportion of dwellings affected by dampness by region**

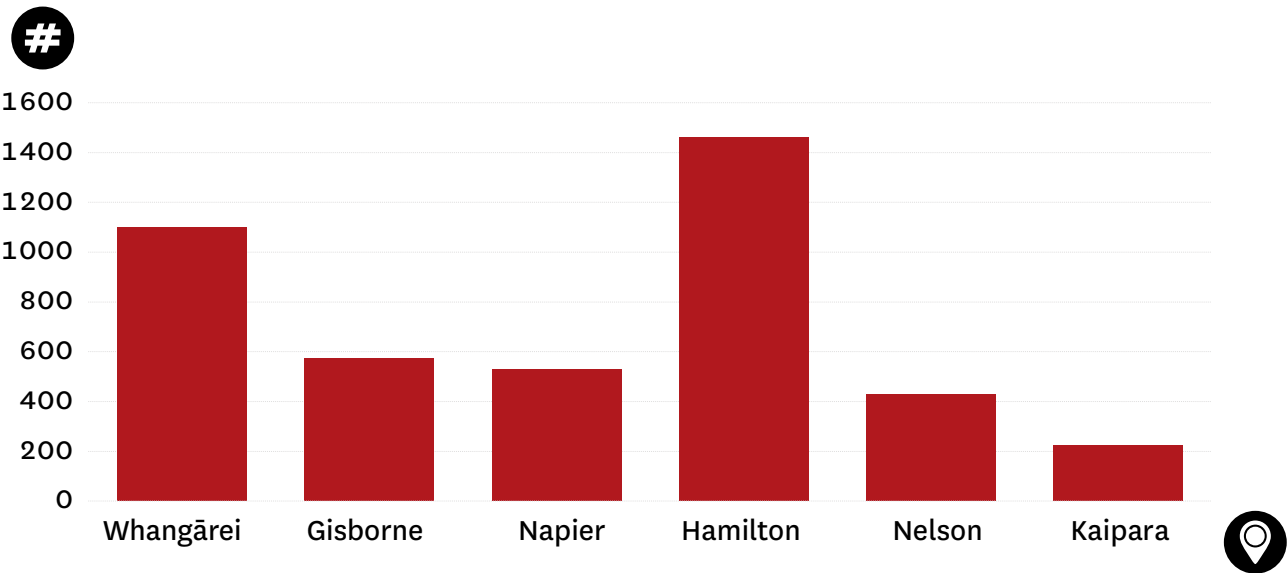


**Total Severely Housing Deprived Comparison**

The Severe Housing Deprivation in Aotearoa New Zealand gives an indication of the amount of people in Whangārei District who are considered 'severely housing deprived' (either without shelter, in temporary accommodation or are sharing accommodation).

Whangārei is one of the most susceptible to the housing deprivation across the country. The data illustrates a lack of access to adequate housing, which is defined by habitability, security of tenure and privacy.

**Total Severely Housing Deprived - District Comparison 2021**





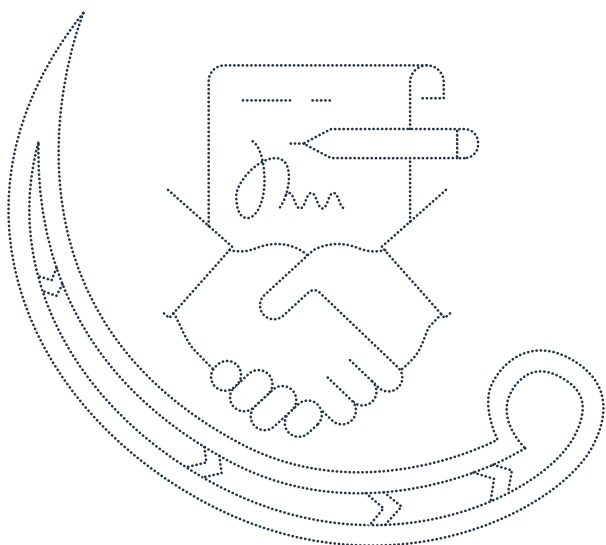


## **Strategic area:** **Business friendly to support quality** **housing outcomes** **Mahi pākihi hei tautoko i ngā hua whare**

### **New directions for resource management in New Zealand**

Local government is going through a significant period of reform, driven by the Resource Management Act (RMA) and Local Government reforms. The RMA reforms are driven by the findings by the independent Resource Management Review Panel.

It was determined the RMA has played a part to poor housing outcomes (both urban and rural) across the country and has led to the degradation of the natural environment. The review panel outlined key concerns that prompted the review:



**1. Urban areas are struggling to keep pace of population growth:** this has led to increasing difficulties to provide affordable housing, a lack of choice in different housing models, and enabling sufficient housing capacity.



**2. The need to improve system efficiency and effectiveness:** increasing complexities in the system over time, additional costs and delay in the process has impacted on community demands.



**3. An urgent need to reduce carbon emissions and adapt to climate change:** ensuring New Zealand is meeting its commitments to net zero targets.

## Evaluation of the building consent system

The Ministry of Business, Innovation and Employment (MBIE) has undertaken a national evaluation of the Building Consent System. This was carried out between March and July 2021, with a consultation document released for submissions in July 2022.

The review found that there is no single underlying issue constraining the ability of the Building Consent System to achieve the outcomes expected of it, with MBIE identifying five issues:

- 1. Roles, responsibilities and accountability:** Across the system these are not well understood, accepted, applied (or consistently enforced) with an over-reliance on building consent authorities to provide assurance of compliance with the Building Code.
- 2. Capability and capacity:** Building consent authorities face capacity and capability constraints in dealing with an increased volume and complexity of building work. Sector workforce capacity and capability constraints can also undermine the performance of the system.
- 3. System agility:** All consents go through the same basic process, which is not always responsive to risk, complexity, new or innovative practices or products (or the design-and-build approach) and/or the needs and aspirations of Māori.

**4. Performance monitoring and system oversight:**

The performance of the system is insufficiently monitored by MBIE, information flows are poor and MBIE is not yet the strong central regulator that was contemplated in the original system design.

**5. Fragmented implementation:**

Processing is devolved to multiple territorial authorities leading to variability and unpredictability in the consent process, adding to overall costs and difficulties in maintaining a professional workforce.

These findings are significant, identifying systemic issues that cannot be addressed through 'local tweaks'. While reviews of both the Building System and RMA will be critical to determining what Council must do going forward, there is significant scope to look at how we can better deliver on our legislative requirements (both now and in the future). Two key work streams have informed this Strategy in this regard:

- a series of 'Local Case Studies, and
- a strategic review of Council's Building Control Functions.

## Local case studies

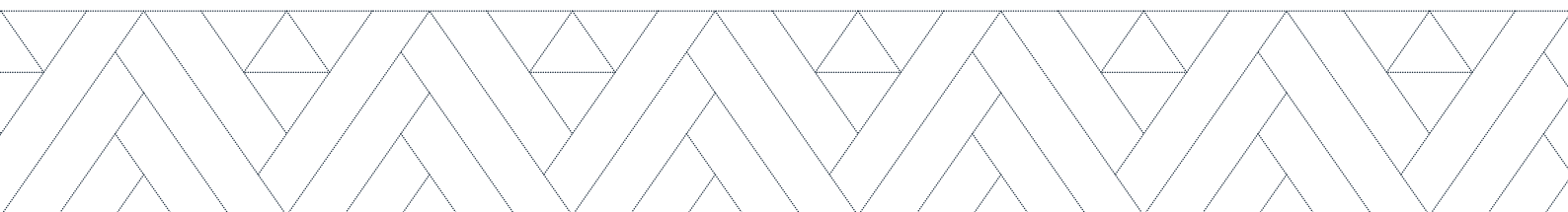
A series of case studies was worked through to support Council's understanding of where improvements in our regulatory processes (District Plan, Building Consents and Resource Consents) could be looked at. The findings were consistent with those of the national system reviews, with wider engagement feedback on the Housing Strategy, broadly relating to:

1. **Navigating process:** There is a lack of understanding of the regulatory role/requirements/processes of Council, as defined by legislation.
2. **Education:** Lack of understanding about the District Plan, consenting processes and the reasons for specific technical requirements (example: stormwater retention, geotechnical reports).
3. **End-to-end process:** A lack of end to end processes and resourcing across agencies (i.e. Kāinga Ora, Māori Land Court, Ministry of Social Development, Council), particularly in relation to Papakāinga and housing on whenua Māori.
4. **Inconsistency:** Inconsistency of advice provided by Council and consultants engaged by applicants.

While the case studies found that Council's processes are largely driven by regulation, and other planning frameworks / standards (including those adopted by Council), the Housing Strategy provides for wider scope on how Council is able to deliver differently on our statutory requirements.

This could involve:

1. Targeting resourcing where the need is greatest. Council has been supporting whānau advance their papakāinga aspirations. This can also be supported by central government having clearer understanding of the end-to-end processes to navigate resourcing options.
2. Greater/targeted use of mechanisms outside of the regulatory process (i.e. pre-application meetings and facilitation through the non-regulatory arm of Council).
3. Alignment/streamlining of processes internally and externally.
4. Ensuring staff are experienced and empowered to act in an advisory capacity (to the extent that it is appropriate to do so within the bounds of the regulatory process).
5. Providing education and additional information sources.



## Strategic review of council's building control functions

In April 2021, a strategic review of Council's Regulatory Building Consenting and Inspections department was undertaken. In summary the review found that:

*Most of the customers interviewed, provided positive reinforcement for the Building Control staff across the board, however they all desired a consistent approach and surety of timeliness and decisions and all welcomed a more customer-focused attitude.*

The review provided a number of recommendations for Council to consider, these have been summarised under six key areas in the table below:

<b>Customer Experience</b>	<ul style="list-style-type: none"> <li>• Support from (and alignment across) disciplines</li> <li>• Pre-Application Engagement and Assistance</li> <li>• Customer Advisory Group</li> <li>• Collaborative and Co-operative "Customer Centric System"</li> <li>• Sector Participation</li> </ul>
<b>System</b>	<ul style="list-style-type: none"> <li>• Record Management System</li> <li>• Online digital building process/portal</li> <li>• Digital technology to support compliance verification</li> <li>• Remote Inspection Technology</li> </ul>
<b>Vetting and quality control</b>	<ul style="list-style-type: none"> <li>• Development Consenting 'A new approach'</li> <li>• Consent application Technical Vetting</li> <li>• Quality Applications</li> </ul>
<b>Risk based/fast track processes</b>	<ul style="list-style-type: none"> <li>• Streamlined Consenting System Typology Channels (Risk Based) Standard Plan Qualified Partner Approval Scheme</li> <li>• Commercial/Industrial "Premium" Service</li> <li>• Inclusion of a Pilots and Trials Policy, process and procedure</li> </ul>
<b>Training and development</b>	<ul style="list-style-type: none"> <li>• Training</li> <li>• Building Control Progression Pathway</li> <li>• Building Control Graduate Programme</li> </ul>
<b>Operational</b>	<ul style="list-style-type: none"> <li>• Final Report Distribution</li> <li>• Building Control Reporting &amp; Productivity</li> <li>• Building Inspection Bookings</li> <li>• Market Place Salary Review</li> <li>• Building Control Roles</li> </ul>

## Responding to findings / sector wide challenges

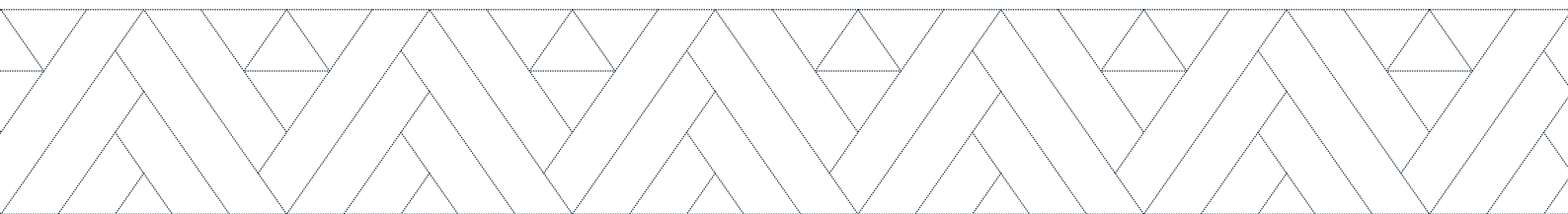
Alongside the above reviews Council, and indeed the development sector, has been subjected to significant pressure over the last 18 months. This has been driven through high application volumes, staffing shortages and supply chain issues all having an impact. The above reviews, along with the need to respond to sector-wide challenges, have contributed to a number of changes to Council's systems, processes and resourcing (particularly in Building) including:

- Reviews of capacity, resourcing, remuneration and delivery.
- Implementing training plans for current and new employees, bringing on trainee/graduate staff and identifying pathways for development/progression.
- Increased alignment, with targeted pre-application meetings and engagement being introduced across Council disciplines (i.e. for Papakāinga housing).
- Review of processes to better align to the requirements of other agencies (i.e. occupation/ownership orders from the Māori Land Court).
- System changes including ongoing improvements to the record management system, implementing an online digital building process/portal and investigating digital technology to support compliance verification/remote inspections.

- Changes to business practices to introduce changes/efficiencies where risks can be managed (i.e. in inspections).
- Ongoing sector participation through existing forums, and the establishment of a customer advisory group.

In making these changes, Council has implemented a number of the findings of the Local Case Studies and Building Control Function Review. However, there are still significant improvements to be made in the shift to more customer-centric processes, with an ongoing focus on:

- reviewing feedback and concerns received from the community and customers about the building consenting function and regulatory functions.
- identifying opportunities and recommending improvements in processes and customer service.
- educating and supporting the public through complex Resource Management processes and requirements.



A key mechanism for working through these issues, and a core recommendation from the Building Control Review, has been to establish a Customer Advisory Group. The Advisory Group, which is a mix of Council staff and industry representatives, has a core focus on housing and residential applications, which makes up the largest bulk of consent applications coming through to Council. The group was established for the purposes of:

1. seeking industry input and feedback.
2. providing an opportunity to consider new approaches and initiatives for Whangarei District Council and the Building Consent Authority.
3. two-way capability building through clear exchange of regulatory requirements and business needs.
4. providing wider industry representation through key market players.

The Advisory Group has identified the need for faster/streamlined processes as a key area of focus, with case studies of the Multiproof process underway. Going forward, the Group could also be used to investigate:

- the potential for risk based/fast track consenting (once we have built sufficient capability within our Building team).
- using system data to identify where the quality of applications could be increased by the sector, with corresponding changes to Council's vetting processes.
- market interest in a streamlined consenting process for multi-unit development as a way of supporting/accelerating the development of this housing typology.
- ways to undertake efficiently building inspections such as new technologies available to carry out remote inspections.

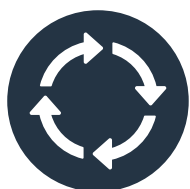


## Action recommendations to improve council's efficiency and effectiveness to respond to housing

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Multiproof</b>	Run through individual Multiproof case studies (where applicable) with industry representatives to lead to faster consenting processing times.	Lead: WDC Partner: Ministry of Business, Innovation and Employment, Development Sector, Community Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b>Remote inspections</b>	Investigate ways to undertake efficiently building inspections such as new technologies available to carry out remote inspections.	Lead WDC
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Graduate/Trainee programme</b>	Promote Council's development pathways programme to support students or graduates into consenting teams.	Lead: WDC
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div> <div>ONGOING</div>	
<b>Education</b>	Invest in the promotion of sector and community education of Council's consenting support packages. Example: Residential Conversion Toolkit	Lead: WDC Partner: Chamber of Commerce, Development Sector
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	

THEME	ACTION OVERVIEW	LEAD / PARTNERS
<b>Streamlining planning process</b>	Investigate market interest in a 'streamline' consenting process for 'multi-unit development' as a way of supporting/ accelerating the development of housing.	Lead: WDC Partner: Development Sector, Community Sector, Northland Inc
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	
<b>Staff and sector education and capacity</b>	Provide training for relevant staff to: <ul style="list-style-type: none"> <li>• educate and work with builders and developers to achieve Universal Design outcomes</li> <li>• develop best practice standards in building the consenting process through urban design.</li> </ul>	Lead: Ministry of Business, Innovation and Employment Partner: WDC, Lifemark
	<div> <div>FUNDED</div> <div>PLANNED</div> <div>STRATEGIC</div> </div>	





# Accountability

## Te Kawenga

### Monitoring and reporting

To maintain this Strategy as a living document, it is essential that Council continually monitor the progress of identified action recommendations. This means looking at our consents data and property market indicators to ensure we provide effectively for housing, development and community wellbeing outcomes whilst maintaining the values of our District.

To support Whangarei District Council's accountability in the implementation of the Housing Strategy, the following framework has been developed within Council's processes.

#### **Review period:**

- the Strategy will be informally reviewed every 12 months - including a review of actions and data.
- a formal review will be undertaken every three years, to align with the Long Term Plan.

	EVERY MONTH	EVERY 4 MONTHS	EVERY 12 MONTHS	EVERY 3 YEARS
What	Report on building consents and resource consents.	Report on changes to the property market indicators (house sales, sale values, rents).	Annual summary report on building and resource consent trends, market indicator trends and action implementation.	Review Housing and Business Land Capacity Assessments under the National Policy Statement on Urban Development.  Official review of the Whangārei Housing Strategy.

	EVERY MONTH	EVERY 4 MONTHS	EVERY 12 MONTHS	EVERY 3 YEARS
Why / To Inform	This will inform the 12-month summary report.	This will inform the 12-month summary report.	This will direct the review of the:  1. Whangārei Housing Strategy  2. Housing and Business Land Capacity Assessments.	This will inform the review of the:  1. Whangārei Housing Strategy.  2. Future Development Strategy.
	This will inform the Whai Kāinga Steering Group Work Programme.	This will inform the Whai Kāinga Steering Group Work Programme.		This will inform the Long Term Plan and our District Plan.
How	Operational report to the Planning and Development Committee.	Annual report to the Planning and Development Committee.	Annual report to the Planning and Development Committee.	Revised Capacity Assessments to Council.
	Monthly reporting to Whai Kāinga.	Reporting to Whai Kāinga.		Revised Strategy Document reviewed and adopted by Council.
Inclusion and integration of hapū and community monitoring is to be designed and incorporated into the Accountability Framework.				



## Glossary

**Affordable Housing:** There is no agreed New Zealand definition for affordable housing. However, a useful benchmark used by other New Zealand councils is whether a household/individual pays 30 percent or less of its gross income on housing costs.

**Brownfield development:** Redevelopment of land which changes it from one built use to another (often from industrial or commercial to housing/mixed uses).

**Building Act:** It is the primary legislation governing the building industry. Its purpose is that people can use buildings safely and without endangering their health and buildings have attributes that contribute appropriately to the health, physical independence and wellbeing of the people who use them.

**Community Housing:** Community housing is housing specifically provided to ensure very low income and vulnerable people access to safe, secure and affordable home. Typically, housing is provided by registered Community Housing providers (CHPs).

**Community housing providers (CHPs):** Community housing organisations that are registered with the Community Housing Regulatory Authority (CHRA). The Ministry can contract with CHPs to provide community housing for eligible clients.

**Crowding:** Crowding is measured by the number of residents compared to the number of bedrooms. Statistics New Zealand uses an index to measure crowding.

**(Housing) demand:** Demand for housing is measured by the number of people eligible for housing support on the Social Housing Register. Demand is assessed at national and regional levels to ensure that additional public housing is provided in the areas that need it the most. Demand for housing across New Zealand is growing and more people are experiencing a severe and immediate need. This demand is generated by a shortage of affordable housing driving up house prices and rents. People on low incomes are most affected by rising housing costs and many seek financial help through the Ministry.

**Development contributions:** Under the Local Government Act 2002, territorial authorities may use development contributions to recover or partially recover the cost of providing infrastructure to service new development (growth), including residential and commercial development. (<https://www.wdc.govt.nz/Council/Council-documents/Policies/Development-Contributions-Policy>)

**Development Capacity:** In relation to housing and business land, means the capacity of land intended for urban development based on:

- the zoning, objectives, policies, rules and overlays that apply to the land, in the relevant proposed and operative regional policy statements, regional plans and District Plans.
- the provision of adequate development infrastructure to support the development of land.

**District Plan:** The District Plan is a statutory document prepared under the Resource Management Act 1991. It sets the objectives, policies and rules for development and activities in our District and addresses the effects of land use and subdivision, noise and traffic.

**Dwelling:** Any building, whether permanent or temporary, that is occupied as a residence. It does not include the land on which the residence is sited.

**Future Development Strategy:** Helps local authorities set the high-level vision for accommodating urban growth over the long term, and identifies strategic priorities to inform other development-related decisions.

**Greenfield:** Previously undeveloped land (generally on the urban fringe), which has either been used for agriculture or was in its natural state.

**Greenfield development:** Built development (industrial, commercial, residential or mixed use) on previously undeveloped land.

**Hapū:** Kinship group, clan, tribe, subtribe. Hapū is a section of a large kinship group and the primary political unit in traditional Māori society. It consisted of a number of whānau sharing descent from a common ancestor. A number of related hapū usually shared adjacent territories forming a looser tribal federation (iwi).

**Homelessness:** Is defined as a living situation where people with no other options to acquire safe and secure housing are: without shelter, in temporary accommodation, sharing accommodation with a household, or living in uninhabitable housing.

**Housing Need:** means a situation where a person's accommodation (if he is currently occupying accommodation) is for whatever reason unsuitable for his housing requirements and he cannot afford to buy or rent a dwelling more appropriate to meet his needs on the open market.

**Housing Support:** Providing support to anyone who needs assistance with housing. Support ranges from assistance to sustain private housing to subsidised public housing to transitional housing and emergency housing special needs grants.

**Housing register:** The number of applicants on the Housing Register at the end of the month. The Housing Register includes applicants not currently in public housing who have been assessed as eligible, and who are ready to be matched to a suitable home.

**Infill:** Means new stand-alone houses that are constructed within the existing defined area of the city.

**Intensification:** Means development that increases the density of an existing urban area. Intensification can occur as infill, redevelopment or within greenfield development areas where the zoning is changed to enable increased density.

**Iwi:** Extended kinship group, tribe, nation, people, nationality, race. Iwi often refers to a large group of people descended from a common ancestor and associated with a distinct territory.

**Kāinga:** Home, address, residence, village, settlement, habitation, habitat, dwelling.

**Kāinga Ora–Homes and Communities:**

Kāinga Ora–Homes and Communities (Kāinga Ora) was established on 1 October 2019 as a new Crown agency to transform housing and urban development throughout New Zealand. Kāinga Ora has two key roles – continuing to be a public housing landlord, and a new role to work in partnership to enable, facilitate and deliver urban development projects.

**Kaitiakitanga:** Guardianship, stewardship, trusteeship, trustee.

**Local Government Act (LGA):** The Act gives local government its powers and defines processes, including laws relating to the constitution of councils, council elections and the powers and duties of councillors and council staff.

**Long Term Plan (LTP):** The Long Term Plan sets out Council’s vision, direction, work plan and budgets for the next 10 years. With input from our communities, we develop a new LTP every three years.

**Mixed use:** Compatible and complementary activities within an area (often of a mixed residential, business, recreational, retail or hospitality nature).

**Manaaki :** Hospitality, kindness, generosity, support. The process of showing respect, generosity and care for others.

**Multiproof:** Multiproof is a statement by the Ministry of Business, Innovation and Employment (MBIE) that a set of plans and specifications for a building complies with the Building Code. It speeds up the consenting process. It does not give the right to carry out building work that requires a building consent. You still need to apply for consent each time you want to build.

**National Policy Statement on Urban**

**Development:** This is about ensuring New Zealand’s towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes overly restrictive barriers to development to allow growth up and out in locations that have good access to existing services, public transport networks and infrastructure.

**Oranga tonutanga:** Continued wellbeing, survival, sustenance.

**Papakāinga:** Development of a communal nature on ancestral land owned by Māori.

**Papatūānuku:** Earth, Earth mother and wife of Rangi-nui(skyfather) - all living things originate from them.

**Resource Management Act (RMA):** Is the main law governing how people interact with natural resources. As well as managing air, soil, freshwater and the coastal marine area, the RMA regulates land use and the provision of infrastructure, which are integral components of Aotearoa New Zealand’s resource management system.

**Sleeping rough:** Sleeping rough includes living situations like living on the street, and inhabiting improvised dwellings, such as a shed or a car.

**Tangata whenua:** Local people, hosts, indigenous people. People born of the whenua – the placenta – and of the land where the people’s ancestors have lived and where their placentas are buried.

**Transitional Housing:** Transitional housing is temporary accommodation and support for individuals or families who are in urgent need of housing.

**Te ao Māori:** Māori world or Māori world view.

**Te Ao Tūroa:** the natural world.

**Tupu Ora:** To grow and foster wellbeing.

**Tūrangawaewae:** Standing, place where one has the right to stand - place where one has rights of residence and belonging through genealogical connection.

**Urban Development:** Development that occurs within or on the fringe of our existing urban areas.

**Te Puni Kōkiri (TPK):** TPK works with iwi, hapū and whānau Māori, and Māori housing and social service providers. TPK supports the development of Māori housing and contributes to Māori housing policy across Government. It works with iwi, hapū and whānau Māori and communities to achieve their housing aspirations

**Whakapapa:** Genealogy, genealogical table, lineage, descent.

**Whānau:** Extended family, family group; familiar term of address to a number of people; the primary economic unit of traditional Māori society. In the modern context, the term is sometimes used to include friends who may not have any kinship ties to other members.

**Whanaungatanga:** Relationship, kinship, sense of family connection.

**Universal Design:** The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.

**Urban development:** Means development that occurs within or on the fringe of our existing urban area.



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## ***Appendix***

Summary of Feedback Report



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