



ATTACHMENTS

UNDER SEPARATE COVER 1

Ordinary Council Meeting

29 August 2023

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DRAFT HOUSING STRATEGY FEEDBACK REPORT

Submitter No	Summary of Submitter Points	Staff Comment
1 Ross Baker	Disappointed with TDC's planning procedures and response from staff	Council is not opposed to the concept of co-housing. Resource consent staff have met with Mr Baker and have offered planning advice for his proposal. He has been advised to engage a consultant with RMA planning experience to assist with his application.
	Why just Māori? What about all other New Zealanders needing help and support?	<p>Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. We acknowledge that our responsibilities are distinct from the Crown's Treaty obligations and lie within a Taupō District Council context.</p> <p>Multiply owned Māori land is fundamentally different to general land. It cannot be sold and there a strict limits on how long it can be leased. There are often many owners with an interest, sometimes hundreds, which can make development for housing challenging. Accessing capital for housing development can also be difficult from traditional banking sources. These unique characteristics mean that council should apply different approaches to the development of Māori land to enable Māori to live on their ancestral land.</p> <p>In addition to above, when Council is exercising functions and powers under the Resource Management Act 1991 (RMA) it is required to recognise and provide for seven matters of national importance set out in section 6. This includes section 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. Section 8 of the RMA requires that all persons</p>

		<p>exercising functions and powers under the Resource Management Act take into account the principles of the Treaty of Waitangi.</p> <p>Lastly, the Local Government Act 2002 (LGA 2002) requires the Council to adopt policies for the remission and/or postponement of rates on Māori Freehold Land (section 102(4) (f)). In developing this policy, the Council must consider the matters set out in Schedule 11 of the LGA 2002. This includes the recognition that there are particular cultural, historical and legal factors that distinguish Māori Freehold Land from General Land.</p>
	<p>Existing retirement villages are too expensive for most. The LTO (licence to occupy) contracts are unfair.</p> <p>Co-housing better solution</p>	<p>We agree that retirement villages are too expensive for many elderly in our community.</p> <p>We support housing solutions that will assist with housing affordability and council is not opposed to the concept of co-housing.</p>
<p>2</p> <p>Janet Hird</p>	<p>How do we keep the houses affordable?</p>	<p>Decision makers involved in affordable housing development will need to assess appropriate criteria for purchase and sale of homes. How or if these homes will be kept in the affordable price range will be part of that analysis.</p>
	<p>Holiday homes and Air BnB rob the local housing market of rentable properties for residents who live and work here.</p> <p>Charge the Air BnB people a special tourist rate.</p>	<p>The Taupō district is a fantastic visitor destination with about 17% of our residential houses being holiday homes. That percentage changes across the district with some areas like Kuratau or Motuoapa having a higher percentage. Those holiday homes bring rates to our district which contribute to paying the overall costs for the services we enjoy. They are also a really important part of our accommodation offering. Without them there wouldn't be enough places for visitors to stay at peak times.</p> <p>The owners of those properties have invested or inherited them over time, and it is ultimately their choice whether they wish to hold them as a holiday home, leave them vacant or rent them out for a period of time.</p> <p>Council is conscious that the Government's policy settings around aspects like interest deductibility and tenancy rules have a much more significant impact on the decisions</p>

		<p>that the property owners make compared to anything Council could do. With that said, one of actions in the strategy is:</p> <ul style="list-style-type: none"> investigate peer to peer accommodation provision across the district to better understand any impacts on housing and long-term rental supply, and options to manage any negative impacts. <p>In May elected members had a workshop about issues and options related to short-term accommodation. Staff continue to actively work on this matter, including identifying a sound basis for capturing all properties used for this form of accommodation and any policy options that could be used by council if required.</p>
	Have Māori ever thought of providing loans to their own people to build on Māori land.	Council is not involved in the financial process of the development of Māori land. This is not a question we can answer.
	Elderly have to be encouraged to help themselves by saving throughout their working years so they can own their own place into retirement.	<p>The elderly are one of society’s most vulnerable groups. There is a growing proportion of the aging population who have been lifelong or long-term renters and do not have the capital to facilitate entry into a village environment. At the same time, the market does not provide opportunities for this group of people to downsize (whether as homeowners or renters) into appropriately designed and located smaller properties. In many situations, families can also not afford to support them.</p> <p>With a large and growing waiting list, we consider it necessary for there to be affordable units to support those elderly who do not have the means to live in a retirement village or qualify for social housing. Council will investigate all options to ensure this form of affordable housing continues to be provided in our district, including opportunities to work with a CHP.</p>
	I would prefer to help young families into housing.	We agree that there are economic and social benefits with providing affordable housing to young families and younger people and this is why we have made affordable housing a Focus Area of the strategy. Focus Area 1 outlines how council wants to facilitate the delivery of more types of affordable housing across the district.

	Focus for social housing should come from the Government rather than council. Our rates can't cover everything.	This focus area involves partnerships and advocacy, recognising that the lead agencies for social housing remain the Government and Community Housing Providers.
	There should be some form of social housing in every suburb of Taupō i.e. mix it in with existing communities.	We agree that we don't want to concentrate social housing in one neighbourhood. We will encourage a "pepper-pot" approach where this housing is dispersed and indistinguishable from the market housing in that neighbourhood. This way our communities are integrated, and everyone feels welcome irrespective of their age, ethnicity, social status, or wealth.
3 Mke Toothill	The council should look after water sewerage roads etc, not housing.	<p>There has been clear direction in the LTP that the community would like Council to take a stronger role in responding to the housing crisis. Council is able to carry out this role in multiple ways, such as:</p> <ul style="list-style-type: none"> • Regulator/service provider through consenting and provision of infrastructure. • Facilitation through advocacy to central government and connecting potential providers together. • Enabler through current asset ownership (EUL) • A housing provider, as Council current owns a small number of older person housing units. <p>The strategy clarifies Council's role in addressing housing issues. The strategy also recognises housing complexities and interrelationships, acknowledging that while we play a significant role in planning for housing, we cannot fix housing issues alone.</p> <p>This strategy will provide a foundation from which we can grow productive relationships with others in the housing space including iwi and hapū, central government, the private sector, community housing providers and the community.</p>
4 Nat Keddie	Affordable housing is really important. People cannot afford to live here currently.	We agree with the comments of this respondent.

	<p>Healthy homes important. Many rentals have insufficient heating, poor insulation, and houses not oriented to the sun. Heating is expensive</p>	<p>We agree with the comments of this respondent. Heating older homes is very difficult and many are damp and cold, which causes issues for tenants and homeowners in Taupō.</p>
<p>5 Sherryl Worthington</p>	<p>Propose that Council investigate the possibility of 'partnering' with an organisation that already has a proven record of providing accommodation for older citizens and recommends Abbeyfield NZ.</p>	<p>We thank this submitter for their recommendation of a community housing provider. This information has been passed to the Manager of Housing and Property in Council.</p>
<p>6 & 14 Natalie Healey</p>	<p>The Taupō District Council's rural zoning has caused Māori land, such as Paenoa Te Akau, Rangatira E along Acacia Bay Road, to remain undeveloped for many years.</p>	<p>Officers understand that zoning may be seen as a barrier to development of this land, along with ownership structure and lack of capital. Council is proactively working with the owners of Rangatira E and Paenoa Te Akau to establish a process for developing this land. Section 3e of the District Plan identifies Rangatira E, Paenoa Te Akau and the Huka Falls Road peninsula as future growth areas. However, in order to realise this zoning, planning needs to occur to establish how the land can be appropriately developed and serviced.</p> <p>Council is in the process of updating the papakāinga provisions to ensure this can occur as easily as possible within the Rural environment. Investigation is also underway looking at how papakāinga might be enabled within residential areas under the District Plan.</p>
<p>7 Roger Strong</p>	<p>Housing is not a council task or duty and neither should it be. It is a central government function and must remain that way.</p> <p>Housing is a task for private developers who have the expertise and ability to take property and develop it - they take the risk with their</p>	<p>There has been clear direction in the LTP that the community would like Council to take a stronger role in responding to the housing crisis. Council is able to carry out this role in multiple ways, such as:</p> <ul style="list-style-type: none"> • Regulator/service provider through consenting and provision of infrastructure. • Facilitation through advocacy to central government and connecting potential providers together. • Enabler through current asset ownership (EUL)

