

SmartGrowth Strategy 2023–2073

ISSUES AND OPTIONS PAPER

Housing

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Topic	Chapter 7. Housing
Issues	<ol style="list-style-type: none"> 1. Incorporate sustainability standards in new homes 2. Use inclusionary zoning to achieve housing outcomes 3. Intensification in existing urban areas 4. Role of local government 5. Māori housing 6. Social / community housing 7. Strengthen focus on housing outcomes in the Strategy 8. Develop monitoring and reporting framework for SmartGrowth sub regional Housing Systems Plan

Staff Narrative

Overview of feedback received

A total of 25 submissions were received regarding *Chapter 7. Housing*, which incorporated many submission points. One submitter raised additional issues relating to Housing at the Hearings on 4 and 5 December 2023. These two issues are described and discussed in section 7. *Strengthen focus on housing outcomes in the Strategy*.

Analysis of submitters' response to Housing questions '*We want you to feel confident that we have a plan in place to manage growth. Do you think we are focusing on the right things?*' showed:

- Five submissions supported the Housing approach in the strategy
- Six submissions opposed the Housing approach in the Strategy

Three simply responded 'yes' to the above Housing question (Callum Van de Weyer, Nathan Wansbrough, Ruth Underwood). Nga Potiki a Tamapahore Trust agreed to adopting the housing issues listed in the Strategy and housing system growth directives. Julie Andrews endorsed the 'paradigm shift' and 'using all the tools available' to ensure future development provides the range of housing options the community needs.

One submission replied simply 'no' in response to the Housing questions (John Robson). Another replied 'no' adding that housing development should stop going out, start going up (Lee Jared). Conversely another submitter spoke against intensification of housing in the Bay. Six submitters indicated the Strategy does not go far enough to address housing gaps. One submitter indicated housing issues should be left to central government, council should concentrate on council core priorities (Wendy Wilson-Jenks).

The five submissions which provided detail on how they oppose the Housing approach have been allocated to relevant sections of this Report as outlined below, to respond appropriately to issues raised.

Submission	Section of Report
The Strategy offers no path towards any real prospect of an increase in public housing supply or tenure law reform that might lead to the stated aspiration of increasing affordable housing, (Beth Bowden).	Strengthen focus on housing outcomes in the Strategy
Housing is a human rights issue, (Carole Gordon), we have a housing crisis, this region has failed in provision of homes for an ageing population and the Strategy does not address this.	Strengthen focus on housing outcomes in the Strategy
Housing development should stop going out, start going up, (Lee Jared).	Intensification in existing urban areas
Opposes intensification of housing in the Bay; that infill causes stress from closer living, creates ugly boxes, and that we have enough land in New Zealand to not have to intensify, (David Lucas).	Intensification in existing urban areas
Housing issues should be left to central government, council should concentrate on council core priorities, (Wendy Wilson-Jenks).	Role of local government

Submissions have been categorised into the following themes:

1. Incorporate sustainability standards in new homes
2. Use inclusionary zoning to achieve housing outcomes

3. Intensification in existing urban areas
4. Role of local government
5. Māori housing
6. Social / community housing
7. Strengthen the focus on housing outcomes in the Strategy
8. Develop monitoring and reporting framework for SmartGrowth sub regional Housing Systems Plan

1. Incorporate sustainability and accessibility standards in new homes

Two submissions were received both of which proposed new homes should be built to higher sustainability standards including; accessibility, rainwater harvesting and solar panels for hot water heating and electricity supply, (Heather Smith – Kerr and Ruth Underwood). The proposed sustainability standards are consistent with these SmartGrowth 2023's Environmental and Social Objectives:

- *Encourage sustainable development and adaptive planning*
- *Respond and adapt to climate change through building resilience, support the transition to lower carbon and improving biodiversity.*
- *Enable and shape an inclusive, safe, sustainable, efficient, and more vibrant urban form.*
- *Enable and support sufficient housing supply in existing and new urban areas to meet current and future needs, this includes a range of housing types, tenures, and price points.*

Discussion

These submissions speak to the topic of housing being fit for purpose for inhabitants across their lifespan. Housing which is accessible provides more housing choice for people with disabilities and enables people to age in place; and housing fitted with devices which produce energy, (e.g., solar panels) or harvest rainwater can provide a home with lower operating costs. The November 2023 credit report from Centrix shows reductions in home operating costs would be welcome as the number of households struggling financially rise; *"arrears continue to climb for mortgages, personal and vehicle loans, and credit cards. In fact, mortgage arrears are up 25% year-on-year, which could be a concern as households across the country continue to roll off fixed rates and into new, higher interest rates"*. <https://www.centrix.co.nz/credit-indicator/>

Understanding recent, and ongoing, changes to the Building Code and Residential Tenancies Regulations, and benefit and costs of achieving new standards are a key consideration. A recent example is November 2021 MBIE (Ministry of Business, Innovation and Employment) announcement on increases to roof, window, wall, and underfloor insulation requirements. The benefits are clear, as these aim to reduce energy needed for heating residential homes by approximately 40%, and aim to deliver warmer, drier, and healthier homes that are significantly cheaper to heat while also generating carbon savings through energy efficiency. There is however a significant increase in construction costs because of the changes, which is passed on to buyers and contributes to an overall increase in the 'upfront' cost of housing.

The Residential Tenancies (Healthy Homes Standards) Regulations 2019 commenced on 1 July 2019, with the aim of addressing issues with cold, damp, drainage, and draughts in rental properties. The regulations include minimum standards for: heating, insulation, ventilation, moisture ingress (dampness) and drainage and draught

stopping. Kāinga Ora – Homes and Communities, and registered Community Housing Provider houses must comply with the healthy homes standards by 1 July 2024. All rental homes must comply with the healthy homes standards by 1 July 2025.

Directing sustainability and accessibility standards in new homes is outside SmartGrowth's remit. Opportunities to achieve these standards may be addressed in future changes to government regulations, for example accessibility standards via Building Code changes.

Option for consideration

Recommend note the submissions and make no changes to the Strategy.

2. Use inclusionary zoning to achieve housing outcomes

The use of inclusionary zoning to achieve housing outcomes was proposed by four submitters as follows:

- a. it is a key part of the Housing Strategy, (Pauline Bennett)
- b. it is key to the SmartGrowth Strategy, (Sustainable BOP)
- c. inclusionary zoning, or even more prescriptive planning controls, needed to manage the impact of competing land uses, (Beth Bowden)
- d. co-ordinate advocacy with other local authorities to central government on legal mechanisms for inclusionary zoning, (Christine Ralph)

Discussion

Inclusionary zoning as a planning control for achieving specific housing outcomes in conjunction with developers is a much-discussed option and can contribute to addressing housing gaps, however the policy and legislative setting has not been set by central government. To date inclusionary zoning has only been implemented in New Zealand via voluntary agreement with developers in Queenstown Lakes. QLDC has utilized inclusionary zoning since 2003 to capture a portion of the value created when land is up zoned. Funding and land captured has been utilised by their community housing trust to deliver social housing, affordable housing to rent and purchase, including retained affordable product. QLDC took this approach as Queenstown-Lake's house prices are much more expensive than the New Zealand average and have been persistently high in the district relative to local incomes. QL's house price to income ratio in 2023 it was 15.50, Tauranga's was 8.51.

This year *Waikato Housing Initiative's* councils, (e.g. Hamilton, Waikato South, Waipa), have commenced work on implementing inclusionary zoning in their councils, also in response to lack of affordable housing.

Option for consideration

Recommended decision is note the submissions and make no changes to the Strategy.

It is suggested SmartGrowth advocate to central government for clear direction on inclusionary zoning.

Smartgrowth, via the Housing Action Group, will maintain a watching brief on Waikato Housing Initiative's inclusionary zoning work in their district, (e.g., Hamilton, Waikato South, Waipa).

3. Intensification in existing urban areas

Ten submissions were received:

- Five supported intensification
- One sought clarification on density numbers and costs of infrastructure in intensification versus greenfield costs
- Two submissions gave qualified support for intensification.
- One submission spoke to need to mitigate against adverse impacts from intensification
- One opposed intensification

Support for intensification:

- Housing development should stop going out, start going up, (Lee Jared).
- In favour of intensification over sprawl because of carbon reduction and environmental factors. (Julie Andrews)
- Consider limiting the scope of greenfield land development and give immediate priority focus to planned quality intensification of Te Papa and other brownfield existing areas, (Carole Gordon).
- Three to eight storey single floor apartments developed within current urban areas are a priority as they could provide security of tenure even if privately owned, along with priority for Elder Social Houses and rent to own for all other groups. Because lifts are required, there is no discrimination against Elders and persons with disabilities. (Pauline Bennett).
- Housing for larger families, (including multi-generational households), can also form part of intensification strategies. Those in poverty should not be marginalised to the sidelines, we must ensure they are integrated with society and are supported responsibly. This creates truly diverse communities, (CPAG).

Queries about intensification:

- Will intensification mostly be 2-3 story townhouses, or 4-6-8 story apartments? The dots on the map seem to indicate 4-8 stories, but is that realistic? (Sustainable BOP Trust).
- It is also unclear whether the proposed TCC Plan Change 33 has been assumed as part of the Strategy or, if not, what its impact would be if it were to go through, (Beth Bowden). The proposed TCC Plan Change 33 is part of the Strategy.

Two submitters provide qualified support for intensification:

- More community discussion is needed on the nature of intensification itself and how 15-minute neighbourhoods can be delivered, (Beth Bowden).
- The negative impacts of intensification, in particular overshadowing and privacy need to be effectively mitigated, (Ruth Underwood).

One submitter spoke against intensification of housing in the Bay; that infill causes stress from closer living, creates ugly boxes, and that we have enough land in New Zealand to not have to intensify, (David Lucas).

Discussion

Intensification is a key policy in central government's *National Policy Statement on Housing and Urban Development*, (NPS – HUD) which sets out the role of local government. Both TCC and WBOPDC are defined as Tier 1 urban environments in NPS-HUD, and as such are required to plan for intensification. Thus, the intensification approach, or whether to go 'up or out', is part of central government policy and subsequently in the SmartGrowth Strategy, which tries to provide the right balance.

Option for consideration

Recommended decision is to note the submissions and make no changes to the Strategy.

As the balance between greenfields and intensification is a key platform of the SmartGrowth Strategy's connected centres programme, no changes are proposed. This issue is also addressed in the IOP for Urban Form and Centres.

4. Role of local government

Three submitters spoke to the role of local government in the housing space – two argued councils have a significant role to play in addressing housing needs across the region. Scott Nicholson and Christine Ralph stated there should be a greater emphasis on the role of councils in addressing housing stress and needs across the region, that councils have a key role in leading the creation and implementation of both local and subregional housing strategies, the latter via active participation in the Housing Action Plan Group. Ensuring councils have dedicated staff skilled in housing development to undertake facilitation and advocacy roles was also proposed.

One submitter indicated housing issues should be left to central government, council should concentrate on council core priorities, (Wendy Wilson-Jenks).

Discussion

Local governments' role in housing is not discretionary, the role is set out in central government legislation and policy. The purpose of local government as listed in the Local Government Act 2022 is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. Councils principally support the provision of housing through their planning and consenting functions, and through provision of services and infrastructure. The National Policy Statement on Housing and Urban Development, (NPS – HUD) specifies how local governments are to deliver on housing policy. Both TCC and WBOPDC are defined as Tier 1 urban environments in NPS-HUD, and as such are required to deliver on a range of policies regarding housing.

Option for consideration

Recommended decision is to note the submissions and make no changes to the Strategy.

There is value in strengthening integration and partnering between all players in the local housing system (councils, central government, private market housing developers and builders, community housing providers, and social service providers) around their respective roles in housing planning and provision. This will be led by the Housing Action

Working Group, as part of implementation; driving, and delivering on the sub regional Housing Systems Plan.

5. **Māori housing**

Four submissions were received speaking to considerations of population growth, barriers to developing housing for Māori along with suggested solutions.

Submissions from the tāngata whenua collective (CTWF workshop) and Ngai Tukairangi Trust asked how can we manage growth and provide houses for others, when we can't currently and adequately provide homes for our own? Where is the manaakitanga and kotahitanga? Our current population requires priority over future population. We need to ensure that manuhiri are not prioritised over mana whenua. Māori are already overrepresented in the worst statistics relating to employment, income, housing, and homelessness. The SmartGrowth Strategy needs to ensure that Māori are not left further behind. Increasing the supply of housing/rentals is good but needs to cater for the range of needs, especially lower income. We need affordable rentals and homes in urban areas as well as the ability to build on our whenua. In relation to Māori land development, (tāngata whenua collective submission), indicated infrastructure costs are so large, just as huge a cost as paying for a house.

Nga Potiki a Tamapahore Trust agree with and support the challenge of enabling Tangata Whenua to realise values and aspiration for their whenua and indicate development of Māori land is also hampered by zoning rules and other regulations that do not reflect the needs or aspirations of Māori. However, the focus of the cultural well-being on papakainga development on Māori land only is myopic and does not address other important issues.

Submitters proposed the following:

- Māori land be free from rates and reduce water charges, (tāngata whenua collective submission)
- Streamline resource consenting to fast-track housing build, (tāngata whenua collective submission and Ngai Tukairangi Trust).
- Establish Māori bank to source reasonable price finance, (tāngata whenua collective submission)
- There is space for more housing in Maketu, only Tāngata Whenua should build there, (Tania Pirere).

Discussion

These are key points. An in-depth analysis of how District Plans are enabling housing for Māori on whenua Māori and in urban areas is required to ensure consenting and other council processes support efficient housing development. A new Housing System Growth Directive is recommended below, and the in-depth analysis can form part of the Implementation Plan of the Strategy, via the Housing System's Plan..

Option for consideration

Recommended decision is add new Housing System Growth Directive .*"8. District Plans, policies, toolkits, and funding programs enable housing for Māori on whenua Māori and barriers to delivery are actively addressed."*

6. Social / community housing

Four submissions were received all of which support social housing provision and increases in the subregion.

- Social housing supply should be increased in the subregion – Child Poverty Action Group (CPAG) has suggested nationally we need to increase the number of State-Owned Units from 3.2% to 4% by 2030 and 5% by 2040. The current Social Housing base in WBOP being less than 2% is not good enough and should be addressed.
- Central government funding for social housing should be prioritised to Community Housing Providers, not via central government provision, (Pauline Bennett)
- Ensure elderly, disabled and most vulnerable residents' housing needs are met, (Sustainable BOP)
- Suggested additions, (Christine Ralph), to the Housing Directives and Implementation Plan including the following:
 1. Support and collaborate with central government through project grant schemes, state housing provision, fiscal support for Community Housing projects, partnering in exemplar affordable housing projects.
 2. Continue to support the homeless sector initiatives.
Another submitter spoke to addressing this; Julie Andrews stated as homelessness increases and options to relocate decrease, we need initiatives – Auckland's city mission seems a great initiative.
 3. Continued council subsidisation of development/financial contributions.

Discussion

The draft housing chapter and growth directives include a directive for increasing public housing supply, however a clearer expression of roles in public housing provision will add value to the Strategy.

Option for consideration

Recommended decision is change growth directive 6. From *"Public housing supply is increased and aligns the typologies of new and existing housing stock to match the needs of the community."*

To *"6. Central government leads increase in public housing supply and aligns the typologies of new and existing housing stock to match the needs of the community."*

7. Strengthen the focus on housing outcomes in the Strategy.

Six submissions spoke to the Housing Chapter not providing solutions:

1. The Housing Chapter summarised some of the challenges in the housing sector but has not identified solutions. It has been well documented over time that housing problems in the WBOP are very serious and have proven very difficult to solve, both for the short term and long term, (CPAG).

2. The Strategy offers no path towards any real prospect of an increase in public housing supply or tenure law reform that might lead to the stated aspiration of increasing affordable housing, (Beth Bowden).
3. How will this Strategy realistically result in affordable housing? (Sustainable BOP Trust)
4. How much affordable housing is anticipated and how is "affordable" defined? (Sustainable BOP Trust)
5. Housing is a human rights issue, (Carole Gordon), we have a housing crisis, this region has failed in provision of homes for an ageing population and the Strategy does not address this.

The older age group of over 65 years is going to be a considerable proportion of the population, nearly one in three in Tauranga by 2030. However, there is limited information in the Strategy on specific ideas considering and planning for this impending wave, (SocialLink). The submissions raise key points with regards to how the housing system will respond to the sub-region's changing demographics, in particular its ageing population and increasing ethnic diversity. These are summarised below.

Older people

The subregion has a growing older population along with an increasing proportion of older people retiring without owning their home, requiring planning and delivery of housing options for the different life phases for older people:

- Older people with limited financial means require secure affordable rental accommodation
- Small houses/units with single or two bedrooms for rental or purchase, (standalone, duplex, terraced, apartment options), as more older people seek to downsize.
- Alternative tenure options such as Abbeyfield - group of residents live independently in one house with some share spaces.
- Multi-generational options for extended families
- Retirement villages provided by private developers or community trust partnerships
- 'Rest home' facilities to provide care and support for people who are unable to remain living by themselves.
- Hospital level care and dementia care facilities.

Papakāinga housing for kaumatua Two submitters spoke to ways sale proceeds from TCC's Elder housing could be used to support elder housing options, one suggesting the sales proceeds that will come from sale of the Pitau Road Village in Mount Maunganui could be used for elder housing straight away, (Julie Andrews).

Seasonal worker accommodation

Julie Andrews noted the demand for seasonal worker accommodation in the Eastern Corridor and the ability of communities like Te Puke, Pongakawa, Paengaroa and Maketu rather than Tauriko to accommodate workers as they already have essential services, they have their own community identity and existing social infrastructure and networks. New Zealand Kiwifruit Growers indicated whilst the SmartGrowth strategy alludes to the importance of securing accommodation for seasonal workers near their job locations and essential services, specifics on how this will be realised are lacking. NZKGI is ready to actively participate in discussions.

Suggestions on what is needed to address housing gaps in general:

- Affordable rental housing
 - focus on longer term solutions such as social housing, incentives to build new affordable housing.
 - assisted rental
 - retained affordable to rent
- joint venture affordable housing developments
- retained affordable to purchase
- Increase home ownership - shared home ownership, rent to buy schemes, (e.g. facilitate access to central government funded programs)
- accessible homes for people with disabilities,
- provision of multi-generational households
- more options for single person households
- championing the needs of those most susceptible to housing stress and homelessness in the region, collaborate to end homelessness with a housing first approach
- Enable minor dwellings - rural landowners should be allowed to build an extra dwelling on their lots without resource consent, (Paul Hickson)

Suggestions provided in submission on 'the how' – ways to achieve housing outcomes:

- Central government plays a crucial role in addressing homelessness with their offerings like emergency housing, transitional arrangements, and social housing. Priority should be given to collaborating with local entities, including councils and iwi, and adopting a community-centric approach to significantly alleviate housing challenges, (Scott Nicholson).
- The SmartGrowth Housing Action Plan Working Group should contain at least 50 % membership of people who are working in the housing development sector and can facilitate collaboration and advocacy for housing projects, (Christine Ralph).
- Provide regulatory support through RMA Plans for development incentives for permanent affordable housing throughout the community
- Government must lead development, incentives can lead to development in the right way and the right place (within the current urban areas), (Pauline Bennett).
- provide a breakdown of the target housing supply by location that must be met for rental and ownership by household size and price point.
- Develop Evidence-based Housing Plans: action plans grounded in solid data.
- Co-ordinated advocacy with other local authorities to the banking industry for less constrained lending for housing developments
- Co-ordinated advocacy with other local authorities to central government on the cost and supply streams for building products and a skilled construction workforce
- Purpose-built long-term rental accommodation is common in Europe and that there is interest in Europe in investing in this kind of accommodation in NZ, (Julie Andrews).

David Lucas spoke to addressing housing needs for all ethnic groups – There is a lot of emphasis on housing for Māori, that we live in a multi-cultural society with all ethnicities who live here deserving a home to live in.

Christine Ralph requested it is noted in the Strategy document that the adopted SmartGrowth Housing Action Plan 2020 actions have been incorporated into the subregional Housing Systems Plan. This submitter raised two additional issues relating to Housing at the Hearings on 4 and 5 December 2023:

1. Why the sub regional housing systems plan is waiting for the SmartGrowth Strategy rather than being an input.
2. Seeking an update on where the sub regional housing systems plan is at and is it the vehicle to pick up and address the issues raised, including demographic change and aging population.

Discussion

The breadth of content from submitters reported in this section demonstrates the complexity of the housing system and the community's concern for, and passion about, the core human need and right that is housing. The submission themes are discussed below.

Submission theme	Discussion
How will housing system respond to sub-region's changing demographics, in particular ageing population and increasing ethnic diversity	There has been a strong response by submitters outlining the housing challenges for older people. The Housing Chapter and draft sub regional housing systems plan utilised a strong evidence base to inform the work. This is listed in Appendix 1: References section of the <i>SmartGrowth Strategy 2023 Housing Background Paper</i> . The housing systems challenges listed in the Strategy clearly set out the challenges presented by an ageing population and the challenges for a strong market response.
Ways sale proceeds from TCC's Elder housing could be used to support elder housing options.	Investment decisions are up to each individual party. There is a strong evidence base on housing actions in the draft sub regional housing action plan that could inform decision making, however.
Suggestions on what is needed to address housing gaps in general	The Housing Chapter and draft sub regional housing systems plan utilised a strong evidence base to inform the work, as noted above. As such, the draft housing systems plan takes the content provided by submitters in this section into account.
Suggestions provided in submission on 'the how' – ways to achieve housing outcomes	The Housing Chapter and draft sub regional housing systems plan utilised a strong evidence base to inform the work, as noted above. As such, the draft housing systems plan takes the content provided by submitters in this section into account.
Request Strategy document notes the adopted SmartGrowth Housing Action Plan 2020 actions have been incorporated into the subregional Housing Systems Plan.	Agreed. Action outlined below.
Why the sub regional housing systems plan is waiting for the SmartGrowth Strategy rather than being an input.	Note response in further discussion below.
Seeking an update on where the sub regional housing systems plan is at, and that it is the vehicle to address the issues raised, including demographic change and aging population.	Note response in further discussion below.

There is a level of detail on addressing housing gaps in much of the content here that were it to be incorporated into the Strategy, it would take the Strategy into the realm of implementation and would be inconsistent with the aim of the Strategy overall.

The 'vehicle' for detailing how the Housing system growth directives will be actioned is the sub regional Housing Systems Plan. This has been drafted by the Housing Action Group and will be updated and published on the SmartGrowth website once the Strategy 2023–2073 is approved. The sub regional Housing Systems Plan's implementation will be driven via the collaborative Housing Action Group, including the key stakeholders in housing in the subregion. These joined up approaches are seen as best practice for addressing complex systems issues such as housing.

It makes sense to utilise the SmartGrowth Strategy 2023–2073 to inform the sub regional Housing Systems Plan, as the SmartGrowth Strategy provides the overarching framework for all subsequent work. The Housing Chapter and draft sub regional Housing Systems Plan utilised a strong evidence base to inform the work, which is listed in *Appendix 1: References* section of the *SmartGrowth Strategy 2023 Housing Background Paper*. The use of the research and reports listed in the Background Paper ensures the Housing Growth Directives and sub regional housing action plan incorporate evidence based focussed actions.

https://assets-global.website-files.com/639c0b75c31ac6442f8d9994/6500f99cf14314fab59c82d8_Housing%20Background%20Paper%20FINAL.pdf

There is value in updating the housing systems challenges to note the changing ethnic diversity requiring different housing market responses (e.g. for more intergenerational living).

There is also value in adding a new growth directive in the Housing Chapter to read as follows "Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population."

To provide clarity it is recommended the Strategy's Housing Chapter be amended to note the adopted SmartGrowth Housing Action Plan 2020 has been incorporated into the Draft sub regional Housing Systems Plan.

Historical and current under investment in social housing, affordable to rent and buy housing and housing on whenua Māori are key contributors to the current situation and is a significant impediment to meeting housing needs in the sub region going forward. Local impact investment could play a valuable role; e.g. via Quayside Holdings, the investment arm of the Bay of Plenty Regional Council, and via the BOP Housing Equity Fund. Provision of housing for the growing cohort who are unable to purchase and/or rent in the private market and therefore require social housing, housing on whenua Māori, or affordable housing to rent and to buy will rely on both central government investment and impact investment. Absence of investment will see the housing crisis in the sub region worsen.

Options for consideration – the following are recommended:

- Update the housing systems challenges in the Strategy to note the changing ethnic diversity requiring different housing market responses (e.g. for more intergenerational living). The following text is recommended to be added to p. 112 under 'Key housing system challenges' as a new housing challenge. This is best positioned in between the 9th challenge and 10th challenge. "*Changing ethnic*

diversity in the sub region requires different housing market responses (e.g., for multigenerational living)."

- Add a new Housing system growth directive 9. *"Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population."*
- Amend the existing Housing system growth directive 2. From *"2. Deliver the place-based housing plan through collaboration and leadership,"* to *"2. Deliver the place-based housing plan through collaboration and leadership, including use of local impact investment, such as BOP Housing Equity Fund and via Quayside Holdings Ltd for example, to support delivery of social, affordable to rent and buy housing and housing on whenua Māori."*
- Amend Strategy's Housing Chapter to note the adopted SmartGrowth Housing Action Plan 2020 has been incorporated into the Draft sub regional Housing Systems Plan. The following text in italics is recommended, at the end of this existing paragraph on p.111 in DRAFT FOR CONSULTATION:
 - The SmartGrowth Partners have developed a Sub-Regional Housing Systems Plan which brings together the key housing information for the western Bay of Plenty sub-region, identifies gaps, and lays out a clear Action Plan to improve the housing system in the sub-region, now and into the future. *The Sub-Regional Housing Systems Plan builds on the previous SmartGrowth Housing Action Plan 2020 and incorporates strategy that will lead to deliverable actions.*

There have been several questions about the draft subregional Housing Systems Plan and sub regional Housing Systems Group. The draft sub regional Housing Systems Plan and the membership and Terms of Reference for the sub regional Housing Systems Group are attached for information.

Issue 8. Develop monitoring and reporting framework for SmartGrowth sub regional Housing Systems Plan

One submitter spoke to establishing a monitoring framework showing the range of housing types, tenures and price points delivered within all growth areas and Māori land, (Christine Ralph).

Discussion

There is value in establishing a monitoring framework which tracks progress in housing outcomes across the sub region. This is best practice when implementing a strategy. This can provide a tool for tracking effective initiatives as well as noting housing actions that are not able to be progressed and showing where investment and/or policy change may be required.

Option for consideration

Note the submission on developing a monitoring framework which tracks housing outcomes across the sub region. As this is an implementation task, propose referring the development of a monitoring and reporting framework for the sub regional housing systems plan to the Housing Action Group. Make no changes to the Strategy.

Options overview	
Issue 1. Incorporate sustainability and accessibility standards in new homes	
Option 1A	Note the submissions and make no changes.
Issue 2. Use inclusionary zoning to achieve housing outcomes	
Option 2A	Note the submissions and make no changes to the Strategy. Work with our central government partners, and in addition advocate to central government, for clear direction on inclusionary zoning. Maintain a watching brief on Waikato Housing Initiative's inclusionary zoning work in their councils, (E.g. Hamilton, Waikato South, Waipa).
Issue 3. Intensification in existing urban areas	
Option 3A	Note the submissions and make no changes to the Strategy. No changes are proposed, as the balance between greenfields and intensification is a key platform of the SmartGrowth Strategy's connected centres programme.
Issue 4. Role of local government	
Option 4A	Note the submissions and make no changes to the Strategy. Strengthen integration and partnering between all players in the housing system (councils, central government, private market housing developers and builders, community housing providers, and social service providers) around their respective roles in housing planning and provision. This will be led by the Housing Action Working Group, as part of implementation, driving, and delivering on the sub regional Housing Systems Plan.
Issue 5. Māori housing	
Option 5A	Propose a new Housing System Growth Directive 8. <i>"District Plans, policies, toolkits and funding programs enable housing for Māori on whenua Māori and barriers to delivery are actively addressed."</i>
Option 5B	Note the submissions and make no changes.
Issue 6. Social / community housing	
Option 6A	Recommend change Growth Directive 6. From "Public housing supply is increased and aligns the typologies of new and existing housing stock to match the needs of the community." <i>To "6. Central government along with community housing providers leads increase in public housing supply and aligns the typologies of new and existing housing stock to match the needs of the community."</i> Note the submissions and make no changes.

Option 6B	
Issue 7. Strengthen the focus on housing outcomes in the Strategy.	
Option 7A	<p>Update the housing systems challenges in the Strategy to note the changing ethnic diversity requiring different housing market responses (e.g. for more intergenerational living). The following text is recommended to be added to page 112 under 'Key housing system challenges', as a new housing challenge. It is best positioned between the 9th Challenge and 10th Challenge: <i>"Changing ethnic diversity in the sub region requires different housing market responses, (e.g., for multigenerational living).</i></p> <p>Amend the existing Housing system growth directive 2. From <i>"2. Deliver the place-based housing plan through collaboration and leadership,"</i> to <i>"2. Deliver the place-based housing plan through collaboration and leadership, including use of local impact investment, to support delivery of social, affordable to rent and buy housing and housing on whenua Māori.</i></p> <p>Add a new Housing System Growth Directive 9 <i>"Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population."</i></p> <p>Add to the Strategy's Housing Chapter; the Smartgrowth Housing Action Plan 2020 has been incorporated into the Draft sub regional Housing Systems Plan. The following text in italics is recommended, to go into Draft Strategy in housing chapter, at the end of this existing paragraph on p.111:</p> <p>The SmartGrowth Partners have developed a Sub-Regional Housing Systems Plan which brings together the key housing information for the western Bay of Plenty sub-region, identifies gaps, and lays out a clear Action Plan to improve the housing system in the sub-region, now and into the future. <i>The Sub-Regional Housing Systems Plan builds on the previous SmartGrowth Housing Action Plan 2020 and incorporates strategy that will lead to deliverable actions.</i></p>
Option 7B	Note the submissions and make no changes to the Strategy.
Issue 8.	
Option 8A	<p>Note the submissions and make no changes to the Strategy.</p> <p>Note the submission on developing a monitoring framework which tracks housing outcomes across the sub region. Refer the development of a monitoring and reporting framework for the sub regional housing systems plan to the Housing Action Group.</p>

Issue 1. Incorporate sustainability and accessibility standards in new homes	
Option 1A. Note the submissions and make no changes to the Strategy.	
<p>Advantages</p> <ul style="list-style-type: none"> Avoids creating unrealistic expectations that SmartGrowth can direct these standards in new housing. 	<p>Disadvantages</p> <ul style="list-style-type: none"> Does not respond to the issues raised by submitters
Financial implications	
N/A	
Other considerations	
Directing sustainability and accessibility standards in new homes is outside SmartGrowth’s remit. Opportunities to achieve these standards may be addressed in future changes to government regulations, for example accessibility standards via Building Code changes.	

Issue 3. Intensification in existing urban areas	
Option 3A: Note the submissions and make no changes to the Strategy. As the balance between greenfields and intensification is a key platform of the SmartGrowth Strategy's connected centres programme, no changes are proposed.	
Advantages <ul style="list-style-type: none"> • n/a 	Disadvantages <ul style="list-style-type: none"> • Submitters may consider their issues have not been heard or addressed.
Financial implications	
N/A	
Other considerations	
Central government has set policy direction, e.g., via NPS UD, which Tier 1 Councils are required to progress. This may not be well understood by the general community.	

Issue 4. Role of local government	
Option 4A: Note the submissions and make no changes to the Strategy. Strengthen integration and partnering between all players in the housing system (councils, central government, private market housing developers and builders, community housing providers, and social service providers) around their respective roles in housing planning and provision. This will be led by the housing action working group, as part of implementation, driving, and delivering on the sub regional housing systems plan.	
Advantages <ul style="list-style-type: none"> • Allows all stakeholders to work to one agreed plan • Collaborative initiatives are best practice in addressing complex issues such as housing 	Disadvantages <ul style="list-style-type: none"> • Collaborative approaches require ongoing resourcing to be successful
Financial implications	
N/A	

Other considerations n/a	
Issue 5. Māori housing	
Option 5A: Develop a new Housing System Growth Directive 8. <i>District Plans, policies, toolkits, and funding programs enable housing for Māori on whenua Māori and barriers to delivery are addressed.</i>	
Advantages <ul style="list-style-type: none"> Addressing barriers which District Plans, policies, out of date toolkits (e.g. Papakāinga Toolkit), a lack of funding create to stymy Māori housing are key to unlocking Māori housing outcomes 	Disadvantages <ul style="list-style-type: none"> Whilst this is a useful approach it does not guarantee improved funding Māori housing; funding for infrastructure provision and housing build.
Financial implications	
N/A	
Other considerations	
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Option 5B Note the submissions and make no changes	
Advantages <ul style="list-style-type: none"> - 	Disadvantages <ul style="list-style-type: none"> Does not respond to the issues raised by submitters
Financial implications	
n/a	
Other considerations	

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Issue 6. Social / community housing

Option 6A: Change Growth Directive 6. from “Public housing supply is increased and aligns the typologies of new and existing housing stock to match the needs of the community.”
 To: 6. “Central government along with community housing providers leads increase in public housing supply and aligns the typologies of new and existing housing stock to match the needs of the community”

<p>Advantages</p> <ul style="list-style-type: none"> • Provides clarity about roles in public housing provision 	<p>Disadvantages</p> <ul style="list-style-type: none"> • n/a
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Financial implications

N/A

Other considerations

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Option 6B Note the submissions and make no changes	
Advantages <ul style="list-style-type: none"> • - 	Disadvantages <ul style="list-style-type: none"> • Does not respond to the issues raised by submitters
Financial implications	
n/a	
Other considerations	
-	

Issue 7. Strengthen the focus on housing outcomes in the Strategy.

Option 7A: Update the housing systems challenges in the Housing chapter of the Strategy to note the changing ethnic diversity requiring different housing market responses. . The following text is recommended to be added to page 112 under Key Housing System Challenges as a new Housing Challenge. This is best positioned in between the 9th and 10th challenges. *Changing ethnic diversity in the sub region requires different housing market responses, (e.g., for multigenerational living).*

Add a new Housing system growth directive " *9. Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population.*"

Amend the existing Housing system growth directive 2. From "Deliver the place-based housing plan through collaboration and leadership," to "*Deliver the place-based housing plan through collaboration and leadership, including use of local impact investment, for example, to support delivery of social, affordable to rent and buy housing and housing on whenua Māori.*"

Add to the Strategy's Housing Chapter; the SmartGrowth Housing Action Plan 2020 has been incorporated in the sub regional Housing Systems Plan. New text to go on p.111 at end of this paragraph as outlined in italics: SmartGrowth Partners have developed a sub-regional housing systems plan, which brings together the key housing information for the western Bay of Plenty sub region, identifies gaps, and lays out a clear action plan to improve

<p>the housing system in the sub region, now and into the future. <i>The sub regional Housing Systems Plan builds on the previous Smart Growth Housing Action Plan 2020 and incorporates strategy that will lead to deliverable actions.</i></p>	
<p>Advantages</p> <ul style="list-style-type: none"> • New growth directive speaking to older people and ethnically diverse groups’ housing needs adds value to the Strategy as it recognises the diversity of housing needs. • Funding is a significant impediment to housing provision – providing detail on local funding options to pursue is relevant 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Funding is a significant impediment to housing provision – access to funding is not guaranteed
<p>Financial implications</p>	
<p>N/A</p>	
<p>Other considerations</p>	
<p>-</p>	

<p>Option 7B: Note the submissions and make no changes</p>	
<p>Advantages</p> <ul style="list-style-type: none"> • n/a 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Does not respond to the issues raised by submitters
<p>Financial implications</p>	
<p></p>	
<p>Other considerations</p>	
<p></p>	
<p></p>	

Issue 8. Develop monitoring and reporting framework for SmartGrowth sub regional Housing Systems Plan	
<p>Option 8A: Note the submission and make no changes to the Strategy. Refer the development of a monitoring and reporting framework for the sub regional housing systems plan to the Housing Action Group.</p>	
<p>Advantages</p> <ul style="list-style-type: none"> It is good practice to ensure there is appropriate monitoring of any strategy, along with addressing gaps in implementation of strategy. 	<p>Disadvantages</p> <ul style="list-style-type: none"> Developing this will require resourcing.
Financial implications	
N/A	
Other considerations	

Recommended Decisions
<p>Issue 1. Incorporate sustainability and accessibility standards in new homes</p> <p><u>Option 1A.</u> Note the submissions and make no changes to the Strategy.</p>
<p>Issue 2. Use inclusionary zoning to achieve housing outcomes</p> <p><u>Option 2A.</u> Note the submissions and make no changes to the Strategy.</p>
<p>Issue 3. Intensification in existing urban areas</p> <p><u>Option 3A.</u> Note the submissions and make no changes to the Strategy.</p>
<p>Issue 4. Role of local government</p> <p><u>Option 4A.</u> Note the submissions and make no changes to the Strategy.</p>
<p>Issue 5. Māori housing</p> <p><u>Option 5A.</u> Include a new Housing System Growth Directive 8. <i>"District Plans, policies, toolkits and funding programs enable housing for Māori on whenua Māori and barriers to delivery are actively addressed."</i></p>
<p>Issue 6. Social / community housing</p> <p><u>Option 6A.</u></p>
<p>Issue 7. Strengthen the focus on housing outcomes in the Strategy</p> <p><u>Option 7A.</u> Update the housing systems challenges in the Strategy to note the changing ethnic diversity requiring different housing market responses The following text is recommended to be added to page 112 under 'Key housing system challenges', as a new housing challenge. It is best positioned between the 9th Challenge and 10th Challenge: <i>"Changing ethnic diversity in the sub region requires different housing market responses, (e.g., for multigenerational living).</i></p> <p>Add a new Housing System Growth Directive 9. <i>"Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population."</i></p> <p>Amend the existing Housing system growth directive 2. From "2. Deliver the place-based housing plan through collaboration and leadership," to <i>"2. Deliver the place-based housing plan through collaboration and leadership, including use of local impact investment, to support delivery of social, affordable to rent and buy housing and housing on whenua Māori.</i></p> <p>Add to the Strategy's Housing Chapter on p.111, the SmartGrowth Housing Action Plan 2020 has been incorporated into the sub regional Housing Systems Plan. <i>"The Sub-Regional Housing Systems Plan builds on the previous SmartGrowth Housing Action Plan 2020 and incorporates strategy that will lead to deliverable actions."</i></p>
<p>Issue 8. Develop monitoring and reporting framework for SmartGrowth sub regional Housing Systems Plan</p> <p><u>Option 8A.</u> Note the submission and make no changes to the Strategy.</p>

Decision
<i>(To be completed in the decision-making meeting)</i>
Reason
<i>(To be completed in the decision-making meeting)</i>

Date approved:

Approved by: