

ATTACHMENTS

UNDER SEPARATE COVER 1

Ordinary Council Meeting

29 August 2023

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5.6 Adoption of the Housing Strategy

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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	<p>Council is not opposed to the concept of co-housing.</p> <p>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.</p>
	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>
2 Janet Hird	How do we keep the houses affordable?	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>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 Keddle	Affordable housing is really important. People cannot afford to live here currently.	We agree with the comments of this respondent.

	Healthy homes important. Many rentals have insufficient heating, poor insulation, and houses not oriented to the sun. Heating is expensive	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.
5 Sherryl Worthington	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.	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.
6 & 14 Natalie Healey	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>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>
7 Roger Strong	<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)

	<p>own capital and can make or lose money. Councils will have to use public money.</p>	<ul style="list-style-type: none"> • 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> <p>The strategy does not commit council to spending additional ratepayer money on housing. We will continue to provide those housing roles outlined above and any decisions about funding of additional projects will be made through the Long-Term Plan.</p>
	<p>Māori in Taupō own lots of land- they reason they don't develop it into housing is because the land is owned collectively. This makes it difficult to borrow money to develop.</p> <p>Māori are capable of developing their own housing both by borrowing against their considerable land holdings and by using their own considerable funds- the Taupō District Council is NOT needed in this process</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>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. This policy will be reviewed later this year in conjunction with the Long-term plan development.</p>

		We recognise that land ownership structure and lack of capital have prevented development in some circumstances. Unfortunately, this is not an issue that can be resolved by council. Council will continue to work with iwi and hapū on ways we can assist with the development of Māori land through RMA regulatory advice and district plan provisions.
	This council tolerates illegal buildings on Māori land.	Council actively follows up every service request that relates to building compliance. In sensitive situations we will work with landowners to facilitate good outcomes.
8 Sylvia Mutton	The Status quo is insufficient but the goals - while quite generic - seem to lead to an improvement of the current situation.	We agree with the respondent that the status quo is insufficient.
	There is a lot of focus on new developments. While these goals will result in more housing space, they also reduce many advantages of living in our district, e.g. Decent sized sections, big green spaces and unobstructed views of our landmarks.	We agree that our green spaces and lake views are what makes Taupō special. We are conscious that we require land for housing to meet the needs of our growing community, and undeveloped land is critical to meeting that demand. Council undertakes strategic planning processes to identify the future growth areas for the district. We cannot guarantee views or large sections for all households in these new development areas but will continue to ensure our communities have greenspace and access to the amenities that make our district special.
	There is a need for homeowners of holiday rentals to be accountable for and own up to the fact that they could provide long term housing solutions. Options here could include a council tax on houses owned by non- Taupō residents, a tax on homes occupied by more than one family over the course of 6 months, increasing rates for each additional house owned by a specific owner.	<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</p>

		<p>deductibility and tenancy rules have a much more significant impact on the decisions 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>
	<p>Too many people are living in unhealthy homes. Landlords need to be held accountable and penalised if they don't fix issues within a certain time frame.</p>	<p>We agree that there are many homes in the district that are unhealthy. A landlord must provide a healthy home to the tenant and ensure that the home is insulated, can be heated, and ventilated properly, and has good drainage and moisture barriers in place.</p> <p>The healthy homes standards clarify and strengthen this requirement.</p> <p>If a landlord doesn't meet their obligations around providing a healthy home or has provided incomplete or incorrect information, they will be in breach of the tenancy agreement and the law. The tenant will then have to apply to the Tenancy Tribunal to sort the matter out.</p> <p>Council does not play a role in this process, but we can provide advice about how to keep your home dryer and warmer and an action in the strategy is to be more proactive in providing this advice.</p>
<p>9</p> <p>Denise</p> <p>Eddowes</p>	<p>Don't believe there is a shortage of housing. Many houses sitting empty throughout year or owned by non-resident ratepayers as short term rentals such as air bnb, lakeside rentals, bachcare. Local and central government</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</p>

	should incentivise those owners to make their properties available in the rental market.	<p>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 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>
10 Kelly Te Heuheu	Majority of homes are either holiday homes or retirement homes. We've become a district that houses holiday makers in the summer and old people for a few years until they die.	<p>The Taupō district is a fantastic visitor destination with about 17% of our residential houses being holiday homes. 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>Statistics show that the elderly are a growing proportion of our population. Taupō is seen as an attractive place to retire so we expect more retirees will move here and enjoy their golden years in our beautiful district.</p>
	Focus area 2 extremely important but the strategy doesn't go far in enough in explaining exactly how this will be achieved. Current	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

	regulations prevent whānau from building on land.	<p>Plan. We are also underway looking at the potential for a Māori Purpose zone that could facilitate housing around marae.</p> <p>Council will continue to work with iwi and hapū on ways we can assist with the development of Māori land through regulatory advice and district plan provisions.</p>
<p>11</p> <p>Jeremy King</p>	Air B n B is significantly reducing availability of properties for long term rent,	<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 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>

<p>12</p> <p>Pat Davis-Pirie</p>	<p>How is all this going to be funded- and who is going the planning? Our rates are getting out of hand.</p>	<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> <p>The strategy does not commit council to spending additional ratepayer money on housing. We will continue to provide our housing roles outlined in above commentary and any decisions about funding of additional projects will be made through the Long-Term Plan.</p>
	<p>We are all New Zealanders, why separate us?</p>	<p>Taupō District Council has legislative obligations to meet.</p> <p>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 exercising functions and powers under the Resource Management Act take into account the principles of the Treaty of Waitangi.</p> <p>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>Taupō District Council is also committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. We acknowledge these responsibilities are distinct from the Crown's Treaty obligations and lie within a Taupō District Council context.</p>

<p>13</p> <p>Grant Dennis</p>	<p>What is missing is to concentration of housing to reduce the cost of the underlying land, and to enable housings to be affordable.</p>	<p>As part of the District Plan review process, Council will identify those areas suitable for housing intensification and investigate other planning mechanisms that can be used to achieve the outcomes identified in this strategy. Having different housing density options will allow a mix of housing typologies to be built, which in turn provides more housing choice and price-points in the market.</p>
	<p>Council needs to take a lead approach and design low-cost sustainable communities, not sell the land off to developers who do not have the same goals.</p>	<p>The East Urban Lands (EUL) masterplan consent provides for several housing typologies not currently being provided by developers. Through the Annual Plan Council has decided to take a lead approach and develop a super lot on the EUL. While options for the future use of the land are still being developed, we hope to achieve some of the housing outcomes outlined in the strategy such as affordable housing.</p> <p>We agree that we need to create sustainable communities which are well-served, walkable, and resilient.</p>
	<p>Passive Home Ownership models have proven to work overseas. If the Council took out debt to build and sold properties without an expectation of profit.</p>	<p>Council is not proposing to build houses. A partnership or joint venture with a suitably qualified and experienced development company remains an option Council may explore for the development of the East Urban Lands.</p>
	<p>Cut the development levy to zero to incentivise Māori landowners to build. Allow simple housing covenants in the DP for jointly owned Māori land that allows for property rights and ability to sell the House i.e. leased land option?</p>	<p>The Local Government Act 2002 requires the Council to adopt policies for the remission and/or postponement of rates on Māori Freehold Land. The Local Government (Rating of Whenua Māori) Amendment Act 2021 introduced changes to the rating of Māori land, which includes:</p> <ul style="list-style-type: none"> • no further rates will be charged on wholly unused land blocks; • Local authorities are now able to remit rates on Māori land in order to encourage development, regardless of what their current policy states. <p>Councils Rates Remission and Postponement Policy will be reviewed later this year in conjunction with the Long-term plan development.</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</p>

		<p>looking at how papakāinga might be enabled within residential areas under the District Plan. We are also underway looking at the potential for a Māori Purpose zone that could facilitate housing around marae.</p> <p>Council will continue to work with iwi and hapū on ways we can assist with the development of Māori land through regulatory advice and district plan provisions.</p>
	Is it the Councils or the Central Government's role to be a provider of last resort when individuals cannot enter rest home facilities	Affordable housing for older people is a key area of concern in our District - need is increasing, and supply is very limited. Our growing waitlist for housing indicates that there are limited options for affordable rentals for small one or two person households. The demand for this type of housing will increase progressively over the next 20 years and both central and local government will need to investigate options for meeting that need.
	Social housing is a core Central Government not the role of the Council to deliver. Remove the barriers for the housing ministry to get on and bulk these	<p>This focus area involves partnerships and advocacy, recognising that the lead agencies for social housing remain the Government and Community Housing Providers.</p> <p>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.</p>
	All of the Actions identified for healthy homes are already being delivered by other Government agencies and the private sector	Actions under this focus area include collaboration with our partners to see where we can complement existing activities, and education in the community. We are not proposing to duplicate work being done by others. We do see a gap where there is no central portal with healthy homes information for Taupō. The environmental health team can also play a role in providing advice to homeowners and occupiers.
15 Zak Winduss	Development of higher density housing and supportive infrastructure is the solution.	As part of the District Plan review process, Council will identify those areas suitable for housing intensification and investigate other planning mechanisms that can be used to achieve the outcomes identified in this strategy. Having different housing density

		options will allow a mix of housing typologies to be built, which in turn provides more housing choice and price-points in the market.
	<p>Developers should be required to prove a certain percent of what they provide to market should be affordable for low income households.</p> <p>Can the council show a single new development in the last 10 years that includes any housing that is affordable?</p>	<p>We will look at the use of tools such as inclusionary zoning. This requires the developer to contribute a minimum proportion of affordable housing in future developments or pay an 'affordable housing financial contribution'.</p> <p>One recent affordable housing development in Taupō is the Penny Home development in Kokomea Park. This was made possible through the Government's COVID-19 Response and Recovery Fund.</p> <p>Te Iwiheke Place in Tūrangi is another affordable housing development. Six affordable homes have been provided by Tūwharetoa Settlement Trust.</p>
16 Pauline Walker	These issues are not the responsibility of local Councils they are the responsibility of Central Government.	<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>

	Need faster consent and inspection processes to assist developers or homeowners building their own home and reducing red tape causing unnecessary delays	<p>Many of the delays in the regulatory process come from incomplete or insufficient applications. Our resource consent team provides pre-application advice to the public and development community to help improve this process.</p> <p>One of council's level of service is that we process resource consents within legislative timeframes. Over the last 5 years we have seen a 30% increase in overall consent numbers and this has put extra pressure on staff, however we have remained within statutory time frames.</p> <p>We will continue to focus on our customers and reduce perceived 'red-tape' and offer an agile response to developments as they arise.</p>
	I personally feel that local Council should not be landlords for social housing that is Kainga Ora's role.	This focus area involves partnerships and advocacy, recognising that the lead agencies for social housing remain the Government and Community Housing Providers.
	Local Council's role is currently to ensure new builds meet requirements under this focus area I'm not sure how local Council could achieve the existing homes meeting this focus area.	Actions under this focus area include collaboration with our partners to see where we can complement existing activities, and education in the community. We are not proposing to duplicate work being done by others. We do see a gap where there is no central portal with healthy homes information for Taupō. The environmental health team can also play a role in providing advice to homeowners and occupiers.
17 Amber Purvis	No comments	
18 Graeme Spence	TDC is too focused on co governance with iwi.	As stated in our long-term plan, Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. This requires both parties to treat and work with each other in good faith and show good will to reflect the partnership relationship. We acknowledge these responsibilities are distinct from the Crown's Treaty obligations and lie within a Taupō District Council context.

	Plenty of opportunities to work with private developers to ensure all housing goals are achieved.	We agree that much of this work will require collaboration with developers and other agencies and organisations who work in the housing space.
	Proposed large development on Poihipi rd has been stopped because iwi will not allow wastewater to go under control gate bridge.	Taupō District Council has a project underway to investigate and provide a wastewater solution to enable further growth on the North side of the of the Waikato River. There are several technically viable ways that this could be achieved. Council is working with key stakeholders to advance this project including hapū and iwi.
	Let Iwi develop land under the same rules as all developers	<p>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 exercising functions and powers under the Resource Management Act take into account the principles of the Treaty of Waitangi.</p> <p>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>
19 Hal Linstrom	What is required is a mixed approach, where occupants can own or rent to own.	We agree that there needs to be a mixed approach to home ownership and we would like to see developers offer these mixed models. Council is not proposing to build houses. A partnership or joint venture with a suitably qualified and experienced development company remains an option for Council on the East Urban Lands. Mixed ownership models will considered in this development.
	Māori Tribal Land, should be developed on a fast-track basis, using treaty settlement monies, combined with government loans	Council is not involved in the financing process of the development of Māori land.

		<p>If central government introduce fast-track consenting legislation for Māori land our resource consents team would provide regulatory advice. At this stage, it is not identified as a tool to assist with development of Māori land.</p> <p>Council will continue to work with iwi and hapū on ways we can assist with planning and regulatory advice.</p>
	<p>Council could influence a demolish and rebuild programme, for example a large scale social housing complex in Tūrangi Town Centre, which is well past its use by date.</p> <p>There are vast tracks of cheap land in Tūrangi.</p>	<p>The Council is required to give effect to the National Policy Statement on Urban Development (NPS UD), which requires us to plan well for growth and ensure well-functioning urban environments that meet the changing needs of our diverse communities. This means enabling the right social infrastructure and ensuring communities are developed in a way that encourages connections between people, places, and nature. It also means that continuing to enable supply through both intensification and thoughtful expansion in areas with appropriate infrastructure and transport connections is essential.</p> <p>We do this is through spatial planning. Council plans on carrying out a spatial planning exercise in 2024, which will include looking at future growth and development across the district.</p>
	Elderly folk should be cared for by their kids.	<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>

	Any and all new social houses need to be spread out throughout the villages.	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.
20 Anon Nemous	Government should refrain from interfering in the housing situations of individuals who cannot afford their own homes. Those who are financially capable of owning houses are indirectly supporting others through local council rates and central government taxes.	Home ownership in New Zealand has been declining for many years. At the same time, low-income households have been facing serious affordability issues in the housing rental market. A shortage of affordable rental properties has resulted in more people requiring government assistance. On the other hand, some people have done very well in the housing market and own a home or more than one house. This inequality is conveyed in the housing continuum diagram outlined in the strategy. We believe that leaving the housing market solely to market forces would exacerbate this inequality and the housing crisis. Central and local government intervention can help create a fairer and more balanced housing market by implementing affordable housing initiatives, providing rental assistance, and ensuring equitable access to housing, fostering a more inclusive and socially responsible society.
	It would be advisable to allow Māori communities the autonomy to develop their land according to their own aspirations, while the council should refrain from interfering in Māori affairs.	Under current legislation Council is the regulatory body that processes resource consents for all land in the district, including Māori land. Changes to the RMA would be needed for Māori to gain autonomy to develop their own land. We acknowledge that Māori, iwi and hapū have their own housing aspirations. As an example, Tūwharetoa Settlement Trust and Te Kotahitanga o Ngāti Tūwharetoa Trust have developed housing strategies for their rohe.
	The presence of social housing has been associated with an increase in crime. Do not have these in our district.	On 25 th July MSD gave a presentation to elected members, they explained that it is less than 5% of their tenants whose behaviour is giving social housing a bad reputation and this is what is picked up on by the media. The majority of social housing tenants do not participate in criminal behaviour. Because housing is often just one of the needs social housing tenants have, 'wrap around' social services are essential for sustainable improvements in the wellbeing of

		<p>social housing tenants. Council will continue to advocate to Kainga Ora and Ministry of Social Development that they provide these ‘wrap around’ support services to those people living in emergency and social housing.</p> <p>We do not agree that there should be no social housing. The number of applicants on the Housing Register in the Taupō region increased by 850% in the last five years. Demand for social housing continues to outpace supply.</p>
	<p>Encouraging a shift towards personal accountability can empower individuals to improve their living conditions and overall health.</p>	<p>Heating older homes is very difficult and many rental homes in Taupō are damp, cold, and mouldy, which is causing health issues for tenants. Tenants are often not able to make the changes needed to improve their home as this requires landlord intervention. Homeowners can make improvements to their home but we realise this it can be very expensive.</p> <p>Council intends to improve access to information about loans and grants and local healthy home initiatives that could assist homeowners and tenants to improve their living conditions.</p>
<p>21 Guy Perry Cascade Group</p>	<p>Support any initiatives that can assist in the social or affordable housing market. Interested to discuss so the best outcomes can be achieved between Developer and Council.</p>	<p>We agree that much of this work will require collaboration with developers and other agencies and organisations who work in the housing space. We thank the respondent for their feedback and their details have been passed to the Manager of Housing and Development.</p>
	<p>Council to facilitate between Developer and Kainga Ora, to better the overall housing shortfall for social housing. This could occur with a new concept of a Liaison Officer whose mandate is to approach both Developer and Government to better understand the needs of both parties, and then to present options that could satisfy those needs.</p>	<p>Much of this work will require collaboration and partnerships with developers and other agencies and organisations who work in the housing space. A Liaison Office has not been mooted through the draft strategy but this suggestion has been noted and will be passed to the Manager of Housing and Development.</p>

	Higher density affordable housing projects allow for the potential of on-site management, of multiple dwellings or units, by a sole manager, much like a motel reception scenario.	As part of the District Plan review process, Council will identify those areas suitable for housing intensification and investigate other planning mechanisms that can be used to achieve the outcomes identified in this strategy. Having different housing density options will allow a mix of housing typologies to be built, which in turn provides more housing choice and price-points in the market.
	There is a need for separation between social housing tenants, physical separation, unlike that experienced at a Motel complex where a regular police presence is commonplace.	We agree that motel accommodation is not a suitable option for social housing tenants. Council will continue to advocate for Kāinga Ora and Ministry of Social Development to transition people out of motels and into more permanent housing solutions.
22 Paula Smith	Holiday homes and Air bnb is why there is a lack of houses.	<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 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</p>

		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.
	There should be no preference to someone getting a house based on their race.	<p>The strategy does not advocate for houses to be given to one particular group. If the respondent is referring to the principles and Focus Area 2, Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti.</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 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>

	There is enough rest homes and smaller homes for the elderly here already	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. 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.
	Social housing - with the current crime rate and unemployment rate here and the school attendance at an all time low for this area, this would be a massive mistake for the area	<p>We do not agree that there should be no social housing. The number of applicants on the Housing Register in the Taupō region increased by 850% in the last five years. Demand for social housing continues to outpace supply.</p> <p>On 25th July MSD gave a presentation to elected members, they explained that it is less than 5% of their tenants whose behaviour is giving social housing a bad reputation and this is what is picked up on by the media. The majority of social housing tenants do not participate in criminal behaviour.</p> <p>Because housing is often just one of the needs social housing tenants have, 'wrap around' social services are essential for sustainable improvements in the wellbeing of social housing tenants. Council will continue to advocate to Kainga Ora and Ministry of Social Development that they provide these 'wrap around' support services to those people living in emergency and social housing.</p>
23 Susan Green	Why not approach our community to 'adopt' a family to support their journey to home ownership on an annual or biannual basis?	This is a novel idea for a way to address the housing crisis. The draft housing strategy does not include actions relating to financing home ownership. This initiative would be a good idea for a non-profit organisation to implement, working alongside the banking sector. We will pass this idea to agencies we are in collaboration with.

24 Keely McSweeney	Healthy affordable housing leads to better health and community outcomes overall.	We agree, good quality, warm, and well-built homes are a vital element to ensure our residents can live well and contribute positively to the community.
	The process in terms of dealing with KO/Council was cumbersome, slow, wordy and apathetic	We are sorry to hear about your experience. Council has a dedicated development adviser who can provide advice for the consent process. We also have a working relationship with Kainga Ora. Staff will contact the respondent to see if we can be of assistance.
25 Joanne Peterson	Want the issue of not been able to get a mortgage on Māori leasehold land addressed.	Council is not involved in the financial process of the development of Māori land, unfortunately this is not an issue we can address.
	Landlords are not spending the money required to ensure their homes meet healthy homes standards, because due to demand people are not in the position to go against their landlord so they put up with living in sub standard living conditions	We agree that there are many homes in the district that are unhealthy. A landlord must provide a healthy home to the tenant and ensure that the home is insulated, can be heated, and ventilated properly, and has good drainage and moisture barriers in place. The healthy homes standards clarify and strengthen this requirement. If a landlord doesn't meet their obligations around providing a healthy home or has provided incomplete or incorrect information, they will be in breach of the tenancy agreement and the law. The tenant will then have to apply to the Tenancy Tribunal to sort the matter out.
26 Lou Riddle	No comments	
27 Amy Cook	No comments	
28 Simon Petersen	There is a degree of reverse discrimination within the TDC's plans. - Treat people as individuals, please don't group issues by culture	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>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 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>If housing is such an issue for TDC then suggest council look at the unnecessary spending to beautify the area - ultimately this drives up housing demand/price and makes the situation worse. Some of that spending could have been put into better supporting programmes and initiatives to help those in the community with specific needs.</p>	<p>The transformation of the Taupō town centre was made possible through the central government-funded 'Shovel Ready Projects', which came from the Covid-19 economic stimulus package.</p> <p>Council provides funding to programmes and initiatives across the district that support the community.</p>

		Council cannot stop people from moving to Taupō because of its attractiveness nor would it be appropriate to stop making improvements across the district because we want to prevent growth.
	We don't have the infrastructure yet. You need to ensure that roading is in place. Address the Nukuhau Bridge issue first and stop creating bottle necks with your quest to adapt the town centre into some sort of cafe mecca.	Council has a project underway to investigate and provide a wastewater solution to enable further growth on the North side of the of the Waikato River. There are several technically viable ways that this could be achieved. Council is working with key stakeholders to advance this project, including hapū and iwi. Council is investigating options for a new bridge or other measures to reduce traffic going across the control-gates bridge.
	How horrible will it become with the areas between Nukuhau and Acacia Bay packed with density housing. Over developing the Nukuhau area will create issues with roading, schooling (already at capacity) and welfare.	Section 3e of the District Plan identifies Rangatira E and Paenoa Te Akau (between Nukuhau and Acacia Bay) 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.
	Social Housing is not the only solution. Provide more services to help those in need.	Because housing is often just one of the needs social housing tenants have, 'wrap around' social services are essential for sustainable improvements in the wellbeing of social housing tenants. This is not a function of local government. Council will continue to advocate to Kainga Ora and Ministry of Social Development that they provide these 'wrap around' support services to those people living in emergency and social housing.
	Why is collaboration necessary to ensure homes are accessible, warmer and drier and environmentally sustainable	Actions under this focus area include collaboration with our partners to see where we can complement existing activities. We do not want to duplicate work being done by others.
29 Sabrina Viebrantz	People shouldn't be treat in a different way just because of ethnicity	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>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 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>
	Elderly people should receive support of their own family.	<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</p>

		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.
	If you offer social housing and emergency accommodation you can ruin the town in the same way that happened in Rotorua.	<p>We do not agree that there should be no social housing. The number of applicants on the Housing Register in the Taupō region increased by 850% in the last five years. Demand for social housing continues to outpace supply.</p> <p>On 25th July MSD gave a presentation to elected members, they explained that it is less than 5% of their tenants whose behaviour is giving social housing a bad reputation and this is what is picked up on by the media. The majority of social housing tenants do not participate in criminal behaviour.</p> <p>Because housing is often just one of the needs social housing tenants have, ‘wrap around’ social services are essential for sustainable improvements in the wellbeing of social housing tenants. Council will continue to advocate to Kainga Ora and Ministry of Social Development that they provide these ‘wrap around’ support services to those people living in emergency and social housing.</p> <p>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.</p>
30 Andy Bloomer	Not entirely clear on actions to reach the goals.	Actions are outlined in the strategy. These will be reviewed on an annual basis to ensure council is responsive in the housing space.
31 Kim Tawa	Prospect of knowing you can own your own house brings peace of mind, knowing your future is stable and you can continue to help other family members	We agree that having a home gives people a sense of security. People have better wellbeing and improved social and economic outcomes when they live in safe, healthy housing that’s suitable for their needs.

	Due to been able to rent to buy means this gives me an opportunity to be able to afford payments without struggling and knowing there is an incentive which will help my peace of mind and a relief of worry in difficult times.	There are various opportunities to address housing affordability including rent to buy progressive home ownership schemes. Council will advocate to developers, iwi, and central government agencies that they offer alternative ownership models for housing developments.
	Elderly need to be looked after, this eliminates stress and worry.	We agree. The elderly are one of society's most vulnerable groups. 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.
	The more people working together you can achieve better outcomes for everyone	We agree that much of this work will require collaboration with developers and other agencies and organisations who work in the housing space.
32 Jan Carey	Council so far has not actioned recommendations from previous reports.	The draft housing strategy outline show council will action many of the recommendations in previous housing reports.
	Council needs to find ways to support smaller developers in the market. People who have a larger section but want to build for their family on the section face enormous development levies to the Council. Levies could be reckoned on the sale of the house rather than the building of the house.	A person subdividing their property pays development contributions for their share of the infrastructure already constructed for the town, in particular the capacity built into the networks, or that which must be built to serve the subdividers land. Our Development Contributions Policy provides information on when development contributions are required and how they are assessed and calculated. This policy will be reviewed in 2024 and council will look at options to achieve positive housing outcomes.
	Pensioners who have been great tenants for a long time are now without housing because of changes in the rental culture. Secure tenancy	We agree that the district needs more secure long-term affordable rentals. To achieve this goal, key housing stakeholders will need to work in coordination and/or partnership to achieve more availability.

	with accountability is something the Council must favour.	
	Council must work with the banks for a system where Taupō people with only pensioner income can continue to rent while the value of their house is held/maintained by a larger not for profit organisation.	The draft housing strategy does not include actions relating to financing home ownership or rent. This initiative would be a good idea for a non-profit organisation to implement, working alongside the banking sector. We will pass this idea to agencies we are in collaboration with.
	We are working against a culture of competition for funds that has meant social agencies are reluctant to work together at the coalface.	We acknowledge that this is an unfortunate reality many social agencies face. Council cannot comment on how agencies could or should work together but we will continue to be advocates for this district and support agencies as effectively as possible.
	Council has to work hard at the culture of its staff. They are often in very difficult positions but the current feel is "we have to guard against anything that might be different or cause work." This will include knowing a number of pathways for getting to an outcome and defining the barriers not as them and us but as we.	Over the last 5 years we have seen a 30% increase in overall consent numbers and this has put extra pressure on staff. On top of this, the last three years have been challenging for many teams due to Covid-19 issues. That said, our customers are at the heart of everything we do. We will continue to focus on our customers and reduce perceived 'red-tape'.
33 Aksel Bech Waikato Housing Initiative (WHI)	Many of the elements align well with WHI's own workstreams and are likely to assist in the housing system change required -with Taupō DC as an enabler and leader.	We thank the Mr Bech and WHI for their support of the draft strategy. Staff will continue to engage with WHI and work collaboratively to make the most of regional learnings and experiences.
	WHI support the statement "The Council has an important role....". WHI submits further	Thank you for your support and we agree that the Future for Local Government report has highlighted opportunities where local government can play a greater role, including

	that a direction of travel is clear from government with the recent Future of Local Government Panel's Final report which concludes that Councils should be more active (and accountable) for affordable housing going forward.	growing local affordable housing and actively collaborating with other anchor institutions.
	Have some timelines and milestones along the way; include adequate staffing and resources to support implementation through the LTP.	We agree that implementation of the strategy is important. The actions proposed in the strategy are either extensions of our existing work programmes, such as district plan review, or new projects that will be captured in the LTP business planning process. To ensure the strategy becomes a living document, we will undertake regular reviews of action implementation by Council.
	WHI urges council to consider the merits and relevance of inclusionary zoning. Waipa, Hamilton and Waikato District are about to make changes to district plans to include inclusionary zoning.	Through our district plan residential chapter review we will investigate the use of tools such as inclusionary zoning.
	In a District Plan review, WHI urges a more broad affordability "lens" be employed as on occasions DP provisions may have had unintended consequences that limit affordability or amenity in larger intergenerational living arrangements.	This comment has been noted and it has been passed to the district plan team undertaking the review.
	WHI urges a broad conversation with representatives from the whole housing continuum in what may be meaningful incentives to private developers that might see them include integrated affordability.	We agree that much of this work will require collaboration with developers and other agencies and organisations who work in the housing space. This comment has been noted and it has been passed to the district plan team undertaking the review.

	We recommend perpetual affordability covenants or other tags on title to ensure houses are not on-sold to others at market price; keep it forever affordable.	At this stage Council is not proposing to build houses. A partnership or joint venture with a suitably qualified and experienced development company remains an option for Council on the East Urban Lands. Decision makers involved in any 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 assessment.
	Waikato Community Lands Trust is regional vehicle that could be used as a mechanism by which to ensure perpetual community ownership and perpetual affordability.	We thank the submitter for bringing this option to our attention. This information has been passed to the Manager of Housing and Property.
	Build to Rent (BTR) product can attract govt grant money.	We thank the submitter for bringing this option to our attention. This information has been passed to the Manager of Housing and Property.
	Encourage integrated developments and pepper-pot approach.	<p>The East Urban Lands masterplan consent provides for several housing typologies with mixed density options. We agree that we don't want to concentrate social housing in one neighbourhood. We will encourage a "pepper-pot" approach where social and affordable 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.</p> <p>Similarly, we will advocate to government agencies that they consider appropriate location and good urban design principles when building any social housing in the Taupō District.</p>
	WHI submits that Council includes funding consideration in the LTP of non-specific infrastructure for the EUL. This funding would have the flexibility to respond to the changing circumstances and economic and population growth conditions.	The infrastructure (roads, footpath, waterpipes etc) within a subdivision is funded by the developer/subdivider through development contributions. Through the 2023-24 Annual Plan Council has committed to investing \$7.6 million to develop a 6ha area within the East Urban Lands. Any further decisions about funding of infrastructure and/or development must be made through the Long-term Plan and Annual Plan

		processes. At this stage it is not considered necessary to include non-specific funding to support this strategy, as development contributions will fund future development.
	WHI has piece of work underway to establish the extent to which we can clarify or define more clearly what is meant by “affordable”. Should Taupō DC wish to be involved in this piece of work, we welcome that participation	This has been noted. Staff will continue to engage with WHI and work collaboratively to make the most of regional learnings and experiences.
34 Andrea Millar on behalf of Ara Poutama Aotearoa the Department of Corrections	<p>Ara Poutama operates residential units in the community throughout the Taupō District, and NZ wide. They are responsible for a range of residential activities with associated reintegration or rehabilitation support services.</p> <p>Whilst specific reference to Ara Poutama in the Housing Strategy is not requested, Ara Poutama does wish to collaborate with Council in the housing space at a strategic level, to ensure its interests in housing are considered and the challenges associated with it providing housing in the district can be resolved.</p>	We thank the submitter for their letter. This information has been passed to the Manager of Housing and Development and our Community Development Team. Council will strive to work collaboratively with all agencies in the district.
	District Plans, in relation to the provision of housing by Ara Poutama, can create issues where provisions are unclear or unsupportive. In particular where a District Plan seeks to define housing, where it includes an element of support, as something other than a “residential activity”, then the requirement to	The concerns about district plan provisions have been noted and your submission has been passed on to the district plan review team.

	<p>seek resource consent can be created. This represents an issue given public opposition is often encountered in such instances. As such, the Housing Strategy should recognise that the District Plan review process should be approached with the goal of enabling all types of housing, by the full range of housing providers, within the community.</p>	
<p>35</p> <p>Ziena Wall</p>	<p>Zonings are restricting consents.</p> <p>Please make it affordable for Māori landowners to go back onto their land. Accept the different sewage set ups, eco-friendly and recyclable waste water.</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>Officers understand that zoning may be seen as a barrier to development of land, along with ownership structure and lack of capital. Council will continue to work with iwi and hapū on ways we can assist with planning and regulatory advice.</p> <p>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>36</p> <p>Martin Blain</p>	<p>Too vague and short of detail. Would like to see more details of expected percentages, general cost brackets for each type of housing and general areas expected to be submitted for planning permission and approvals.</p>	<p>Council is not proposing to build houses. A partnership or joint venture with a suitably qualified and experienced development company is an option Council may explore for the development of the East Urban Lands.</p> <p>Statistical information supporting the strategy is provided in the Supporting Information document.</p>

	Māori land - What attractions will be offered to the job and employment markets by doing so. .	It is unclear what the submitter is referring to about job offerings and how this relates to Council supporting Māori to develop their land. Amplify is the economic development agency for the Taupō District and there role is to grow the local economy and introduce people to Employment, Careers and Training opportunities within the Taupō District.
	There will need to be a balanced cost/benefit analysis to ensure the right mix of social housing. Preferably not multi story block houses of a displeasing appearance.	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.
37 William Mclenachan	I am very thankful to be a resident in the 'Pensioner Flats' in Mangakino, part of the Taupō District Councils 'Housing For The Elderly' portfolio. TDC are an example and should be a benchmark as to the minimum required by any landlord and housing service provider. I am firmly against TDC changing the present model providing housing for the elderly to an external service provider.	We thank the submitter for their feedback. Their comments on service delivery are appreciated and have been passed on to the relevant team. Concerns about a change of service provider have been passed to the Manager of Housing and Property. We want to assure you that your tenancy will not be affected by any proposed changes and you will continue to have a home.
	Training could be given to TDC rental inspectors to recognise warning signs of a tenants health and wellbeing. With tenants permission, a referral to a service provider could be given for people of concern (Health, Personal Care, Home Care, Social Isolation etc.).	We thank the submitter for this helpful suggestion, we have passed this to the property team of council.

	Re-zoning and legislation can be used to make attractive and viable opportunities for Not-for Profit to build and provided appropriate modern housing.	We agree that council needs to consider all regulatory and non-regulatory tools that can be used to encourage more organisations and developers to provide housing for the elderly.
38 Dawn Pritchard (Waikato Regional Council)	Concentrating growth in and around existing urban/residential areas is preferred.	We agree. The Council is required to give effect to the National Policy Statement on Urban Development (NPS UD), which requires us to plan well for growth and ensure well-functioning urban environments that meet the changing needs of our diverse communities. This means enabling the right social infrastructure and ensuring communities are developed in a way that encourages connections between people, places, and nature. It also means that continuing to enable supply through both intensification and thoughtful expansion in areas with appropriate infrastructure and transport connections is essential.
	There are no maps in the consultation document to assess location of any potential new growth/development areas. It is expected that these will occur outside of any hazard, Waahi Toitu and Waaihi Toiora areas.	Growth areas are identified through spatial planning. TDC 2050 is the current spatial plan that identifies where future development will occur in the district. Council plans on carrying out a spatial planning exercise in 2024, which will include looking at future growth and development across the district. Any proposed growth/development areas will be outside of hazard zones. Maps will be included in these documents.
	We recommend making changes to the charts supporting the planned housing demand and supply to make it easier to interpret.	Thank you for this feedback. We did have issues with some graphs and charts not being readable in the designed document. This will be amended in the final version.
	An analysis of what a “sufficient supply of affordable housing/housing for the elderly to meet demand” means i.e., how many housed is the end goal?	Statistics show that the elderly are a growing proportion of our population. It is unclear how many of our elderly resident will require housing assistance from council in the future but the current waiting list is over 120 people.
	An indication of indicative timing and possibly staging of focus areas is suggested to reach any goals set	The actions proposed in the strategy are either extensions of our existing work programmes, such as district plan review, or new projects that will be captured in the LTP business planning process. The LTP will include timings for these projects.

		To ensure the strategy becomes a living document, we will undertake regular reviews of action implementation by Council.
	We support Focus Area 3, however, the Taupō growth strategy indicates that not only is the population ageing, it will also start to decline beyond the 2030s. This future decline should be taken into account in the housing strategy	Unfortunately, WRC is using out-dated data for Taupō. Staff have sent WRC more up-to-date population statistics which show the population is actually increasing.
39 Florence Karaitiana Nga Uri o Kurapoto o Tapuaeharuru Chair and Trustee of Waipahihi 4H Lands	<p>Not enough is being said, done or written, to promote better housing in a inclusive capacity, for Tangata Whenua.</p> <p>It is time for Council to show a inclusive approach to Tangata Whenua in this Draft Housing Strategic Plan, inclusive at the table, through to Development, then to the Tennancy, and as part of the monitoring process.</p>	<p>In terms of housing solutions around the rohe, there are numerous conversations staff are having with iwi and hapū. This work includes updating the papakāinga provisions in the District Plan and giving planning advice about land development to Māori landowners. We are also underway looking at the potential for a Māori Purpose zone that could facilitate housing around marae.</p> <p>As part of Council's housing strategy development, we signed a Memorandum of Understanding with Tūwharetoa Settlement Trust. This MOU records the intent to share information and support each other with the implementation of our respective housing strategies and actions.</p> <p>Council will also support Te Kotahitanga o Ngāti Tūwharetoa Trust with implementing their housing strategy.</p> <p>We recognise that land ownership structure and lack of capital have prevented development of Māori land in some circumstances. Unfortunately, this is not an issue that can be resolved by council. Council will continue to work with iwi and hapū on ways we can assist with the development of Māori land through RMA regulatory advice and district plan provisions.</p>
	Support the elderly of all cultures being housed, however do not see an immediate	Statistics show that the elderly are a growing proportion of our population. The current waiting list for council housing units is over 120 people. While we have not analysed

	need, like the immediate needs of our Tangata Whenua Kaumatua.	these number by ethnicity, we do see a need to work collaboratively with iwi and ensure all elderly in the district our housed in safe and healthy homes.
	Council may see a opportunity to assist us with development of Waipahihi 4H Lands	Staff are happy to meet with Waipahihi 4H trustees and provide planning and regulatory advice.
40 Ian Chamberlain	<p>When Council sells EUL land to a developer, needs to stipulate a mix of housing densities and typologies. Have high-density next to parks. Make sure subdivisions include a percentage of houses which are smaller homes on smaller sections. Include green space & carparking areas.</p> <p>Include rent to buy options and rentals. Include social housing. Bus route to go past area.</p>	<p>Since the original EUL Masterplan consent in 2009, Council (as landowner) has explored ways to deliver the vision and leverage our land ownership to meet our social responsibilities. Given the consented masterplan creates such a clear vision, we believe in the outcomes we have already seen completed (for example Kokomea Village). We plan to use some of these lessons learned to continue to improve outcomes as the remaining area is developed.</p> <p>Examples of sustainable urban design principles that we have implemented, include well connected cycle lanes along the central spine road (Tauhara Ridge Drive), slower speed street environments with pedestrian priority, and walkable, legible development blocks that have access to day-to-day services such as grocery shops and pre-schools. Well distributed public open space is positioned to provide play and recreation for the community within 300-400m of new homes, and to create legible streets that are pleasant to navigate. These routes are connected to the retained gully network and existing walking and cycling networks beyond. We are also aware of the need to improve public transport - the masterplan has been designed to accommodate bus stops and potentially a future transport hub in the Northern Precincts.</p>
	Include rent to buy and home ownership models	This model of progressive home ownership would allow for more people to enter the housing market. Council will encourage developers and iwi to consider rent to buy as a home ownership offering.
	Have banks in the room to support conversation around papakāinga.	<p>Council is not involved in the financing process of the development of Māori land.</p> <p>Council will continue to work with iwi and hapū on ways we can assist with planning and regulatory advice.</p>

	Recommend building to passive homes H1 change came through in 2023	We thank the submitter for their recommendation. This has been passed to the Manager of Housing and Property.
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Consultation Document

Housing Strategy

Summary of submissions

Statistics Report

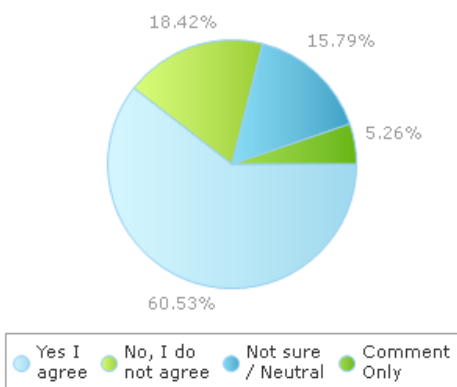
26/07/2023

Report: Housing Strategy Statistics report

Category Name: Goals
Overview of Category:
Total number of submitters: 38
Total number of points: 44

Response field Number and Name: 1-Goals		
Question: Are these the right goals for housing?		
Total number of responses: 38		
Decision Sought	Number of submitters who selected this option	%
Yes I agree	23	60.53%
No, I do not agree	7	18.42%
Not sure / Neutral	6	15.79%
Comment Only	2	5.26%

Goals



Submitters for this question

Submitters for this question
Yes I agree 2 - Janet Hird: Your draft strategy reads alright.
Yes I agree 8 - Silvia Mutton: The Status quo is insufficient but the goals - while quite generic - seem to lead to an improvement of the current situation.
Yes I agree 13 - Grant Dennis: They are all aspirational and goals, who no body would disagree with, the one that seems to be missing is to support / drive concentration of housing to reduce the cost of the underlying land, and to enable housings to be affordable as you have as an aspirational goal.
Yes I agree 21 - Guy Perry on behalf of Cascade Group Ltd: <p>I believe TDC are currently in a positive mindset regarding social and affordable homes.</p> <p>I have been studying the same issues of affordability across the board with various materials suppliers that contribute to the affordability of a modern dwelling, both large or small, budget or high end.</p> <p>The trend suggests (apart from the underlying land cost) that the rising cost of timber and steel have largely impacted the housing market, along with the lack of competition in the building materials sector generally, and I refer to products such as gib board, seretone and shadowclad, but this is by no means a complete list. Without naming certain Suppliers, the effects of monopolistic competition have the effect of increasing the dwelling build cost to unprecedented levels. Labor shortages have resulted in escalation of wages in all trades. Compliance costs have also risen for small businesses across the board.</p> <p>Some Developers have short-circuited the standardized model of construction methods, through smart thinking and utilizing technology to their advantage, thus eliminating certain trades completely (gibstopping, painting) in the building process. Additionally, they have stuck with the same designs for their market offerings, resulting in a massive decrease in build time due to the elimination of many steps within the Resource Consent being necessary for each development (because Council has already consented that identical dwelling or apartment previously, and the plans have not altered). This also saves time for Council staff.</p> <p>The issues of rising costs for construction, whilst easily blamed on factors such as labor rates and compliance, can equally be attributed to the demands of both infrastructure and roading, none of which are able to be directly funded by the end user, apart from on an annual rates basis as currently. Toll Roads are utilized as a mechanism to offset such costs, and these work to great effect in Australia, due largely to a larger population base.</p> <p>The above issues all add their portion of cost to the overall model, and whilst innovation can reduce costs, many other costs rise over time offsetting any positive gains made with that innovation.</p> <p>Whilst site coverage is a sensitive topic, same applies to any relaxation of rules that are made to promote infill housing. There is a general reluctance initially, but such are usually offset by any capital gains potential.</p> <p>I support any initiatives that can assist in the social or affordable housing market, and would be interested to discuss further how such could be progressed or at least discussed in detail so the best outcomes can be achieved between Developer and Territorial Authority.</p> <p>I am considering a number of proposals currently for an affordable housing development, some aspects which would greatly benefit from a collaborative approach at a conceptual level rather than at the usual stage when Consents are sought. A collaborative relationship between Councils and Developers is one area that is not utilized as much as it could be, and I think it's up to all Territorial Authorities to adjust their</p>

mindsets and become more proactive in building relationships with those that are faced with the creation of housing for their communities.

Overall, I support the visions and goals proposed by TDC in their efforts to provide additional social and affordable housing to the market.

The time has arrived I think for Territorial Authorities to facilitate between Developer and Kainga Ora, to better the overall housing shortfall for social housing. This could occur with a new concept of a Liaison Officer whose mandate is to approach both Developer and Government to better understand the needs of both parties, and then to present options that could satisfy those needs. This could involve items including infrastructure, transportation, communal facilities, roading and reserves, building design and site coverage. In some cases a zoning review maybe necessary to allow in isolated cases a special zoning overlay to be placed on some areas to allow a higher density of buildings.

Yes I agree

23 - Susan Green:

I applaud the council taking on this complex situation and looking at viable solutions.

In addition why not approach our community to 'adopt' a family to support their journey to home ownership on an annual or biannual basis? Local vision might mean 100 locals donating \$10,000.00 each for a family to build the home they need. Room for extended whanau or meeting mobility needs etc. Not sure how you would choose the family; having a ballot, needs based or a lottery or in other ways.

As a single parent, having my own home gave a sense of security and belonging. It would be tremendously rewarding to feel I had played a small part in supporting another families journey, even on a one off basis.

Yes I agree

24 - keely mcsweeney: healthy affordable housing leads to better health and community outcomes overall.

Yes I agree

29 - Sabrina Viebrantz: Houses are to expensive, down payment is almost impossible to afford.

Yes I agree

30 - Andy Bloomer on behalf of self: Appropriate goals.

Yes I agree

31 - Kim Tawa on behalf of Whanau and I: I feel these \$ level goals are the best way to address the housing situation within the Taupo area. Many low to median income earners are struggling and unable to afford security for their families this brings stress and discomfort to and uncertainty to many families implementing these goals are a good idea, this will help the community in many ways. Prospect of knowing you can own your own house brings peace of mind, knowing your future is stable and you can continue to

help other family members. For me knowing when I die I am able to assist my children with a deposit for them to buy their own house, this is a very good solution to a very frustrating situation.

Yes I agree

32 - Jan Carey on behalf of Taupo:

Maori providers are already working on warm homes for their people and procedures are in place for new homes. I'm glad that this is not the first goal because it would be a cop out to say we are doing something if this was our first goal.

More availability of affordable housing is key and there are a lot of difficult decision around this. The council so far has not actioned recommendations from the Ridd report or the RTD Action Plan 2020 Appendices or the BERL Report all of which suggest flexibility in Building and Planning Consents depending on the level of housing.

More thought needs to be given to goal 4 the creation of community through Housing. There are three agencies needed a building arm, an admin and selection and maintenance arm, and a social wrap around development arm. Vision West has come into the area with proven record in other places. Navigators with Tuwharetoa are doing a good job but buildings that fit the people are still largely at the whim of developers. Only Council can intervene to change this.

True infrastructure is costly but the current scheme seems to be leave it to the goodwill of the developers but this has not been effective so far in changing the size of houses available.

I'm uncertain that the proposed... voluntary inclusion of affordable houses nor the payment of an affordable Housing Levy on those who don't want to act voluntarily will actually benefit the community.

Yes I agree

33 - Aksel Bech for Waikato Housing Initiative: See Attachment.

Yes I agree

41 - Anaru Smiler for Wairarapa Moana Ki Pouakani Incorporation: Implemented solutions and initiatives showing the four guiding principles in play will be the true measure of a successful Taupo District Housing Strategy.

No, I do not agree

3 - Mike Toothill: The council should look after water sewerage roads etc . Housing should not be on their agenda .

No, I do not agree

7 - Roger Strong:

Housing is not a council task or duty and neither should it be. It is a central government function and must remain that way.

Our council has no place in housing development.

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 own capital and can make or lose money. Councils will have to use public money. They are risking money that is NOT their own and they lack the expertise although they may consider they have it - they don't.

Maori in Taupo own lots of land- they reason they don't develop it into housing is because the land is owned collectively. This makes it difficult to borrow money to develop.

This council like others before it tolerates illegal building illegal activities such as pit toilets on Maori land and does NOTHING about it. This is something that should NOT happen and must be stopped.

Maori are capable of developing their own housing both by borrowing against their considerable land holdings and by using their own considerable funds- the Taupo District Council is NOT needed in this process.

The Taupo District Council must stay out of housing development - it is NOT their business.

No, I do not agree
12 - Pat Davis-Pirie:

Are you planning 15 minute cities. Strange you not talking about these. We need to look after all Taupo residents families young and older and those working hard to support themselves. How is all this going to be funded ? Our rates are getting out of hand . We love Taupo and don't want it to be ruined like the waterfront where folk unable to find a parking space due to age or disability can not enjoy going to a Cafe. Who is doing all the planning ???

No, I do not agree

16 - Pauline Walker: Firstly, these issues are not the responsibility of local Councils they are the responsibility of Central Government. Secondly, these are a wish list of outcomes with no substance of how they could or would be achieved or funded. Local Councils could assist Central Government by having an efficient local Council e.g. faster consent and inspection processes to assist developers or home owners building their own home and reducing red tape causing unnecessary delays etc. In addition, employ the necessary people with the right qualifications to do the job properly.

No, I do not agree
18 - Graeme Spence:

TDC is to focused on co governance ew with local iwi.

The town has plenty of opportunities to work with private developers to ensure all housing goals are achieved.

John Penny is a very good example of what can be done with his project at Wharewaka.

There are plenty more opportunities like this to be taken in this town.

The proposed large development on Poihipi rd has been stopped because iwi will not allow waste water to go under control gate bridge along with the other waste eater pipes.

If it was not for this bridge nonsense by iwi that sub division would be inder construction and have over 600 section ready for sale

No, I do not agree

20 - Anon Nemous on behalf of I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this town.: Government should refrain from interfering in the housing situations of individuals who cannot afford their own homes. Those who are financially capable of owning houses are indirectly supporting others through local council rates and central government taxes. Consequently, people are constantly contributing to the livelihoods of others within this welfare state. Instead of relying on assistance, why don't people follow the example of those who saved up for a house deposit? It seems that those who complain about poverty are often the ones parading around with the latest expensive smartphone and extravagant vehicles, which are likely beyond their means. The issue lies within society itself, as everyone strives to be seen with the newest and most impressive possessions, rather than prioritizing hard work and improving their quality of life. This approach not only fails to address the problem at hand but exacerbates it, as individuals fail to learn valuable lessons for their own future and instead become increasingly reliant on the generosity of taxpayers. The elderly had ample opportunities to purchase homes during more prosperous economic times, and any difficulties they face in their current living situations are a result of their own poor choices.

No, I do not agree**22 - Paula Smith:**

the majority of houses owned in taupo and accaia bay are by extremely rich or overseas people using them for air b n b. This is why there is such a lack of houses in the area . The prices do not help and banks high deposits and mortgage rates along with the extreme high living costs of food , petrol in the area as well . It makes it unrealistic .

Every 3rd house in our area is a holiday home and maybe used 2 x a year . These houses could be used as rentals or for sale and people who want to holiday here could use local holiday parks .

There should be no preference to someone getting a house based on their race . That is extremely wrong on all levels . As a nz european i work 3 jobs and still could not have even 50 dollars a week whilst living here in taupo . The rates here are 4 x higher than auckland and petrol is 40 cents higher as well . So why would giving priority to someone based on race work ???

Absolutely another ridiculous idea and a waste of ratepayers money from the TDC

Not sure / Neutral

1 - Ross Baker for Tongariro River Mews on behalf of Tongariro River Mews: We are very disappointed with TDC's planning procedure. i.e. About nine months ago an application for resource consent approval was submitted by our architect for an affordable multi-unit apartment complex in Turangi - this was for 'Stage 1' for the biggest intensive housing development in Turangi for the last fifty years with a building cost estimate of over \$15 Million. Sadly, so far all we have met with is objections and reasons from council planning staff looking for ways to prevent this proposal from proceeding. There has not been any support or help. i.e. When we asked to meet Council planners last January to discuss the conceptual basis of the cohousing proposal, we were informed they were too busy. They did not understand the concept and would not even meet for an explanation. That is no way to encourage or support any new residential development in the Taupo region. In the meantime we have lost prospective buyers who have given up waiting for approval for TRM apartments. TDC claim they are looking for ways to help to provide more affordable accommodation but do nothing to assist.

Not sure / Neutral**9 - Denise Eddowes:**

I don't believe there is the shortage that is being suggested. There are many houses sitting empty throughout Taupo for a large proportion of the year. There are also a large number that are owned by non resident ratepayers as short term rentals such as air bnb, lakeside rentals, bachcare etc. Obviously non residential owners do not care to put their homes onto the rental market due to a number of reasons that make it less attractive/lucrative to the status quo. If they can see this as being a positive thing then potentially we will reduce our housing shortage issue. How can this be achieved surely is via local and central govt coming up with incentives to entice those owners into wanting to make their properties available in the rental market. Building more houses may simply enable those who already own a home add to their property portfolio. Unfortunately it is likely there will always be those who can't afford to buy their own home so rental houses will continue to be needed. Let's support responsible landlords to best guarantee this need being met.

Not sure / Neutral

28 - Simon Petersen: Please ensure that housing outcomes are equitable for all. There is a degree of reverse discrimination within the TDC's plans. - Treat people as individuals, please don't group issues by culture. If housing is such an issue for the TDC then might I suggest that the council look at the unnecessary spending that has taken place lately to beautify the area - ultimately this drives up housing demand/price and makes the situation worse. Some of that spending could have been put into better supporting programmes and initiatives to help those in the community with specific needs. Let's plan to remedy the social issues first before trying to create a 'Queenstown of the North'.

Not sure / Neutral**35 - Ziena Wall on behalf of Whanau:**

why?? For all the reasons in the outcomes we want to see. Too many homeless or in damp housing. Make affordable housing a reality

Not sure / Neutral

36 - Martin Blain: I have read the proposed strategy. Draft Housing Strategy seems too vague and short of detail (numbers)

A sufficient supply of affordable housing – How? How would this work in reality.

The most vulnerable members of society are housed safely – For 10 years and this has not happened so what's new? Costs? Pricing and Rents?

More homes are safe and secure – To what level/standard

More Papakainga enabled – how would this work in reality?

More homes are universally designed – Good idea but? An able person house may not suit a partially disabled person – Goal 3, page 6.

Housing supports connected communities and better placemaking – Definition needed here.

Wellbeing of our communities – Define please.

Affordable and social housing is not concentrated in one neighborhood – Data needed and Definition.

How can one select one of these with the vast breadth of the above – logic precludes an answer of any one of these?

I would have liked to see more details of expected percentages, general cost brackets for each type of housing and General areas expected to be submitted for planning permission and approvals.

My hope is that multi level housing (no more than two story buildings in this seismic active region) (reference Christchurch problems, building stability strength and ground liquefaction considerations)

Comment Only

39 - Florence Karaitiana: Council have set (4) Principles and from those principles have set (4) goals, then you have outlined your focus areas, and priorities of action. Most of these points are about the Community approach, and a few liners about Tangata Whenua, and Te Tiriti, now more than ever, is the time for Tangata Whenua to be the forefront of this Draft Housing

Strategy Plan. It breaks my heart every time I come home to Taupo, and see new housing developments, the most newest being a very elite looking township for the retired whites, who have the cheek to look down at Tangata Whenua who enter into what they deem to be their own private Count Down, that behavior is my inspiration in filing this submission, and that I am trying my best to do in a respectful way. My Dad who passed in 2001, he will be 100 years old this coming October, he spoke of these concerns, his Mum passed in 1935, she spoke of these concerns, her Mum passed in the late 1800s, she spoke of these concerns, the evolution of being a second class citizen in our own Town, now in 2023 I'm advancing on their concerns from a Tangata Whenua Perspective, how many generations of Tangata Whenua have to pass before we are able to be a inclusive group, rather than continually be a ongoing

segregated group. It is time for Council to show a inclusive approach to Tangata Whenua in this Draft Housing Strategic Plan, inclusive at the table, through to Development, then to the Tenancy, and as part of the monitoring process. My scenario above is about, the change that needs to happen in the Political arena of our Local Councils, and for the many generations like myself, of whanau, who are screaming for the right to be able to live in safe, warm, affordable, homes, in their own Town, to promote good medical care, good education/training opportunities, participation in good jobs, to participate in the arena of housing developments, by data basing the skill base of Tangata Whenua Tradies, and utilize them at every opportunity, in the building industry, not just engaging the rich Tradies to get richer and those unknown to Council, to stay unknown. As I have already stated that I do support, the Taupo District Council Draft Housing Strategy Plan, in its current form, great initiative, however i do believe that Tangata Whenua must, have a bigger space in the PRIORITY area of this plan. It Is a well informed document of history of the Housing past and current needs of Taupo

Comment Only

40 - Ian Chamberlain:

When Council sells land to a developer, needs to stipulate a mix of housing criteria. 1. Small dwellings 80sqm - 120sqm 2. Town houses next to parks. Purchase, rent to buy option and rent. Mix of Housing NZ stock (social housing). Bus route to go past area. agree with housing for the elderly stock to be updated and any new builds needs to be passive house standard. Encourage developers to build smaller, passive

housing and needs to be near open spaces and parks and local transport connections. Would like to see action points and delivered so that the strategy doesn't sit on a shelf. Provision in the District Plan to allow multiple owners of Maori land to have many dwellings.

Category Name: Focus Area 1

Overview of Category:

Total number of submitters: 37

Total number of points: 40

Response field Number and Name:

1-Focus Area 1 - Facilitating Affordable Housing (to rent and own)

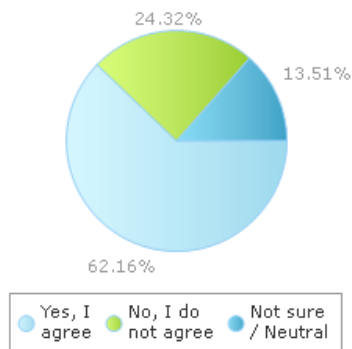
Question:

Is this the right focus area for our District?

Total number of responses:37

Decision Sought	Number of submitters who selected this option	%
Yes, I agree	23	62.16%
No, I do not agree	9	24.32%
Not sure / Neutral	5	13.51%

Focus Area 1 - Facilitating Affordable Housing (to rent and own)



Submitters for this question

Submitters for this question
<p>Yes, I agree 1 - Ross Baker for Tongariro River Mews on behalf of Tongariro River Mews:</p> <p>TRM's resource consent application is for the redevelopment of an obsolete 1950's motel - urgently needed to redevelop new apartments with a mixture of rental and resident occupied units to satisfy existing demand. At the present rate of progress by council, I will be dead before we get planning approval!</p>
<p>Yes, I agree 4 - Nat Keddle: This is really important. People cannot afford to live here currently.</p>
<p>Yes, I agree 10 - Kelly Te Heuheu:</p> <p>Yes, because the majority of homes here are either holiday homes or retirement homes. We've become a district that houses holiday makers in the Summer and old people for a few years until they die. Houses sit empty most of the year while our own community don't even have somewhere to live.</p>
<p>Yes, I agree 13 - Grant Dennis: A key consideration is that the Council needs to take a design lead approach and design low cost sustainable communities, not sell the land off to developers who do not in the end have the same goals - theirs will always be profit and wealth related. The Passive Home Ownership models have proven to work overseas, if the Council took out debt to build and sell down the properties without an expectation of profit, and allow concentrated housing, multi complexes this can work. Hoping developers working with agreed principles has failed in Queenstown and other areas where there is strong demand and developers are just that... Nothing wrong with them, a key part of the housing framework but let's see the Council take real leadership and deliver as opposed to develop policy?</p>
<p>Yes, I agree 21 - Guy Perry on behalf of Cascade Group Ltd:</p> <p>Higher density housing projects allow for the potential of on site management, of multiple dwellings or units, by a sole manager, much like a motel reception scenario.</p> <p>Managed complexes are not a new concept, but are one way that the use of high density living can be maximized for individually titled property owners, by having better options for their investments.</p> <p>Similarly, having each unit on a separate title increases costs but has the advantages for the Developer of selling the titles separately or together as one, such as to a client like Kainga Ora or to a Rest Home provider.</p> <p>Installing on site management means that a cluster of low cost housing units need not appear to be linked with each other, but could just as effectively operate as a Motel or similar.</p> <p>Low cost short term accommodation needs are currently taken up via cabins and motels, or campgrounds. Low cost long term accommodation doesn't exist currently due to social housing issues with high density living. The social issues generally only exist when the housing is subsidized by WINZ or supplied by Kainga Ora.</p> <p>There is a need for separation between social housing tenants, physical separation, unlike that experienced at a Motel complex where a regular police presence is commonplace.</p>

The main contributing factor in Motels having social issues, is due to the majority of residents are unemployed and reside on the property full-time without adequate space between residences, making some conflict inevitable. This is potentially avoidable by separating residences into freestanding units, but has the negative aspect of increasing the land area to house the same number of tenants. This could be offset by an increase in the density provisions of residential zoned land.

I support an increase in the plot ratio going from 30-35% within residential zones.

Yes, I agree

29 - Sabrina Viebrantz: Houses are too expensive, down payment is almost impossible to afford.

Yes, I agree

30 - Andy Bloomer on behalf of self: I am not entirely clear on what actions will be carried out to reach the goals, even though I have read through the various documents supplied.

Yes, I agree

31 - Kim Tawa on behalf of Whanau and I: Due to been able to rent to buy means this gives me an opportunity to be able to afford payments without struggling and knowing there is an incentive which will help my peace of mind and a relief of worry in difficult times. Been able to rent to buy means I am able to look towards my future and know I will not need to worry about how I am going to afford to live.

Yes, I agree

32 - Jan Carey on behalf of Taupo:

Council needs to find ways to support smaller developers in the market. People who have a larger section but want to build for their family on the section face enormous development levies to the Council. While sewerage and water still have to be paid for this is not a one size fits all. Levies could be reckoned on the sale of the house rather than the building of the house.

Suggestions that have been made re leasehold land house ownership need to be trialled this year and modified not wait till the next draft plan when the baby boomers have moved through and the need is not so great.

Hopefully the Council will have determined a scale of secure housing systems so that the working population with school aged children can stay here for the school life of their family, allowing for a more stable work force, and a rental population for visitors at all levels of income who come to enjoy Taupo as visitors. This sense of hospitality is a character of our town.

Yes, I agree

33 - Aksel Bech for Waikato Housing Initiative:

Draft Housing Strategy, Focus Area 1 (p8) : WHI supports the first short term action listed regarding council owned land but respectfully submits that the addition of a specific timeline to this action. The existing wording of "develops...to investigate options....to facilitate" leaves the community without the desired timeline that reinforce this to be short term. It will also be important to ensure that adequate staffing and other resource is allocated in the

Annual Plan and LTP process to give effect to the intent expressed in the Strategy -so explicit priority for funding consideration in the LTP could usefully be added.

Yes, I agree

41 - Anaru Smiler for Wairarapa Moana Ki Pouakani Incorporation:

Yes, I agree

42 - Devon Allen for Taupo Business Chamber: Actions under this focus area aim to increase the supply of affordable housing options to rent and to buy, to meet current and future demand. The Taupo Business Chamber are in support of this proposal. The Taupo Business Chamber Advocacy Manifesto states "Affordable housing and appropriate rental pools are crucial for attracting and retaining talent. We will advocate for the delivery of this within the district. We believe thriving communities require housing that meets the health and affordability needs of the current and future residents." An increase in affordable housing will allow local businesses to attract talent to work in the region, and will encourage existing talent to stay in the region long term. Similarly, an affordable tenancy pool of housing is also needed, for those who may stay in the region short term, those who do not wish to buy a home, and those who must rent when they first move to the community and are not in the position to purchase a house. Increases in both affordable owner-occupied and an affordable and available tenancy pool are positive, as growth will lead to further benefits for the local economy. Business growth and therefore business confidence will be positively affected as crucial sectors within the business community will be staffed and serviced. Affordable housing needs to be in the form of different densities, both high and medium low, in order to cater to different circumstances. Affordable housing close to business locations should be a priority, to allow accessibility and ease of transport, which will contribute to business support and growth. We note that within the long-term timeframe of Focus Area 1 that for the development and redevelopment of land within Taupo, Turangi, and Mangakino, local contractors and consultants should be used where possible. Potential partnerships with the private sector should not be monopolised by one local company, to allow for diversity and growth across the land development and building industries.

No, I do not agree

7 - Roger Strong: As above.

No, I do not agree

16 - Pauline Walker: Once again, this is not the role of local Councils it is CENTRAL GOVERNMENT'S responsibility. These are social issues not the local rate payers responsibility to fund local Council's staff dealing with Central Government's responsibilities/issues/policies. Local Council's role is to facilitate the services for existing rate payers i.e. home owners and businesses etc.

No, I do not agree

19 - Hal Linstrom on behalf of Myself:

I think these issues have been a creeping problem, even since the days the MOW stopped building power stations. The government via the MOW, provided the jobs and the housing. Some 40 years later, in Turangi for example, there is a welfare "nest", that largely doesn't have the capital or capacity, to even paint the houses the MOW left behind.

What is required is a mixed approach, where occupants can own or rent to own. Having a concept of purely social [free] housing hasn't worked and wont work. The tenant has to have skin in the game, even if the tenant is funded 100% by the government. Maori Tribal Land, should be developed on a fast track basis, using treaty settlement monies, combined with government loans. As well the Council influence a demolish and rebuild programme, for example the Turangi Town Centre, which is well past its use by date, and create a large scale social housing centre. There are vast tracks of cheap land in Turangi, The Pony Club Land, The Turangi Primary School Land and The Catholic church Land and the Ex MOW land towards Tokaanu. Tokaanu would be a great location for new housing, using geothermal for heating.

No, I do not agree

20 - Anon Nemous on behalf of I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this town.: Government should refrain from interfering in the housing situations of individuals who cannot afford their own homes. Those who are financially capable of owning houses are indirectly supporting others through local council rates and central government taxes. Consequently, people are constantly

<p>contributing to the livelihoods of others within this welfare state. Instead of relying on assistance, why don't people follow the example of those who saved up for a house deposit? It seems that those who complain about poverty are often the ones parading around with the latest expensive smartphone and extravagant vehicles, which are likely beyond their means. The issue lies within society itself, as everyone strives to be seen with the newest and most impressive possessions, rather than prioritizing hard work and improving their quality of life. This approach not only fails to address the problem at hand but exacerbates it, as individuals fail to learn valuable lessons for their own future and instead become increasingly reliant on the generosity of taxpayers. The elderly had ample opportunities to purchase homes during more prosperous economic times, and any difficulties they face in their current living situations are a result of their own poor choices.</p>
<p>No, I do not agree 22 - Paula Smith: as above</p>
<p>No, I do not agree 28 - Simon Petersen: We don't have the infrastructure yet. You need to ensure that roading is in place. Address the Nukuhau Bridge issue first and stop creating bottle necks with your quest to adapt the town centre into some sort of cafe mecca.</p>
<p>No, I do not agree 40 - Ian Chamberlain: To focus on mixed housing option for multiple types of community where housing is passive and situated near good public transport and parks and community halls. And good town planning.</p>
<p>Not sure / Neutral 2 - Janet Hird:</p> <p>It's a nice idea but as the Labour government found out you can't control the price of newly built homes once they hit the market. So how do you keep them affordable?</p> <p>Taupo has locally based problems that are quite unique to our area (and possibly Queenstown, another tourist spot). Too many people from out of town own 2 or 3 homes in Taupo and they are either empty for family to use (old batches) or they are rented as AirBnB units for tourists. Both of these rob the local housing market of rentable properties for residents who live and work here. Is it time to charge the AirBnB people in particular a special tourist rate? That money could be spent by the council on rental accommodation.</p>
<p>Not sure / Neutral 8 - Silvia Mutton:</p> <p>There is a lot of focus on new developments, new builds, less restrictions on Heights etc. While these goals will result in more housing space, they also reduce many advantages of living in our district, e.g. Decent sized sections, big green spaces and unobstructed views of our landmarks.</p> <p>There is a need for home-owners of holiday rentals to be accountable for and own up to the fact that they could provide longterm housing solutions that will reduce the pressure on Council to provide housing for residents. This goes especially for home-owners who don't live locally and therefore only have limited interest in solving local issues or to contribute to local beautification goals.</p> <p>Options here could include a council enforced tax on houses owned by non-Taupo residents, a tax on homes occupied by more than one family over the course of 6 months, increasing rates for each additional house owned by a specific owner etc.</p> <p>Manuel European countries also charge a visitor tax which could be passed on to visitors staying in houses that could otherwise potentially be rented longterm, rather than in motels, hotels etc.</p> <p>It hurts to see local families having to move out of town while many holiday rentals remain unoccupied for more than half the year.</p>

Not sure / Neutral

35 - Ziena Wall on behalf of Whanau: So whanau know their whanau and children are taken care of and have a affordable home to live in

Not sure / Neutral

36 - Martin Blain:

Please see below and I don't see any evidence of analysis and evaluation.

1. Sound nice wish list but not enough details or reveal of thoughts of council.

2. Where, how, when, numbers, costs, target pricing and size of dwellings.

3. Standardization of buildings will reduce costs but may not be suitable for all needs. Eg. Disabled elderly, family's needs for schooling, business needs for employees – skills, what, how, who.

Category Name: Focus Area 2

Overview of Category:

Total number of submitters: 36

Total number of points: 38

Response field Number and Name:

3-Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

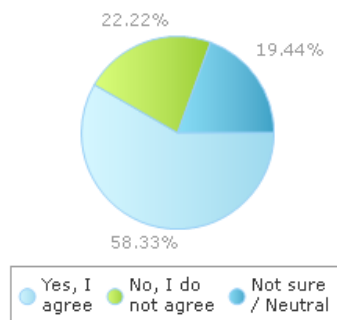
Question:

Is this the right focus area for our District

Total number of responses:36

Decision Sought	Number of submitters who selected this option	%
Yes, I agree	21	58.33%
No, I do not agree	8	22.22%
Not sure / Neutral	7	19.44%

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga



Submitters for this question
Submitters for this question
<p>Yes, I agree 2 - Janet Hird: I understand that you can't borrow money from a bank to build on Maori land as the land is owned by the tribe. It is a problem. Though Maori groups have become very wealthy through payouts by the Waitangi Tribunal and also through investments. Have they ever thought of providing loans to their own people to build on Maori land. While they won't ever own the land they can own their own home which can be on sold to someone else (presumably another Maori if its on Maori land. Have the Maori ever looked into this to help themselves more?</p>
<p>Yes, I agree 10 - Kelly Te Heuheu: Yes, this focus is extremely important but the strategy doesn't go far in enough in explaining exactly how this will be achieved. You say you will make regulatory changes and yet your current regulations prevent my whānau from building on our land because of arbitrary setback lines that somehow apply to us but not the neighbouring properties owned by pākehā. The council have been nothing but a barrier. To make matters worse, we discovered that the engineer you brought on board the project at the 11th hours to determine our site wasn't suitable to build on has a conflict of interest because he has a personal interest with people who reside in the properties behind our block. If our development was to proceed then their properties would no longer have lake access. Up until he came on board your team were happy to help us.</p>
<p>Yes, I agree 14 - Natalie Healey: I have re-submitted my submission because i made an error by ticking No i disagree and therefore ask that my first submission be ignored. I agree to council enabling the development of Māori Land & papakinga. The Taupo District Councils rural zoning has caused Maori Land, such as Paenoa Te Akau, Rangatira E located along Acacia Bay Road, to remain undeveloped for many years. Surrounding these blocks are residential housing, indicating the potential for possible rezoning them as residential areas. This would enable the development of affordable housing on these blocks, benefiting both the Maori communities and the government by reducing homelessness and the cost associated with emergency housing. Similarly, Rangatira 8A16 should be considered for a mixed use zone, given the Prescence of residential housing, low density housing, rural residential lifestyle housing in the surrounding area. By allowing flexibility in development options, this would allow shareholders to develop the land according to their shareholding and have a better chance of compliance of the rules. The current rules for rural is too restrictive and if a shareholder can't comply with the rules then they have to go down the resource consent process costing a lot of money, low income families will not be able to meet these cost & therefore the land will remain undeveloped. It doesn't seem fair when the goal of council is to enable the development of Maori</p>

<p>Land. Rangatira 8A16 can utilize the available services and connect to council infrastructure. Additionally, when planning for infrastructure capacity, the council should consider not only increasing the capacity to service the Nukuhau Development but also increasing the capacity to service other potential developments in and around the same area like Rangatira 8A16 at 61 Huka Falls Road to ensure the infrastructure adequately supports all future developments in the area. One constraint in respect to Rangatira 8A16 is meeting the 50m Rear requirement from all allotment boundaries this rule cannot be met by owners undertaking partition in the block and ask council to consider removing this rule from Rangatira 8A16 so owners undertaking partition can build affordable housing enabling Maori Land to be developed.</p>
<p>Yes, I agree 25 - Joanne Peterson:</p> <p>I want the issue of not been able to get a mortgage on Māori leasehold land addressed. There needs to be a partnership between the government and banks in which those purchasing leasehold land can get a mortgage, this is beneficial to the Māori trust's selling their leasehold land and the community as it is path to affordable housing.</p> <p>No one is talking about or providing a route this to happen.</p>
<p>Yes, I agree 31 - Kim Tawa on behalf of Whanau and I: I like this idea as this gives an opportunity to help our Maori people who are struggling and gives us Maori a future to look forward to.</p>
<p>Yes, I agree 32 - Jan CArey on behalf of Taupo: The plans outlined by Blandina Diamond for the Tuwharetoa Settlement Trust were superb and long term allow for responsible ownership of property</p>
<p>Yes, I agree 33 - Aksel Bech for Waikato Housing Initiative: See Attachment.</p>
<p>Yes, I agree 35 - Ziena Wall on behalf of Whanau: So whanau can go back on their land. It will lower the cost governments pay ie ridiculous cost for emergency housing, lower whanau living in vehicles. Zonings are restricting consents and not having the land area that enables some sort of structure to be erected. Why leave vacant maori land empty when alot of our Ngati Tuwharetoa are relying on government hand outs.</p>
<p>Yes, I agree 36 - Martin Blain: In General terms from my understanding of the document. But – 1. What attractions will be offered to the job and employment markets by doing so. 2. Will there be in general enough land for housing and industry to enable the proposed general growth of employment and prosperity/technology at a suitable rate and growth to be attractive to investors and businesses.</p>
<p>Yes, I agree 40 - Ian Chamberlain: Work nees to be done in this space. Communication with Iwi/Hapu on their aspirations and work to help support them, through the District Plan, Central Govt or finances (ie banks).</p>
<p>Yes, I agree 41 - Anaru Smiler for Wairarapa Moana Ki Pouakani Incorporation:</p>
<p>No, I do not agree 1 - Ross Baker for Tongariro River Mews on behalf of Tongariro River Mews: Why just Maori? What about all other NZ'ers needing help and support?</p>
<p>No, I do not agree 7 - Roger Strong: Maori have the ability and funds to do their own development - they do NOT need the council.</p>
<p>No, I do not agree 12 - Pat Davis-Pirie: we are,a new Zealanders why separate us</p>

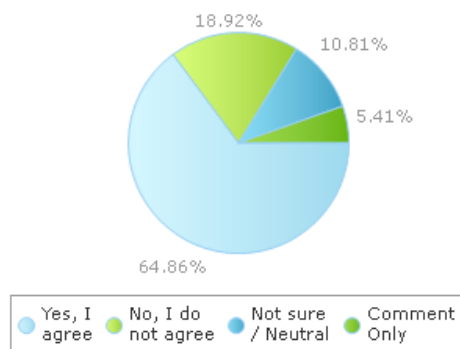
<p>No, I do not agree 20 - Anon Nemous on behalf of I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this town.: The development of Māori land should be exclusively reserved for Māori individuals. If not, a concern that will arise in the future is the potential for Māori communities to seek its return or demand excessive fees from the council based on their current considerations. These additional costs will definitely be passed on to ratepayers who may not even reside in the area. This issue reflects a broader challenge within our nation. It would be advisable to allow Māori communities the autonomy to develop their land according to their own aspirations, while the council should refrain from interfering in Māori affairs.</p>
<p>No, I do not agree 22 - Paula Smith: as above</p>
<p>No, I do not agree 28 - Simon Petersen: You will lose what makes Taupo, Taupo. The open areas, the forestry along with the mix of rural areas. How horrible will it become with the areas between Nukuhau and Acacia Bay packed with density housing. Over developing the Nukuhau area will create issues with roading, schooling (already at capacity) and welfare. Already many of the local doctors have a 4-5 week appointment time, more housing means you need more investment in other areas. TDC need to look at ways they can encourage that.</p>
<p>No, I do not agree 29 - Sabrina Viebrantz: I don't think that people should be treat in a different way just because of ethnicity.</p>
<p>Not sure / Neutral 8 - Silvia Mutton: Being non-Maori and not a New Zealander, I don't feel I have sufficient insight into this matter to make an informed judgement call.</p>
<p>Not sure / Neutral 13 - Grant Dennis:</p> <p>I agree the Maori land that us vacant and un-used due to the challenges identified are real. The Actions proposed - education of Council staff to enable advice and DP changes are very weak and are not able to directly address the actual issues you have identified that the barriers to the lack of Maori land being used!!</p> <p>Focus on the solutions noy mpre internal policy and training there has been years of that happening at TDC - - cut the development levy to xero so that incentivises the Maori land owners to build on their land, allow simple housing covents in the DP for jointly owned Maori land that allows for property rights and ability to sell the House - ie leased land option?</p>
<p>Not sure / Neutral 16 - Pauline Walker: This issue is probably a little different in the the local Council can rezone areas in order for land to be better used for what iwi want to do with their land. As for housing well that would probably be in partnership with Central Government.</p>
<p>Not sure / Neutral 18 - Graeme Spence: let Iwi develop maori land under the same rules as all developers</p>

Category Name: Focus Area 3
Overview of Category:

Total number of submitters: 37
Total number of points: 38

Response field Number and Name: 4-Focus Area 3 -Housing for the Elderly		
Question: Is this the right focus area for our District?		
Total number of responses: 37		
Decision Sought	Number of submitters who selected this option	%
Yes, I agree	24	64.86%
No, I do not agree	7	18.92%
Not sure / Neutral	4	10.81%
Comment Only	2	5.41%

Focus Area 3 -Housing for the Elderly



Submitters for this question
Submitters for this question
Yes, I agree 1 - Ross Baker for Tongariro River Mews on behalf of Tongariro River Mews: All population statistics confirm there will not be enough housing for the elderly in the next decade. The existing retirement villages are too expensive for most. The LTO (licence to occupy) contracts are unfair. That is why they are currently being investigated by the Government! A better solution is cohousing, but as the planning staff do not understand the concept, they hide their professional ignorance by not granting approval.

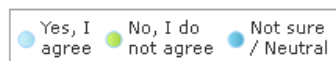
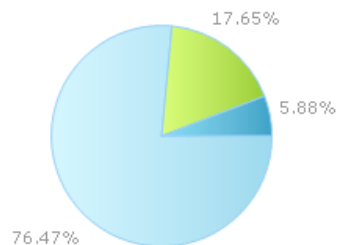
<p>Yes, I agree 8 - Silvia Mutton: The Action Plan reflects the changing housing needs for elderly and hopefully targeted and effective solutions are going to develop from fruitful discussions.</p>
<p>Yes, I agree 13 - Grant Dennis:</p> <p>As a culture we do not care for our elderly within the family grouping and now rely on the retirement companies performing this service. A concerted effort by the Councils of NZ to drive reform in this sector can radically reduce the cost of entry into such facilities is needed, wealth is retained by the individual, so along with identifying dedicated areas with services aligned to aging population is needed., so that private sector or preferably the Council can invest and then make a modest return - agree having the CG rental subsidy extended is a no-brainer</p> <p>57 dedicated placed out of a stock of...10,000 in the wider catchment is a bit of an issue for the Council I expect - but is it the Councils or the Central Government's role to be a provider of last resort when individuals cannot enter rest home facilities as well.....</p>
<p>Yes, I agree 28 - Simon Petersen: Yes, but as mentioned above - as you flood Taupo with cheap housing think about the impact that will have on other essential areas. It's great for the elderly to have a healthy home to sit around and wait for the 4-5 weeks for a doctors appointment! - Yes, please pick up on the sarcasm.</p>
<p>Yes, I agree 30 - Andy Bloomer on behalf of self: As above, I am not entirely clear on what actions will be carried out to reach the goals, even though I have read through the various documents supplied</p>
<p>Yes, I agree 31 - Kim Tawa on behalf of Whanau and I: Yes I agree the Elderly need to be looked after by implementing this initiative this eliminates stress and worry, knowing the Elderly will be and should be looked after.</p>
<p>Yes, I agree 32 - Jan Carey on behalf of Taupo:</p> <p>Older persons are more active at 65 and this will be a continuing trend. Pensioners who have been great tenants for a long time are now without housing because of changes in the rental culture. Secure tenancy with accountability is something the Council must favour.</p> <p>This is not part of social housing but affordable, sustainable, housing and because smaller houses are often as expensive to build as larger houses the Council must work with the banks for a system where Taupo people with only pensioner income can continue to rent while the value of their house is held/maintained by a larger not for profit organisation.</p>
<p>Yes, I agree 33 - Aksel Bech for Waikato Housing Initiative: See Attachment.</p>
<p>Yes, I agree 35 - Ziena Wall on behalf of Whanau: elderly deserve this</p>
<p>Yes, I agree 36 - Martin Blain: In general – Agreed to, however the mix of elderly and other housing units (as a percentage) with the growing/changing balance and elderly to working age population. (Reduced birth rate to increasing retired population will be difficult to balance.</p>
<p>Yes, I agree 37 - William Mclenachan: Aim to ensure that older persons in Taupo have access to affordable, healthy and appropriately located housing. Is this the right focus area for our District, Yes I agree.</p>

<p>Yes, I agree 40 - Ian Chamberlain: Replaced</p>
<p>No, I do not agree 7 - Roger Strong: Not the function of council.</p>
<p>No, I do not agree 10 - Kelly Te Heuheu: No, our town has already become a retirement village. We need more younger people.</p>
<p>No, I do not agree 18 - Graeme Spence: council should not be in the real estate market</p>
<p>No, I do not agree 19 - Hal Linstrom on behalf of Myself: Elderly folk should be cared for by their ungrateful kids.</p>
<p>No, I do not agree 20 - Anon Nemous on behalf of I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this town.: Over the years, the elderly population had ample opportunities to acquire homes during periods when housing was more affordable. It is worth noting that those elderly individuals who currently find themselves in dire need often belong to the same economic group that displayed apathy and neglected planning for their future. This disregard stemmed from a reliance on government policies that ensured their basic needs would be met. To foster self-sufficiency and independence, it is crucial for the country to reconsider the extent of assistance provided and encourage individuals to take responsibility for their own well-being. By reducing excessive support, people will be motivated to develop resilience and become self-reliant.</p>
<p>No, I do not agree 22 - Paula Smith: there is enough rest homes and smaller homes for the elderly here already</p>
<p>Not sure / Neutral 2 - Janet Hird: Elderly have to be encouraged to help themselves by saving throughout their working years so they can own their own place into retirement. I would prefer to help young families into housing. We will probably need a number of small units for the elderly who have fallen by the wayside.</p>
<p>Not sure / Neutral 16 - Pauline Walker: I agree with the goal, however, once again this is a social issue best directed to Kainga Ora. I personally feel that local Council should not be landlords for social housing that is Kainga Ora's role.</p>
<p>Not sure / Neutral 29 - Sabrina Viebrantz: I think that Elderly people should receive support of the own family.</p>
<p>Comment Only 39 - Florence Karaitiana: I absolutely support the ELDERLY of all CULTURES being Housed, however i do not see a immediate need, like the immediate, needs of our Tangata Whenua Kaumatua.</p>
<p>Comment Only 41 - Anaru Smiler for Wairarapa Moana Ki Pouakani Incorporation:</p> <p>WMI suggest Council should expand the scope of the Housing for the Elderly to include;</p> <ul style="list-style-type: none"> • Support for other entities providing housing for elderly and Kaumatua. • Council could streamline their building and resource processes and fees for this housing type. • Maintaining a database of funders or housing providers for this type of housing and have this information available to other entities. • Make changes to the District Plan to provide specifically for housing associated with marae in Marae areas and on Maori Reservation lands.

Category Name: Focus Area 4
Overview of Category:
Total number of submitters: 34
Total number of points: 35

Response field Number and Name: 5-Focus Area 4 - Facilitating Social Housing Development		
Question: Is this the right focus area for our District?		
Total number of responses: 34		
Decision Sought	Number of submitters who selected this option	%
Yes, I agree	26	76.47%
No, I do not agree	6	17.65%
Not sure / Neutral	2	5.88%

Focus Area 4 - Facilitating Social Housing Development



Submitters for this question
Submitters for this question

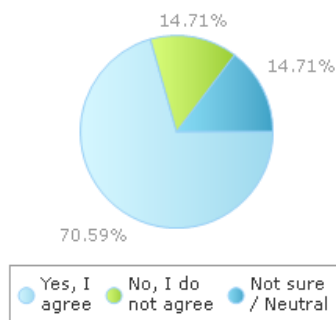
<p>Yes, I agree 1 - Ross Baker for Tongariro River Mews on behalf of Tongariro River Mews: Just implement your intent - " Our intent is to explore how we can better work together to invest in outcomes that will resolve the housing challenges faced by our community."</p>
<p>Yes, I agree 8 - Silvia Mutton: N/a</p>
<p>Yes, I agree 13 - Grant Dennis:</p> <p>I am surprised that these actions is not what is already happening - if so why not state this and say it needs to be done more of better??</p> <p>Social housing is a core CG role so in some ways its not the role of the Council to deliver - but remove the barriers for the housing ministry to get on and bulk these?</p>
<p>Yes, I agree 19 - Hal Linstrom on behalf of Myself: So long as it isnt a free lunch and we end up with a Rotorua Motels scenario when gangs rule the roost. Any and all new houses need to be spread out ...through out the villages</p>
<p>Yes, I agree 21 - Guy Perry on behalf of Cascade Group Ltd:</p> <p>I think to make significant progress, Council will need a collabarative approach between Developers and Kainga Ora, because Council know the correct approach on how to deal with Kainga Ora, and it is in the best interests of the Community for them to present to Kainga Ora options that are both community derived or privately owned.</p> <p>Whether Council is best to own further housing is not the debate, it is rather that whether Kainga Ora wishes to enter into Agreements directly with Developers, whether by virtue of being a landlord through early commitment to purchase a completed development, or whether they prefer to become a tenant and lease an entire completed Development, but either way it will require a collaborative approach with Council acting as an intermediary, in my opinion.</p>
<p>Yes, I agree 31 - Kim Tawa on behalf of Whanau and I: I feel the more organizations working together builds better relationships within the community is a good thing. The more people working together you can achieve better outcomes for everyone. Through different organizations collaboratively working together means new and different ideas can emerge to help salvage the housing crisis.</p>
<p>Yes, I agree 32 - Jan CArey on behalf of Taupo:</p> <p>Actions under this section are long term and could be nebulous. we are working against a culture of competition for funds that has meant social agencies are reluctant to work together at the coalface.</p> <p>Michelle Simpson has an admirable record in Taupo for instigating a local system.</p> <p>Access through social housing to some form of ownership might have a known to the public points scheme, and be administered by people who are connected to this community in Taupo. Sleeping in a car is a housing by choice for some of our people, who find it difficult to live with other people.</p>
<p>Yes, I agree 33 - Aksel Bech for Waikato Housing Initiative: See Attachment.</p>

<p>Yes, I agree 36 - Martin Blain:</p> <p>General Agreement – There will need to be a balanced cost/benefit analysis to ensure the right mix of social housing – Preferably not multi story block houses of a displeasing appearance. Proper blending of design to match other housing designs in the locality.</p>
<p>Yes, I agree 41 - Anaru Smiler for Wairarapa Moana Ki Pouakani Incorporation: WMI supports Council finding and facilitating solutions for social housing needs and asks that this is expanded into partnerships with other entities such as prospective Community Housing Providers. Council should recruit and seek entry into this space by other entities who may assist. Council should identify and approach those that may not have considered they could assist.</p>
<p>No, I do not agree 7 - Roger Strong: Council has no place in housing.</p>
<p>No, I do not agree 16 - Pauline Walker:</p> <p>Local Council's role in this focus area is to have the right staff with the right qualifications in order to assist developers, Kainga Ora and whoever they choose to develop of their behalf etc to progress more easily through the minefield of rules, regulations and building codes thereby facilitating faster and more housing in the district.</p> <p>Having had experiences with another local Council the delays people were having with the Council pushed builds out by months unnecessarily only leading to frustration and anger.</p> <p>By getting more involved in Central Government business will only put more pressure on Council staff and in turn more funding required from local rate payers which I feel is wrong.</p> <p>The saying that comes to mind that explains it all "stick to your knitting".</p>
<p>No, I do not agree 20 - Anon Nemous on behalf of I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this town.: The presence of social housing has been associated with an increase in crime. This is a statistical fact and can not be denied. A significant portion of the residents in social housing are not actively employed, and their lack of engagement in productive activities can contribute to criminal behavior and create challenges for the community. It might be beneficial to consider relocating individuals of this nature to alternative areas, allowing places like Taupo to prosper with residents who actively contribute to society and its development. By promoting a community of individuals who are actively providing value and participating in constructive activities, the region can thrive and experience positive growth.</p>
<p>No, I do not agree 22 - Paula Smith: with the current crime rate and unemployment rate here and the school attendance at an all time low for this area , this would be a massive mistake for the area</p>
<p>No, I do not agree 28 - Simon Petersen: Housing is not the only solution. Provide more services to help those in need.</p>
<p>No, I do not agree 29 - Sabrina Viebrantz: I worked in a hotel providing emergency accommodation (Social housing). Was the worse nightmare of my life, majority of the people had a very bad behavior and were involve with drugs, I never want to be a neighbor of this kind of house. If you offer this kind of accommodation you can ruin the town in the same way that happened in Rotorua.</p>
<p>Not sure / Neutral 2 - Janet Hird: I wonder if the overall focus for social housing should really come from the Government rather than local council. Our rates can't cover everything.</p>

Category Name: Focus Area 5
Overview of Category:
Total number of submitters: 34
Total number of points: 34

Response field Number and Name: 6-Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes		
Question: Is this the right focus area for our District?		
Total number of responses: 34		
Decision Sought	Number of submitters who selected this option	%
Yes, I agree	24	70.59%
No, I do not agree	5	14.71%
Not sure / Neutral	5	14.71%

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes



Submitters for this question
Submitters for this question

<p>Yes, I agree 1 - Ross Baker for Tongariro River Mews on behalf of Tongariro River Mews: That is just stating the obvious...</p>
<p>Yes, I agree 2 - Janet Hird: This should already be covered by the Building Act and District Plan.</p>
<p>Yes, I agree 4 - Nat Keddle:</p> <p>This is so important. For such a cold region our houses are crap. I've lived in many rentals that had only a fire or heatpump in the living area with no heat transfer. Heating is expensive and it all goes out the windows.</p> <p>I remember waking up to condensation frozen on the inside of our bedroom window in our first rental. It wasn't an especially run down house, it just had poor insulation, bad single glazing and was not oriented to get any sun.</p>
<p>Yes, I agree 25 - Joanne Peterson:</p> <p>Landlords are not spending the money required to ensure their homes meet healthy homes standards, because due to demand people are not in the position to</p> <p>go against their landlord so they put up with living in sub standard living conditions</p>
<p>Yes, I agree 29 - Sabrina Viebrantz: Is important for our health and I rented houses before that were just not warm enough.</p>
<p>Yes, I agree 31 - Kim Tawa on behalf of Whanau and I: I agree the houses need to be of a liveable state as a result you have better wellbeing, you feel better, you stay healthier.</p>
<p>Yes, I agree 33 - Aksel Bech for Waikato Housing Initiative: See Attachment.</p>
<p>Yes, I agree 35 - Ziena Wall on behalf of Whanau: all over health mental physical and spiritual well being</p>
<p>Yes, I agree 41 - Anaru Smiler for Wairarapa Moana Ki Pouakani Incorporation:</p>
<p>No, I do not agree 7 - Roger Strong: Council have no place in housing.</p>
<p>No, I do not agree 8 - Silvia Mutton: Too many people are living in unhealthy homes, have notified landlords of the issues and still nothing has changed. Landlords need to be held accountable and penalised if they don't fix issues within a certain time frame. They should be paying for temporary accommodation for their tenants while fixing houses that are substandard if they repeatedly fail to fix issues.</p>
<p>No, I do not agree 13 - Grant Dennis: All of the Action plans identified are all ready being delivered by other Government agencies and the private sector - building another web site and having to deliver content is a waste of time as its duplicating others roles who can do it better. Save costs and drop this action and work effort and focus on the crisis we have in Taupo of affordable housing.</p>
<p>No, I do not agree 20 - Anon Nemous on behalf of I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this</p>

town.: It is essential to recognize that the health issues experienced by individuals residing in so-called "unhealthy homes" could potentially be mitigated if they were to make changes to their lifestyle. Those who fall ill are often the ones neglecting to open windows and curtains for proper ventilation, and their dietary choices may consist of unhealthy, nutritionally deficient foods. Instead of solely blaming the condition of the house, it is crucial to also acknowledge the role that personal habits play in one's well-being. If a house has drafts, it is possible to address this issue by purchasing items to prevent drafts, using heaters or lighting fires for warmth. Prioritizing warm clothing over indulgences like video games can also contribute to personal comfort. Regrettably, some individuals are increasingly relinquishing personal responsibility, relying heavily on government assistance and taking advantage of New Zealand's economic system. Encouraging a shift towards personal accountability can empower individuals to improve their living conditions and overall health.

Not sure / Neutral

16 - Pauline Walker: Local Council's role is currently to ensure new builds meet requirements under this focus area I'm not sure how local Council could achieve the existing homes meeting this focus area. Central Government has already implemented the healthy homes legislation and home owners when they can afford it will likely improve their homes. I do not see the local rate payers having to pay for other home owners to do that and nor should they. It is part of being a home owner and over time things will improve and will be the norm.

Not sure / Neutral

28 - Simon Petersen: Who are you referring to as partners? Why is collaboration necessary to ensure homes are accessible, warmer and drier and environmentally sustainable? Is the TDC incapable of doing that themselves? Does this mean that you will hand out funding to **everyone** living in the Taupo region to achieve these things regardless?

Not sure / Neutral

36 - Martin Blain: Logic problem?? I have a difficult time deciding?
A basic human deed is to have housing that is suitable for habitation and not like many dwellings in the country as a whole. So Yes – again a cost/benefit analysis needed to determine the best and long term standards of building methodologies to use. (No leaky buildings please for this vulnerable part of decision making at council planning)

Category Name: Any other feedback

Overview of Category:

Total number of submitters: 23

Total number of points: 35

Response field Number and Name:
7-Any other feedback

Question:
Would you like to share any other feedback with us about housing in the Taupo district?

Total number of responses:23

Submitters for this question

Submitters for this question
<p>1 - Ross Baker: Question Comments:</p> <p><i>(I may have difficulty at your meeting to speak to elected members as I am deaf and struggle to understand in any open meeting environment. However I would be keen on a one-on-one meeting with any of your Housing Strategy advisors. Our Turangi Councillor, Sandra Greenslade and your Mayor, Davis Trewavas, are aware of this TRM proposal and our frustrations with planning staff.)</i></p>
<p>2 - Janet Hird: Question Comments:</p> <p>I think that there should be some form of social housing in every suburb of Taupo ie mix it in with existing communities. It would give us a greater appreciation of each other although the current entitled Baby Boomer will probably say 'not in my backyard!'. Many retirees are moving to Taupo. when they buy up the housing stock they pay full market rates which continually drives up the local house prices. This is nice for developers but not great for people who can't afford to buy.</p>
<p>5 - Sherryll Worthington: Question Comments:</p> <p>Reference Housing for the Elderly.</p> <p>I would like to propose that Council also investigate the possibility of 'partnering' with an organisation that already has a proven record of providing accommodation for older citizens. The organisation I am recommending is Abbeyfield NZ whose head office is Nelson based. Comprehensive details can be sourced on their web site i.e. Abbeyfield NZ, or by contacting the organisation directly.</p> <p>I had the privilege of being the Secretary of the Abbeyfield Motueka Management Committee for over a decade until I moved to Turangi 5 years ago. Some points to consider are:</p> <ul style="list-style-type: none"> • Abbeyfield houses consists of between 10 and 12 independent studio spaces , plus communal living areas and an outdoor setting. • Residents are not locked into any contractual tenancy agreements , no means testing applies, no hidden costs are applied ,no bonds are requested and the Accommodation Supplement is available to those who qualify. • The cost of occupancy varies somewhat across the country dependant on location with annual increases in rent determined by cost of living data. • Head Office personnel ,and the Housekeeping / Cook staff, at the respective houses, are the only paid employees in the organisation. All of the local Management Committee consists of Community Volunteers . • The Management Committee is bound to comply with all policies as directed by Abbeyfield NZ.This covers everything from setting an Annual Budget, Financial Reporting, Employment Law, Food Safety and all other practices as laid out in the Abbeyfield House Management manual. <p>The house at Motueka in which I was involved came into existence as a result of two key factors. 1. Surplus land on the site of the Motueka RSA was subdivided and <u>gifted</u> to the organisation. 2. The local committee fund raised an initial amount of money for the build after which Tasman District Council played a roll in becoming a 'guarantor' for the mortgage. This all took place about two decades ago and the house became mortgage free approximately a year ago. In todays market the</p>

GIFTING of land ,or perhaps some form of a perpetual lease at a nominal rate makes the provision of an Abbeyfield house a more viable proposition. Abbeyfield House head office will be able to shed light on this.

As advised the organisation has a proven model and exemplary track record and could well be something that is worth exploring. i look forward to receiving your comments in due course.

Regards Sherryll Worthington. Turangi.

7 - Roger Strong: Question Comments: The public are no being involved by Council -you need to have public meetings.

8 - Silvia Mutton: Question Comments: We would love to build a granny flat on our property to rent out longterm in order to do our part to help relieve the current renral situation. However, we are being put off by the thought of having to pay rates on a second dwelling. There should be a more economical situation for home-owners who are renting out long- rather than short-term.

11 - Jeremy King: Question Comments:

We need to accept that Air B n B is significantly reducing availability of properties for long term rent, whilst we can't ban this, how about looking at Hobart example where properties that are 100% available for B n B there is a higher level of rates.

In addition to this we need to increase rates on undeveloped/land banked sections.

12 - Pat Davis-Pirie: Question Comments: where have all these ideas come from ...? Central Govt strange.

13 - Grant Dennis: Question Comments: Nothing additional

15 - Zak Winduss: Question Comments:

Development of higher density housing and supprtove infrastructure is the solution.

I would hate to see developers enriched further through development and construction of single family dwellings. Construction and land costs mean this kind of hosuing is out of reach.

Investiagtion into why the district is being struck with these issues (if we dont undertand WHY we have a problem, how can we avoid it in future). The long term plans need to be more proactive and less reactive.

The only solution is to ensure we outstirp demand with supply or else everythig developed will just be too expensive to assist those who really need it.

The Turangi hosuing initiative in Te Iwiheke place where affordable rentals are given to people who are able to show a plan to purchase their own home seems really promising, would love to see this emulated elsewhere.

We dont need to reinvent the wheel. Overseas high density housing, town houses etc. are really helping to counter hoshing issues. enabling the development of more 700sqm plots of land with a single family dwelling is the way of the past and the reason houses now are so unaffordable.

developers should be required to prove a certain percent of what they provide to market should be affordable for low income households.

Can the council show a single new development in the last 10 years that includes any housing that is affordable? I would love to see case studies from abroad included in any presentation of strategy to show that whatever is proposed is proven to benefit the people identified in the goals. The risk of not doing so is that we have a strategy that just makes the district even more unaffordable.

16 - Pauline Walker: Question Comments:

Basically, let Central Government to it's job and worry about the social issues and wish lists for the vulnerable I feel that the local Council should "stick to its knitting" which means that a business should do what it is good at and not become distracted by diversifying into totally different activities or enterprises. In the case of local Councils your responsibilities are for the provision of local infrastructure including water, sewerage, stormwater, roads. Environmental safety and health, district emergency management, civil defence preparedness, building control, public health inspections and other environmental health matters.

20 - Anon Nemous: Question Comments: To foster prosperity, we suggest to phase out social housing and attract more affluent residents to the town. This influx of wealth would bring about increased job opportunities catering to the needs of the affluent community. As a result, the town's economic growth would provide a more efficient health system, as the wealthier population tends to require less utilization of healthcare services. Additionally, a town with wealthier residents would likely maintain a higher standard of cleanliness and aesthetics, as those who are financially well-off tend to value and respect their surroundings. Furthermore, this shift would incentivize working individuals to strive for their goals, as they witness firsthand the direct correlation between hard work and reward. Preserving Taupo as a renowned tourist destination should be a priority, rather than transforming it into another location focused on providing social housing for those who may exploit the system. By emphasizing Taupo's appeal as a tourist destination and fostering an environment conducive to economic growth, we can ensure its long-term success.

24 - keely mcsweeney: Question Comments:

We own 167 spa road that is currently rented out at well below market rental to longstanding tenants. We have always felt it is part of our responsibility as owners to ensure our rental property is affordable to anyone.

We also recently put this property on the market for sale with fully approved council consents for development of apartments with a set of plans should a developer be interested. Despite having some very keen interest all potential buyers came back with the same feedback. The process in terms of dealing with KO/Council was cumbersome, slow, wordy and apathetic. In other words a barrier to even wanting to start negotiation.....

I would suggest if indeed the council is truly committed to seeing housing development in Taupo, govt agencies and organizations wishing to work with private developers to invest and get things moving really need to look at their process to be attractive to a developer and meet the market with enthusiasm and drive.

25 - Joanne Peterson: Question Comments:

There is a large amount of maori leasehold land available in Taupo district and been able to provide a route to secure finance to build would benefit Maori land owners and people

trying to get into the housing market but can't afford the expensive land costs.

29 - Sabrina Viebrantz: Question Comments: Houses should be available with a lower down payment amount. Buy a house here in Taupo is almost impossible at the moment.

32 - Jan CArey: Question Comments:

Council has to work hard at the culture of its staff.

They are often in very difficult positions but the current feel is "we have to guard against anything that might be different or cause work." This will include knowing a number of pathways for getting to an outcome and defining the barriers not as them and us but as we.

How can I help you to get to a place that fits your needs and builds the Taupo community is as much a wellbeing of our community issue as an economic one.

33 - Aksel Bech: Question Comments: I would like to speak to my submission. Thank you. Aksel Bech
Question Comments: The WHI submits in strong support of the overall vision presented in the Draft Housing Strategy. Many of the elements align well with WHI's own workstreams and are likely to assist in the housing system change required -with Taupo DC as an enabler and leader. **Question Comments:**

Draft Housing Strategy p5, Principle 1 : we submit in support of the statement "The Council has an important role....". This statement is supported and as noted on p25 of the same document "Acting to promote community wellbeing" and WHI submits further that a direction of travel is clear from government with the recent Future of Local Government Panel's Final report which concludes that Councils should be more active (and accountable) for affordable housing going forward (top of their p33 as shown in attachment):

Furthermore the third Bill intended to replace the RMA (the Natural and Built Environment Bill) if enacted would also require an increased range of housing typologies and affordability as part of future consenting activities: (attachment)

It is reasonable to conclude therefore that Taupo DC is not only meeting current mandates but is anticipating further future mandate and requirements from central government.

WHI also submits in support of Draft Housing Strategy p5, Principle 2, 3 and 4. The housing ecosystem has failed to deliver affordable housing over a period of at least thirty years -and without intervention to promote and facilitate new models, system change will not occur.

Solutions that draw on learnings of what is already working around the region, country and world but that are tailored locally to suit your own community's needs in working with mana whenua, crown agencies, community housing providers and private developers will likely give rise to better solutions.

Question Comments: WHI also supports the focus on data sharing and draws Council's attention to our housing dashboards
here: https://public.tableau.com/app/profile/waikato.housing.initiative/viz/WaikatoHousingInitiative_16825331222660/Title?publish=yes

It is acknowledged that the 2018 housing pipeline/regional stocktake for Taupo may not have dealt adequately with the number of holiday homes and short term letting in the district that are not generally available for permanent occupation. It is through closer collaboration and data sharing that collectively we will improve the data that forms the foundation for informed decisions to be made **Question Comments:** In the Housing Strategy - Supporting Information documentation p8-9 we make comment that whilst the approach taken to use household median income data (a standard approach used by most councils and crown agencies), WHI has a concern that this may be masking sub-regional and population group differences. That is the median household income for Taupo DC will likely not be right for Turangi in the same way it is for the urban area of Taupo. Similarly the median household income for those currently

renting may be significantly lower than those who are already home owners. The document refers to these data challenges on p13 of your document and by way of information WHI would like to inform Council that we are currently doing a piece of work with Infometrics to establish if a more nuanced but still economically rational measurement is possible; the current methodology potentially disguises the true extent of rental unaffordability for example.

Question Comments: There is a further piece of work underway to establish the extent to which we can clarify or define more clearly what is meant by "affordable" in this context. Again by way of information, WHI is currently working with a South Pole – North Pole range all of which is deemed affordable, but with a significant distance between the two: (attachment)
WHI anchors the South Pole from the UN Habitat's definition of 3 x median household income to purchase a house or not more than 30% of median household income spent on housing costs (including rent and heating) as affordable. We also accept the North Pole to be the 10% discount to market price for purchase of new dwellings in approximate line with the maximum price caps that government created via the Special Housing Areas (SHA's) and KiwiBuild caps initiatives. It may be possible that between these two poles a matrix of incentives, meaningful to developers, can be created in order to promote integrated affordability and new forms of secure tenure in developments not led by Council or government. Should Taupo DC wish to be involved in this piece of work, we welcome that participation.

34 - Andrea Millar: Question Comments:

Ara Poutama's role in housing

Ara Poutama operates residential units in the community throughout the Taupo District, and New Zealand wide. While there is a range of housing, rehabilitation and reintegration support provided in these facilities (depending on the needs of the residents), the activity is residential housing. This service provides housing and other rehabilitation, reintegration or health support for some people in the care of Ara Poutama, to assist with their transition from custody and integration back into the community; rehabilitation needs; and can also be used to accommodate those on bail or community-based sentences (such as home detention).

Such residential accommodation provides necessary facilities, such as sleeping, cooking, bathing and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling is utilised for such purposes.

People living in these residential environments are not detained on-site and are free to come and go out into the community, the same as anyone else living in the community, and some people may be electronically monitored. Staff are present on-site in various capacities; in some instances staff are present on-site to provide support or supervision on a 24 hour a day, seven day a week basis, but do not reside there. In other instances, supervisory staff will provide support on a part-time basis. A range of rehabilitation, reintegration and support services may also be provided on-site.

In summary, Ara Poutama is responsible for a range of residential activities with associated reintegration or rehabilitation support services, much in the same way as the wider health and mental health sector, and to a lesser extent the social housing sector.

Feedback on the Draft Housing Strategy

The Draft Housing Strategy includes a focus on the facilitation of social housing, and providing housing to cater for the diverse needs of the community, under Focus Area 4 and Goal 3.

A key action under Focus Area 4 is to develop "a collaborative relationship with the Ministry of Housing and Urban Development and Kainga Ora, iwi, hapu, and community housing providers with a focus on better understanding and addressing the housing challenges facing the Taupo District, including:

»data sharing

»identifying appropriate locations for social housing, with easy access to services

»ensuring provision of wrap-around services for vulnerable people and people with complex needs."

This action is supported insofar as Ara Poutama is recognised by Council as a housing provider in the community, which provides wrap-around services for vulnerable people and people with complex needs. Whilst specific reference to Ara Poutama in the Housing Strategy is not requested, Ara Poutama does wish to collaborate with Council in the housing space at a strategic level, to ensure its interests in housing are considered and the challenges associated with it providing housing in the district can be resolved.

An opportunity identified under Goal 3 is to use the District Plan review process to "investigate other planning mechanisms that can be used to achieve the outcomes identified in this strategy." District Plans, in relation to the provision of housing by Ara Poutama, can create issues where the relevant housing-related provisions are unclear or unsupportive. In particular where a District Plan seeks to define housing, where it includes an element of support, as something other than a "residential activity", then the requirement to seek resource consent can be created. This represents an issue given public opposition is often encountered in such

instances. As such, the Housing Strategy should recognise that the District Plan review process should be approached with the goal of enabling all types of housing, by the full range of housing providers, within the community.

35 - Ziena Wall: Question Comments: Please make it affordable for maori land owners to go back onto their land. Accept the different sewage set ups eco friendly and recyclable waste water

36 - Martin Blain: Question Comments: The strategy needs more specific details to be fully understood and commented on in details that would be meaningful.

37 - William Mclenachan: Question Comments: As per attachment - I am very thankful to be a resident in the "Pensioner Flats" in Mangakino, part of the Taupo District Councils 'Housing for the Elderly' portfolio. I am firmly against TDC changing the present module providing housing for the elderly to an external service provider!

MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE, Taupo District's Long-term Plan for 2021-2031 states; "This plan has taken into account the feedback from the community and delivers across a range of priorities including: Delivering better outcomes to address housing issues (Including affordable, pensioner and papakainga housing)"

Taupo District's Long-term Plan for 2021-2031: "The beneficiaries are the tenants who receive accommodation at affordable prices. There is a public and social benefit in having housing for the elderly units reflecting a community that cares. TDC are known to be poor landlords and "housing for the elderly runs at a loss " are two comments recently made by a council representative. Firstly, in response to this I wish it to be noted that on several occasions, I amongst others have given feedback to the TDC representatives expressions of gratitude for the excellent way TDC has performed in their duties as a landlord. It is my opinion TDC is second to none as a landlord in Mangakino. They are an example and should be a benchmark as to the minimum required by any landlord and social housing service provider Secondly and perhaps more importantly, as an elder I find it offensive to have my housing needs discussed, perceived or referred to as 'a loss'. Housing for the elderly runs at a cost not a loss. This is the cost of caring! TDC changing current module and placing the responsibility to a service provider clearly demonstrates the council no longer cares. Pensioners are not commodities. Council using a service provider for my small home makes me worry greatly! Drawing on my own personal experience, having worked many years in social services and with the benefit of age I know all business models must put profitability first. Accessibility and accountability will become much more difficult. Costs will continually rise and rise again. The Mayors message for delivering affordable housing will be an untruth.

I understand that there are allowances that residents may be able to access to support the increase in rental (accommodation benefit MSD) but this will only cover part of those costs, the rest comes from the already empty pockets of the elderly tenants.

I also want to emphasise 'Housing for the Elderly' is not 'Social Housing' These two provisions must be kept separate in order to fully meet the specialised needs of each group. I understand Housing for the elderly has been provided since the 1930's. Anecdotally, councils or govt. which have combined these two provisions, have ultimately increased the vulnerability of the elderly. Keeping these separate enable a more efficient delivery of support and services needed by the community elders and enables better socialisation amongst their peers.

I am firmly against TDC moving its present accommodation for the elderly to an external service provider! I wish for the status quo to be maintained for the existing housing.

In after thought: Training could be given to TDC rental inspectors to recognise warning signs of a tenant's health and wellbeing. With tenants' permission a referral to a service provider could be given for people, of concern. (Health, Personal Care, Home Care, Social Isolation etc.) after doing the six monthly property inspection. Looking toward the future and an increasing aging population I believe TDC has many levers it can pull to open up and make attractive the development of specialised housing for the elderly. Re-zoning and legislation can be used to make attractive and viable opportunities for MFP and NGO to build and provided appropriate modern housing.

38 - Dawn Pritchard : Question Comments: On behalf of Waikato Regional Council (WRC) staff we wish to provide Taupo District Council (TDC) our initial support on the intent of the draft housing strategy and commend TDC for their efforts to address these specific issues the Taupo community is currently faced

with.

Due to current staff capacity levels and the timeframes for submitting, we provide you with some brief comments instead of a full submission. We anticipate there will be an opportunity to provide you with more feedback at the time of any plan changes resulting that involve WRC functions.

In the meantime, for noting:

oConcentrating growth in and around existing urban/residential areas is preferred as this will likely promote any revitalisation, utilise existing infrastructure, be close to amenities (schools/shops) result in a reduced carbon footprint, enable continued connectivity (particularly for the elderly) to public transport. Public transport being a key WRC function.

oThere are no maps in the consultation document to assess location of any potential new growth/development areas. It is expected that these will occur outside of any hazard, Waahi Toitu and Waaihi Toiora areas.

oWe recommend making changes to the charts supporting the planned housing demand and supply identified in the draft strategy, to make it easier to interpret. For example, labelling of y-axes and clarifying %'s.

oAn analysis of what a "sufficient supply of affordable housing/housing for the elderly to meet demand" means, i.e. how many housed is the end goal? An indication of indicative timing and possibly staging of focus areas is suggested to reach any goals set.

oWe support Focus Area 3, however, the Taupo growth strategy indicates that not only is the population ageing, it will also start to decline beyond the 2030s. This future decline should be taken into account in the housing strategy.

oThe strategy acknowledges the barriers hindering the development of housing on Maori land and for papakainga and we support the initiatives that aim to address these challenges for Maori. Working collaboratively with iwi and Maori landowners is also supported as this has the potential to enhance any strategic approach currently considered to further alleviate limitations faced by Maori.

39 - Florence Karaitiana: Question Comments: Personally I support the initiative of Council, to provide a Draft, strategic framework, to address the housing needs in the Taupo District, however from a Tangata Whenua perspective, I do not believe that enough is being said, done or written, to promote better housing in a inclusive capacity, for Tangata

Whenua. From my view, I see segregation, segregation, segregation, (Community / Tangata Whenua) We are Nga Uri o KURAPOTO, Nga Hau E Wha, the successors of the Crown Grantees o Tapuaeharuru Taupo, we are our Tupuna successors to whenua that was taken by the Crown, and which is now part of

Councils cluster of "COUNCIL OWNED LAND", (Council Reserves, and Land taken under the Public Works Act), and yet we get no recognition, but segregation is applied. The above topics, have now become grievances, within, the Nga Uri O KURAPOTO, wai 1006 Waitangi Tribunal Claim under (2) current Kaupapa Enquiry. **Question Comments:** I not only see a Council Portfolio of Housing i also see a need for a Tangata Whenua Portfolio of Housing it would be a very interesting analysis to read. I not only see the need for a Council Portfolio of "Council Owned Land", i also see a need for Tangata Whenua, Whenua Portfolio, that would also be a interesting analysis to read. Just a little bit about myself, I am the Chair and Trustee of Waipahihi 4H Lands, we represent approx, 1165 Shareholders / Owners, our intention was to build 150 Apartments, our Consultants Becca have prepared a Master Plan for the Trust, our Projects Manager, Funded via Te Puni Kokiri, was tasked with doing a Interest, and financial needs analysis on those interested Shareholders / Owners who wished to rent / or buy (1) of those Apartments, approx,312 showed a Interest, of that only 205 registered, unfortunately when the statistics of the financial analysis, was completed, only 12 of those who registered interest were in a good financial position to either Rent or Buy (1) of those Apartments, that Project is currently on hold due to Inexperienced Trustees at High level Development, and funding. Hopefully Council may see a opportunity to assist us in this area. I take this time to thank you Council for giving me the opportunity to participate and submit, in such high level discussions, albeit in Draft Form, I look forward to representing Tanagata Whenua, and putting a Tangata Whenua voice at the table, in the future pathways of your Draft Strategic Housing Plan.

41 - Anaru Smiler: Question Comments: WMI support the overall housing strategy. We note and appreciate that the Council has considered the outlying settlements in its strategy. WMI emphasize the

need for further housing in the outlying settlement of Mangakino and plead Council to not neglect Mangakino and other outlying settlements by giving Taupo Town a preference to its time and resources. **Question Comments:** The strategy recognizes as a key issue that Maori are significantly worse off in all aspects of housing. WMI agree and ask Council to ensure that a solution is implemented as quickly as possible. Council should explore all options and include those that provide for whanau to grown their levels of wealth. **Question Comments:** WMI, like Council support the use of partnerships in developing housing with all entities. WMI want to engage with Council to discuss this further as WMI has land in and around Mangakino and may be able to assist Council. **Question Comments:** WMI ask Council to ensure when reviewing the District Growth Management Strategy that outlying settlements are given due consideration and plans adopted to meet the community's growth needs. **Question Comments:** WMI ask that the Council action the changes to the District Plan for housing intensification and housing type diversificaion in outlying communities. **Question Comments:** There is the need for Council to increase their staff's knowledge about the development of Maori Land. **Question Comments:**

Council has developed a draft strategy which identifies the key housing issues and principles to which council will adhere. This is good but it does not provide one more house to those in need. Taupo's vision is to be the most prosperous and livable district in the North Island. To achieve its vision Taupo District Council must address the issues and develop opportunities that can provide solutions.

Council needs to move quickly on the adoption of the strategy and move to the next stage being the identification of opportunities. Further work on the opportunities can then occur and these can become solutions and implemented.

The implementation of housing solutions has been a failing of government at national levels. Council is the governing body that represents and leads our local communities and as residents we want housing put right. This is the chance for Taupo District to display courage and leadership by implementing solutions to the issues identified in our own district.

Implemented solutions and initiatives showing the four guiding principles in play will be the true measure of a successful Taupo District Housing Strategy.

Category Name: Have your Say Opportunity

Overview of Category:

Total number of submitters: 33

Total number of points: 34

Response field Number and Name: 8-Have your Say Opportunity

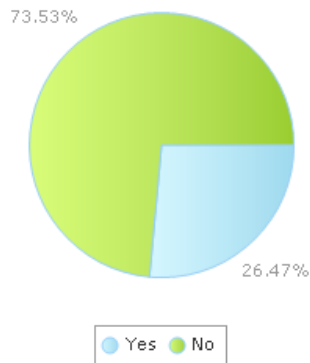
Question: Would you like to attend one of these sessions?

Total number of responses: 33

Decision Sought	Number of submitters who selected this option	%
-----------------	---	---

Yes	9	26.47%
No	25	73.53%

Have your Say Opportunity



Submitters for this question
<p>33.26 - Aksel Bech for Waikato Housing Initiative: That concludes the submission from the Waikato Housing Initiative. To conclude, WHI is strongly supportive of the leadership role that Taupo DC is taking in this space and reiterate our offer to work collaboratively to make the most of regionally learnings and experiences. Our thanks for the opportunity to be part of the submission process and we are happy to speak to the submission in order to explore any matter further in a way that assists panel members in adopting and giving effect to the Draft Housing Strategy.</p>
Submitters for this question

1

**Organisation:**

Tongariro River Mews

First name: Ross**Last name:** Baker**On behalf of:**

Tongariro River Mews

Feedback

Goals

Not sure / Neutral

Would you like tell us why?

We are very disappointed with TDC's planning procedure. i.e. About nine months ago an application for resource consent approval was submitted by our architect for an affordable multi-unit apartment complex in Turangi - this was for 'Stage 1' for the biggest intensive housing development in Turangi for the last fifty years with a building cost estimate of over \$15 Million. Sadly, so far all we have met with is objections and reasons from council planning staff looking for ways to prevent this proposal from proceeding. There has not been any support or help. i.e. When we asked to meet Council planners last January to discuss the conceptual basis of the cohousing proposal, we were informed they were too busy. They did not understand the concept and would not even meet for an explanation. That is no way to encourage or support any new residential development in the Taupo region. In the meantime we have lost prospective buyers who have given up waiting for approval for TRM apartments. TDC claim they are looking for ways to help to provide more affordable accommodation but do nothing to assist.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

TRM's resource consent application is for the redevelopment of an obsolete 1950's motel - urgently needed to redevelop new apartments with a mixture of rental and resident occupied units to satisfy existing demand. At the present rate of progress by council, I will be dead before we get planning approval!

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

Why just Maori? What about all other NZ'ers needing help and support?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

All population statistics confirm there will not be enough housing for the elderly in the next decade. The existing retirement villages are too expensive for most. The LTO (licence to occupy) contracts are unfair. That is why they are currently being investigated by the Government! A better solution is cohousing, but as the planning staff do not understand the concept, they hide their professional ignorance by not granting

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1

approval.

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Just implement your intent - " Our intent is to explore how we can better work together to invest in outcomes that will resolve the housing challenges faced by our community."

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

That is just stating the obvious...

Any other feedback

(I may have difficulty at your meeting to speak to elected members as I am deaf and struggle to understand in any open meeting environment. However I would be keen on a one-on-one meeting with any of your Housing Strategy advisors. Our Turangi Councillor, Sandra Greenslade and your Mayor, Davis Trewavas, are aware of this TRM proposal and our frustrations with planning staff.)

Have your Say Opportunity

Yes

Attached Documents

File

No records to display.

2



First name: Janet

Last name: Hird

Feedback

Goals

Yes I agree

Would you like tell us why?

Your draft strategy reads alright.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Not sure / Neutral

Would you like to tell us why?

It's a nice idea but as the Labour government found out you can't control the price of newly built homes once they hit the market. So how do you keep them affordable?

Taupo has locally based problems that are quite unique to our area (and possibly Queenstown, another tourist spot). Too many people from out of town own 2 or 3 homes in Taupo and they are either empty for family to use (old batches) or they are rented as AirBnB units for tourists. Both of these rob the local housing market of rentable properties for residents who live and work here. Is it time to charge the AirBnB people in particular a special tourist rate? That money could be spent by the council on rental accommodation.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

I understand that you can't borrow money from a bank to build on Maori land as the land is owned by the tribe. It is a problem. Though Maori groups have become very wealthy through payouts by the Waitangi Tribunal and also through investments. Have they ever thought of providing loans to their own people to build on Maori land. While they won't ever own the land they can own their own home which can be on sold to someone else (presumably another Maori if its on Maori land. Have the Maori ever looked into this to help themselves more?

Focus Area 3 -Housing for the Elderly

Not sure / Neutral

Would you like to tell us why?

Elderly have to be encouraged to help themselves by saving throughout their working years so they can own their own place into retirement. I would prefer to help young families into housing. We will probably need a number of small units for the elderly who have fallen by the wayside.

Focus Area 4 - Facilitating Social Housing Development

Not sure / Neutral

Would you like to tell us why?

I wonder if the overall focus for social housing should really come from the Government rather than local council. Our rates can't cover everything.

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2

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

This should already be covered by the Building Act and District Plan.

Any other feedback

I think that there should be some form of social housing in every suburb of Taupo ie mix it in with existing communities. It would give us a greater appreciation of each other although the current entitled Baby Boomer will probably say 'not in my backyard!'.

Many retirees are moving to Taupo. when they buy up the housing stock they pay full market rates which continually drives up the local house prices. This is nice for developers but not great for people who can't afford to buy.

Attached Documents

File

No records to display.

3



First name: Mike

Last name: Toothill

Feedback

Goals

No, I do not agree

Would you like tell us why?

The council should look after water sewerage roads etc . Housing should not be on their agenda .

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

No, I do not agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

File

No records to display.

4



First name: Nat
Last name: Keddie

Feedback

Goals

Yes, I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

This is really important. People cannot afford to live here currently.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

This is so important. For such a cold region our houses are crap. I've lived in many rentals that had only a fire or heatpump in the living area with no heat transfer. Heating is expensive and it all goes out the windows.

I remember waking up to condensation frozen on the inside of our bedroom window in our first rental. It wasn't an especially run down house, it just had poor insulation, bad single glazing and was not oriented to get any sun.

Have your Say Opportunity

No

Attached Documents

File

No records to display.

T24Consult Page 1 of 2

4

5



First name: Sherryl
 Last name: Worthington
 On behalf of:
 myself

Feedback

Goals
 Yes I agree
 Would you like tell us why?

Any other feedback

Reference Housing for the Elderly.

I would like to propose that Council also investigate the possibility of 'partnering' with an organisation that already has a proven record of providing accommodation for older citizens. The organisation I am recommending is Abbeyfield NZ whose head office is Nelson based. Comprehensive details can be sourced on their web site i.e. Abbeyfield NZ, or by contacting the organisation directly.

I had the privilege of being the Secretary of the Abbeyfield Motueka Management Committee for over a decade until I moved to Turangi 5 years ago. Some points to consider are:

- Abbeyfield houses consists of between 10 and 12 independent studio spaces , plus communal living areas and an outdoor setting.
- Residents are not locked into any contractual tenancy agreements , no means testing applies, no hidden costs are applied ,no bonds are requested and the Accommodation Supplement is available to those who qualify.
- The cost of occupancy varies somewhat across the country dependant on location with annual increases in rent determined by cost of living data.
- Head Office personnel ,and the Housekeeping / Cook staff, at the respective houses, are the only paid employees in the organisation. All of the local Management Committee consists of Community Volunteers .
- The Management Committee is bound to comply with all policies as directed by Abbeyfield NZ.This covers everything from setting an Annual Budget, Financial Reporting, Employment Law, Food Safety and all other practices as laid out in the Abbeyfield House Management manual.

The house at Motueka in which I was involved came into existence as a result of two key factors. 1. Surplus land on the site of the Motueka RSA was subdivided and *gifted* to the organisation. 2. The local committee fund raised an initial amount of money for the build after which Tasman District Council played a roll in becoming a 'guarantor' for the mortgage. This all took place about two decades ago and the house became mortgage free approximately a year ago. In todays market the GIFTING of land ,or perhaps some form of a perpetual lease at a nominal rate makes the provision of an Abbeyfield house a more viable proposition. Abbeyfield House head office will be able to shed light on this.

As advised the organisation has a proven model and exemplary track record and could well be something thart is worth exploring. i look forward to receiving your comments in due course.

Regards Sherryl Worthington. Turangi.

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Have your Say Opportunity No

Attached Documents

File
No records to display.

6



First name: Natalie

Last name: Healey

Feedback

Goals

Yes I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

The Taupo District Council's rural zoning has caused Maori land, such as Paenao Te Akau, Rangatira E along Acacia Bay Road, to remain undeveloped for many years. Surrounding these blocks are residential housing, indicating the potential for rezoning them as residential areas. This would enable the development of affordable housing on these blocks, benefiting both Maori communities and the government by reducing homelessness and the cost associated with emergency housing. Similarly, Rangatira 8A16 should be considered for a mixed use zone, given the Prescence of residential housing, low-density housing, and rural residential lifestyle housing in the surrounding area. By allowing flexibility in development options, allows shareholders to develop the land according to their shareholding, this area can utilize the available services and connect to council infrastructure. Additionally, when planning for infrastructure capacity, the council should consider not only the Nukuhau development but also other potential developments in and around the same area, like Rangatira 8A16 at 61 Huka Falls Road. to ensure the infrastructure adequately supports all future developments in the area. Removing the 50m Rear setbacks from all boundaries for all 3 blocks mentioned above will help Maori to develop their land as this rule is impossible to meet to in order to build affordable housing.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

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6

File
No records to display.

7



First name: Roger

Last name: Strong

Feedback

Goals

No, I do not agree

Would you like tell us why?

Housing is not a council task or duty and neither should it be. It is a central government function and must remain that way.

Our council has no place in housing development.

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 own capital and can make or loose money. Councils will have to use public money. They are risking money that is NOT their own and they lack the expertise although they may consider they have it - they don't.

Maori in Taupo own lots of land- they reason they don't develop it into housing is because the land is owned collectively. This makes it difficult to borrow money to develop.

This council like others before it tolerates illegal building illegal activities such as pit toilets on Maori land and does NOTHING about it. This is something that should NOT happen and must be stopped.

Maori are capable of developing their own housing both by borrowing against their considerable land holdings and by using their own considerable funds- the Taupo District Council is NOT needed in this process.

The Taupo District Council must stay out of housing development - it is NOT their business.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

As above.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

Maori have the ability and funds to do their own development - they do NOT need the council.

Focus Area 3 -Housing for the Elderly

No, I do not agree

Would you like to tell us why?

Not the function of council.

Focus Area 4 - Facilitating Social Housing Development

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No, I do not agree
Would you like to tell us why?
Council has no place in housing.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes
No, I do not agree
Would you like to tell us why?
Council have no place in housing.

Any other feedback
The public are no being involved by Council -you need to have public meetings.

Attached Documents

File
No records to display.

8



First name: Silvia

Last name: Mutton

Feedback

Goals

Yes I agree

Would you like tell us why?

The Status quo is insufficient but the goals - while quite generic - seem to lead to an improvement of the current situation.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Not sure / Neutral

Would you like to tell us why?

There is a lot of focus on new developments, new builds, less restrictions on Heights etc. While these goals will result in more housing space, they also reduce many advantages of living in our district, e.g. Decent sized sections, big green spaces and unobstructed views of our landmarks.

There is a need for home-owners of holiday rentals to be accountable for and own up to the fact that they could provide longterm housing solutions that will reduce the pressure on Council to provide housing for residents. This goes especially for home-owners who don't live locally and therefore only have limited interest in solving local issues or to contribute to local beautification goals.

Options here could include a council enforced tax on houses owned by non-Taupo residents, a tax on homes occupied by more than one family over the course of 6 months, increasing rates for each additional house owned by a specific owner etc.

Manuel European countries also charge a visitor tax which could be passed on to visitors staying in houses that could otherwise potentially be rented longterm, rather than in motels, hotels etc.

It hurts to see local families having to move out of town while many holiday rentals remain unoccupied for more than half the year.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

Being non-Maori and not a New Zealander, I don't feel I have sufficient insight into this matter to make an informed judgement call.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

The Action Plan reflects the changing housing needs for elderly and hopefully targeted and effective solutions are going to develop from fruitful discussions.

Focus Area 4 - Facilitating Social Housing Development

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<p>Yes, I agree</p> <p>Would you like to tell us why?</p> <p>N/a</p>
<p>Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes</p> <p>No, I do not agree</p> <p>Would you like to tell us why?</p> <p>Too many people are living in unhealthy homes, have notified landlords of the issues and still nothing has changed. Landlords need to be held accountable and penalised if they don't fix issues within a certain time frame. They should be paying for temporary accommodation for their tenants while fixing houses that are substandard if they repeatedly fail to fix issues.</p>
<p>Any other feedback</p> <p>We would love to build a granny flat on our property to rent out longterm in order to do our part to help relieve the current rental situation. However, we are being put off by the thought of having to pay rates on a second dwelling. There should be a more economical situation for home-owners who are renting out long- rather than short-term.</p>
<p>Have your Say Opportunity</p> <p>No</p>

Attached Documents

File
No records to display.

9



First name: Denise

Last name: Eddowes

Feedback

Goals

Not sure / Neutral

Would you like tell us why?

I dont believe there is the shortage that is being suggested. There are many houses sitting empty throughout Taupo for a large proportion of the year. There are also a large number that are owned by non resident ratepayers as short term rentals such as air bnb, lakeside rentals, bachcare etc. Obviously non residential owners do not care to put their homes onto the rental market due to a number of reasons that make it less attractive/lucrative to the status quo. If they can see this as being a positive thing then potentially we will reduce our housing shortage issue. How can this be achieved surely is via local and central govt coming up with incentives to entice those owners into wanting to make their properties available in the rental market. Building more houses may simply enable those who already own a home add to their property portfolio. Unfortunately it is likely There will always be those who cant afford to buy their own home so rental houses will continue to be needed. Lets support responsible landlords to best guarantee this need being met.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

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9

File
No records to display.

10



First name: Kelly

Last name: Te Heuheu

Feedback

Goals

Yes I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Yes, because the majority of homes here are either holiday homes or retirement homes. We've become a district that houses holiday makers in the Summer and old people for a few years until they die. Houses sit empty most of the year while our own community don't even have somewhere to live.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Yes, this focus is extremely important but the strategy doesn't go far in enough in explaining exactly how this will be achieved. You say you will make regulatory changes and yet your current regulations prevent my whānau from building on our land because of arbitrary setback lines that somehow apply to us but not the neighbouring properties owned by pākeha. The council have been nothing but a barrier. To make matters worse, we discovered that the engineer you brought on board the project at the 11th hours to determine our site wasn't suitable to build on has a conflict of interest because he has a personal interest with people who reside in the properties behind our block. If our development was to proceed then their properties would no longer have lake access. Up until he came on board your team were happy to help us.

Focus Area 3 -Housing for the Elderly

No, I do not agree

Would you like to tell us why?

No, our town has already become a retirement village. We need more younger people.

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

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10

File
No records to display.

11



First name: Jeremy

Last name: King

Feedback

Goals

Yes, I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Any other feedback

We need to accept that Air B n B is significantly reducing availability of properties for long term rent, whilst we can't ban this, how about looking at Hobart example where properties that are 100% available for B n B there is a higher level of rates.

In addition to this we need to increase rates on undeveloped/land banked sections.

Have your Say Opportunity

No

Attached Documents

File

No records to display.

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12



First name: Pat

Last name: Davis-Pirie

Feedback

Goals

No, I do not agree

Would you like tell us why?

Are you planning 15 minute cities. Strange you not talking about these. We need to look after all Taupo residents families young and older and those working hard to support themselves. How is all this going to be funded ? Our rates are getting out of hand . We love Taupo and don't want it to be ruined like the waterfront where folk unable to find a parking space due to age or disability can not enjoy going to a Cafe. Who is doing all the planning ???

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

we are,a new Zealanders why separate us

Any other feedback

where have all these ideas come from ...? Central Govt strange.

Attached Documents

File

No records to display.

13



First name: Grant

Last name: Dennis

Feedback

Goals

Yes I agree

Would you like tell us why?

They are all aspirational and goals, who no body would disagree with, the one that seems to be missing is to support / drive concentration of housing to reduce the cost of the underlying land, and to enable housings to be affordable as you have as an aspirational goal.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

A key consideration is tha the Council needs to take a design lead approach and design low cost sustainable communities, not sell the land off to developers who do not in the end have the same goals - theirs will always be profit and wealth related. The Passive Home Ownership models have proven to work overseas, if the Council took oiut debt to build and sell down the properties without an expectation of profit, and allow concentrated housing, multi complexes this can work. Hoping developers working with agreed principles has failed in Queenstown and other areas where there is strong demand a sDevelopers are just that... Nothing wrong with them, a key part of the housing framework but lets see the Council take real leadership and deliver as opposed to develop policy?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

I agree the Maori land that us vacant and un-used due to the challenges identified are real. The Actions proposed - education of Council staff to enable advice and DP changes are very weak and are not able to directly address the actual issues you have identified that the barriers to the lack of Maori land being used!!

Focus on the solutions noy mpre internal policy and training there has been years of that happening at TDC - - cut the development levy to xero so that incentivises the Maori land owners to build on their land, allow simple housing covents in the DP for jointly owned Maori land that allows for property rights and ability to sell the House - ie leased land option?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

As a culture we do not care for our elderly within the family grouping and now rely on the retirement companies performing this service. A concerted effort by the Councils of NZ to drive reform in this sector can radically reduce the cost of entry into such facilities is needed, wealth is retained by the individual , so along with identifying dedicated areas with services aligned to aging population is needed., so that private

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sector or preferably the Council can invest and then make a modest return - agree having the CG renatl
subsidy extended is a no-brainer

57 dedicated placed out of a stock of...10,000 in the wider catchment is a bit of an issue for the Council I
expect - but is it the Councils or the Central Government's role to be a provider of last resort when
individuals cannot enter rest home facilities as well.....

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

I am surprised that these actions is not what is already happening - if so why not state this and say it
needs to be done more of better??

Social housing is a core CG role so in some ways its not the role of the Council to deliver - but remove the
barriers for the housing ministry to get on and build these?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

No, I do not agree

Would you like to tell us why?

All of the Action plans identified are all ready being delivered by other Government agencies and the
private sector - building another web site and having to deliver content is a waste of time as its duplicating
others roles who can do it better. Save costs and drop this action and work effort and focus on the crisis
we have in Taupo of affordable housing.

Any other feedback

Nothing additional

Have your Say Opportunity

No

Attached Documents

File
No records to display.

14



First name: Natalie

Last name: Healey

Feedback

Goals

Yes, I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

I have re-submitted my submission because i made an error by ticking No i disagree and therefore ask that my first submission be ignored. I agree to council enabling the development of Māori Land & papakāinga. The Taupo District Councils rural zoning has caused Maori Land, such as Paenoa Te Akau, Rangatira E located along Acacia Bay Road, to remain undeveloped for many years. Surrounding these blocks are residential housing, indicating the potential for possible rezoning them as residential areas. This would enable the development of affordable housing on these blocks, benefiting both the Maori communities and the government by reducing homelessness and the cost associated with emergency housing. Similarly, Rangatira 8A16 should be considered for a mixed use zone, given the Prescence of residential housing, low density housing, rural residential lifestyle housing in the surrounding area. By allowing flexibility in development options, this would allow shareholders to develop the land according to their shareholding and have a better chance of compliance of the rules. The current rules for rural is too restrictive and if a shareholder can't comply with the rules then they have to go down the resource consent process costing a lot of money, low income families will not be able to meet these cost & therefore the land will remain undeveloped. It doesn't seem fair when the goal of council is to enable the development of Maori Land. Rangatira 8A16 can utilize the available services and connect to council infrastructure. Additionally, when planning for infrastructure capacity, the council should consider not only increasing the capacity to service the Nukuhau Development but also increasing the capacity to service other potential developments in and around the same area like Rangatira 8A16 at 61 Huka Falls Road to ensure the infrastructure adequately supports all future developments in the area. One constraint in respect to Rangatira 8A16 is meeting the 50m Rear requirement from all allotment boundaries this rule cannot be met by owners undertaking partition in the block and ask council to consider removing this rule from Rangatira 8A16 so owners undertaking partition can build affordable housing enabling Maori Land to be developed.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

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14

Would you like to tell us why?
Have your Say Opportunity
No

Attached Documents

File
No records to display.

15



First name: Zak

Last name: Winduss

Feedback

Goals

Yes, I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Any other feedback

Development of higher density housing and supprtove infrastructure is the solution.

I would hate to see develolpers enriched further through development and construction of single family dwellings. Construction and land costs mean this kind of hosuing is out of reach.

Investiagtion into why the district is being struck with these issues (if we dont undertand WHY we have a problem, how can we avoid it in future). The long term plans need to be more proactive and less reactive.

The only solution is to ensure we outstirp demand with supply or else everythig developed will just be too expensive to assist those who really need it.

The Turangi hosuing initiative in Te Iwiheke place where affordable rentals are given to people who are able to show a plan to purchase their own home seems really promising, would love to see this emulated elsewhere.

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15

We dont need to reinvent the wheel. Overseas high density housing, town houses etc. are really helping to counter hosing issues. enabling the development of more 700sqm plots of land with a single family dwelling is the way of the past and the reason houses now are so unaffordable.

developers should be required to prove a certain percent of what they provide to market should be affordable for low income households.

Can the council show a single new development in the last 10 years that includes any housing that is affordbale? I would love to see case studies from abroad included in any presentation of strategy to show that whatever is proposed is proven to benefit the people identified in the goals. The risk of not doing so is that we have a strategy that just makes the district even more unaffordable.

Have your Say Opportunity
No

Attached Documents

File
No records to display.

16



First name: Pauline

Last name: Walker

Feedback

Goals

No, I do not agree

Would you like tell us why?

Firstly, these issues are not the responsibility of local Councils they are the responsibility of Central Government. Secondly, these are a wish list of outcomes with no substance of how they could or would be achieved or funded. Local Councils could assist Central Government by having an efficient local Council e.g. faster consent and inspection processes to assist developers or home owners building their own home and reducing red tape causing unnecessary delays etc. In addition, employ the necessary people with the right qualifications to do the job properly.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

Once again, this is not the role of local Councils it is CENTRAL GOVERNMENT'S responsibility. These are social issues not the local rate payers responsibility to fund local Council's staff dealing with Central Government's responsibilities/issues/policies. Local Council's role is to facilitate the services for existing rate payers i.e. home owners and businesses etc.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

This issue is probably a little different in the the local Council can rezone areas in order for land to be better used for what iwi want to do with their land. As for housing well that would probably be in partnership with Central Government.

Focus Area 3 -Housing for the Elderly

Not sure / Neutral

Would you like to tell us why?

I agree with the goal, however, once again this is a social issue best directed to Kainga Ora. I personally feel that local Council should not be landlords for social housing that is Kainga Ora's role.

Focus Area 4 - Facilitating Social Housing Development

No, I do not agree

Would you like to tell us why?

Local Council's role in this focus area is to have the right staff with the right qualifications in order to assist developers, Kainga Ora and whoever they choose to develop of their behalf etc to progress more easily through the minefield of rules, regulations and building codes thereby facilitating faster and more housing in the district.

Having had experiences with another local Council the delays people were having with the Council pushed builds out by months unnecessarily only leading to frustration and anger.

By getting more involved in Central Government business will only put more pressure on Council staff and

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16

in turn more funding required from local rate payers which I feel is wrong.

The saying that comes to mind that explains it all "stick to your knitting".

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Not sure / Neutral

Would you like to tell us why?

Local Council's role is currently to ensure new builds meet requirements under this focus area I'm not sure how local Council could achieve the existing homes meeting this focus area. Central Government has already implemented the healthy homes legislation and home owners when they can afford it will likely improve their homes. I do not see the local rate payers having to pay for other home owners to do that and nor should they. It is part of being a home owner and over time things will improve and will be the norm.

Any other feedback

Basically, let Central Government to it's job and worry about the social issues and wish lists for the vulnerable I feel that the local Council should "stick to its knitting" which means that a business should do what it is good at and not become distracted by diversifying into totally different activities or enterprises. In the case of local Councils your responsibilities are for the provision of local infrastructure including water, sewerage, stormwater, roads. Environmental safety and health, district emergency management, civil defence preparedness, building control, public health inspections and other environmental health matters.

Have your Say Opportunity

No

Attached Documents

File

No records to display.

17



First name: Amber

Last name: Purvis

Feedback

Goals

Yes I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

File

No records to display.

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18



First name: Graeme

Last name: Spence

Feedback

Goals

No, I do not agree

Would you like tell us why?

TDC is to focused on co governance ew with local iwi.

The town has plenty of opportunities to work with private developers to ensure all housing goals are achieved.

John Penny is a very good example of what can be done with his project at Wharewaka.

There are plenty more opportunities like this to be taken in this town.

The proposed large development on Poihipi rd has been stopped because iwi will not allow waste water to go under control gate bridge along with the other waste eater pipes.

If it was not for this bridge nonsense by iwi that sub division would be inder construction and have over 600 section ready for sale

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

let iwi develop maori land under the same rules as all developers

Focus Area 3 -Housing for the Elderly

No, I do not agree

Would you like to tell us why?

council should not be in the real estate market

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

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18

No

Attached Documents

File
No records to display.

19



First name: Hal
Last name: Linstrom
On behalf of:
 Myself

Feedback

Goals
 Yes I agree
 Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)
 No, I do not agree
 Would you like to tell us why?

I think these issues have been a creeping problem, even since the days the MOW stopped building power stations. The government via the MOW, provided the jobs and the housing. Some 40 years later, in Turangi for example, there is a welfare "nest", that largely doesn't have the capital or capacity, to even paint the houses the MOW left behind.

What is required is a mixed approach, where occupants can own or rent to own. Having a concept of purely social [free] housing hasn't worked and wont work. The tenant has to have skin in the game, even if the tenant is funded 100% by the government. Maori Tribal Land, should be developed on a fast track basis, using treaty settlement monies, combined with government loans. As well the Council influence a demolish and rebuild programme, for example the Turangi Town Centre, which is well past its use by date, and create a large scale social housing centre. There are vast tracks of cheap land in Turangi, The Pony Club Land, The Turangi Primary School Land and The Catholic church Land and the Ex MOW land towards Tokaanu. Tokaanu would be a great location for new housing, using geothermal for heating.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga
 Yes, I agree
 Would you like to tell us why?

Focus Area 3 -Housing for the Elderly
 No, I do not agree
 Would you like to tell us why?
 Elderly folk should be cared for by their ungrateful kids.

Focus Area 4 - Facilitating Social Housing Development
 Yes, I agree
 Would you like to tell us why?
 So long as it isnt a free lunch and we end up with a Rotorua Motels scenario when gangs rule the roost.
 Any and all new houses need to be spread out ...through out the villages

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19

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

File
No records to display.

20



First name: Anon

Last name: Nemous

On behalf of:

I am not providing details for something that will piss woke people off. But the truth hurts right? If I provide personal details I will be attacked by the bludgers of this town.

Feedback

Goals

No, I do not agree

Would you like tell us why?

Government should refrain from interfering in the housing situations of individuals who cannot afford their own homes. Those who are financially capable of owning houses are indirectly supporting others through local council rates and central government taxes. Consequently, people are constantly contributing to the livelihoods of others within this welfare state. Instead of relying on assistance, why don't people follow the example of those who saved up for a house deposit? It seems that those who complain about poverty are often the ones parading around with the latest expensive smartphone and extravagant vehicles, which are likely beyond their means. The issue lies within society itself, as everyone strives to be seen with the newest and most impressive possessions, rather than prioritizing hard work and improving their quality of life. This approach not only fails to address the problem at hand but exacerbates it, as individuals fail to learn valuable lessons for their own future and instead become increasingly reliant on the generosity of taxpayers. The elderly had ample opportunities to purchase homes during more prosperous economic times, and any difficulties they face in their current living situations are a result of their own poor choices.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

Government should refrain from interfering in the housing situations of individuals who cannot afford their own homes. Those who are financially capable of owning houses are indirectly supporting others through local council rates and central government taxes. Consequently, people are constantly contributing to the livelihoods of others within this welfare state. Instead of relying on assistance, why don't people follow the example of those who saved up for a house deposit? It seems that those who complain about poverty are often the ones parading around with the latest expensive smartphone and extravagant vehicles, which are likely beyond their means. The issue lies within society itself, as everyone strives to be seen with the newest and most impressive possessions, rather than prioritizing hard work and improving their quality of life. This approach not only fails to address the problem at hand but exacerbates it, as individuals fail to learn valuable lessons for their own future and instead become increasingly reliant on the generosity of taxpayers. The elderly had ample opportunities to purchase homes during more prosperous economic times, and any difficulties they face in their current living situations are a result of their own poor choices.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

The development of Māori land should be exclusively reserved for Māori individuals. If not, a concern that will arise in the future is the potential for Māori communities to seek its return or demand excessive fees from the council based on their current considerations. These additional costs will definitely be passed on to ratepayers who may not even reside in the area. This issue reflects a broader challenge within our nation. It would be advisable to allow Māori communities the autonomy to develop their land according to

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their own aspirations, while the council should refrain from interfering in Māori affairs.

Focus Area 3 -Housing for the Elderly

No, I do not agree

Would you like to tell us why?

Over the years, the elderly population had ample opportunities to acquire homes during periods when housing was more affordable. It is worth noting that those elderly individuals who currently find themselves in dire need often belong to the same economic group that displayed apathy and neglected planning for their future. This disregard stemmed from a reliance on government policies that ensured their basic needs would be met. To foster self-sufficiency and independence, it is crucial for the country to reconsider the extent of assistance provided and encourage individuals to take responsibility for their own well-being. By reducing excessive support, people will be motivated to develop resilience and become self-reliant.

Focus Area 4 - Facilitating Social Housing Development

No, I do not agree

Would you like to tell us why?

The presence of social housing has been associated with an increase in crime. This is a statistical fact and can not be denied. A significant portion of the residents in social housing are not actively employed, and their lack of engagement in productive activities can contribute to criminal behavior and create challenges for the community. It might be beneficial to consider relocating individuals of this nature to alternative areas, allowing places like Taupo to prosper with residents who actively contribute to society and its development. By promoting a community of individuals who are actively providing value and participating in constructive activities, the region can thrive and experience positive growth.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

No, I do not agree

Would you like to tell us why?

It is essential to recognize that the health issues experienced by individuals residing in so-called "unhealthy homes" could potentially be mitigated if they were to make changes to their lifestyle. Those who fall ill are often the ones neglecting to open windows and curtains for proper ventilation, and their dietary choices may consist of unhealthy, nutritionally deficient foods. Instead of solely blaming the condition of the house, it is crucial to also acknowledge the role that personal habits play in one's well-being. If a house has drafts, it is possible to address this issue by purchasing items to prevent drafts, using heaters or lighting fires for warmth. Prioritizing warm clothing over indulgences like video games can also contribute to personal comfort. Regrettably, some individuals are increasingly relinquishing personal responsibility, relying heavily on government assistance and taking advantage of New Zealand's economic system. Encouraging a shift towards personal accountability can empower individuals to improve their living conditions and overall health.

Any other feedback

To foster prosperity, we suggest to phase out social housing and attract more affluent residents to the town. This influx of wealth would bring about increased job opportunities catering to the needs of the affluent community. As a result, the town's economic growth would provide a more efficient health system, as the wealthier population tends to require less utilization of healthcare services. Additionally, a town with wealthier residents would likely maintain a higher standard of cleanliness and aesthetics, as those who are financially well-off tend to value and respect their surroundings. Furthermore, this shift would incentivize working individuals to strive for their goals, as they witness firsthand the direct correlation between hard work and reward. Preserving Taupo as a renowned tourist destination should be a priority, rather than transforming it into another location focused on providing social housing for those who may exploit the system. By emphasizing Taupo's appeal as a tourist destination and fostering an environment conducive to economic growth, we can ensure its long-term success.

Attached Documents

File
No records to display.

21



First name: Guy

Last name: Perry

On behalf of:

Cascade Group Ltd

Feedback

Goals

Yes I agree

Would you like tell us why?

I believe TDC are currently in a positive mindset regarding social and affordable homes.

I have been studying the same issues of affordability across the board with various materials suppliers that contribute to the affordability of a modern dwelling, both large or small, budget or high end.

The trend suggests (apart from the underlying land cost) that the rising cost of timber and steel have largely impacted the housing market, along with the lack of competition in the building materials sector generally, and I refer to products such as gib board, seretone and shadowclad, but this is by no means a complete list. Without naming certain Suppliers, the effects of monopolistic competition have the effect of increasing the dwelling build cost to unprecedented levels. Labor shortages have resulted in escalation of wages in all trades. Compliance costs have also risen for small businesses across the board.

Some Developers have short-circuited the standardized model of construction methods, through smart thinking and utilizing technology to their advantage, thus eliminating certain trades completely (gibstopping, painting) in the building process. Additionally, they have stuck with the same designs for their market offerings, resulting in a massive decrease in build time due to the elimination of many steps within the Resource Consent being necessary for each development (because Council has already consented that identical dwelling or apartment previously, and the plans have not altered). This also saves time for Council staff.

The issues of rising costs for construction, whilst easily blamed on factors such as labor rates and compliance, can equally be attributed to the demands of both infrastructure and roading, none of which are able to be directly funded by the end user, apart from on an annual rates basis as currently. Toll Roads are utilized as a mechanism to offset such costs, and these work to great effect in Australia, due largely to a larger population base.

The above issues all add their portion of cost to the overall model, and whilst innovation can reduce costs, many other costs rise over time offsetting any positive gains made with that innovation.

Whilst site coverage is a sensitive topic, same applies to any relaxation of rules that are made to promote infill housing. There is a general reluctance initially, but such are usually offset by any capital gains potential.

I support any initiatives that can assist in the social or affordable housing market, and would be interested to discuss further how such could be progressed or at least discussed in detail so the best outcomes can be achieved between Developer and Territorial Authority.

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I am considering a number of proposals currently for an affordable housing development, some aspects which would greatly benefit from a collaborative approach at a conceptual level rather than at the usual stage when Consents are sought. A collaborative relationship between Councils and Developers is one area that is not utilized as much as it could be, and I think it's up to all Territorial Authorities to adjust their mindsets and become more proactive in building relationships with those that are faced with the creation of housing for their communities.

Overall, I support the visions and goals proposed by TDC in their efforts to provide additional social and affordable housing to the market.

The time has arrived I think for Territorial Authorities to facilitate between Developer and Kainga Ora, to better the overall housing shortfall for social housing. This could occur with a new concept of a Liaison Officer whose mandate is to approach both Developer and Government to better understand the needs of both parties, and then to present options that could satisfy those needs. This could involve items including infrastructure, transportation, communal facilities, roading and reserves, building design and site coverage. In some cases a zoning review maybe necessary to allow in isolated cases a special zoning overlay to be placed on some areas to allow a higher density of buildings.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Higher density housing projects allow for the potential of on site management, of multiple dwellings or units, by a sole manager, much like a motel reception scenario.

Managed complexes are not a new concept, but are one way that the use of high density living can be maximized for individually titled property owners, by having better options for their investments.

Similarly, having each unit on a separate title increases costs but has the advantages for the Developer of selling the titles separately or together as one, such as to a client like Kainga Ora or to a Rest Home provider.

Installing on site management means that a cluster of low cost housing units need not appear to be linked with each other, but could just as effectively operate as a Motel or similar.

Low cost short term accommodation needs are currently taken up via cabins and motels, or campgrounds. Low cost long term accommodation doesn't exist currently due to social housing issues with high density living. The social issues generally only exist when the housing is subsidized by WINZ or supplied by Kainga Ora.

There is a need for separation between social housing tenants, physical separation, unlike that experienced at a Motel complex where a regular police presence is commonplace.

The main contributing factor in Motels having social issues, is due to the majority of residents are

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unemployed and reside on the property full-time without adequate space between residences, making some conflict inevitable. This is potentially avoidable by separating residences into freestanding units, but has the negative aspect of increasing the land area to house the same number of tenants. This could be offset by an increase in the density provisions of residential zoned land.

I support an increase in the plot ratio going from 30-35% within residential zones.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

I think to make significant progress, Council will need a collaborative approach between Developers and Kainga Ora, because Council know the correct approach on how to deal with Kainga Ora, and it is in the best interests of the Community for them to present to Kainga Ora options that are both community derived or privately owned.

Whether Council is best to own further housing is not the debate, it is rather that whether Kainga Ora wishes to enter into Agreements directly with Developers, whether by virtue of being a landlord through early commitment to purchase a completed development, or whether they prefer to become a tenant and lease an entire completed Development, but either way it will require a collaborative approach with Council acting as an intermediary, in my opinion.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

Yes

Attached Documents

File

No records to display.

22



First name: Paula

Last name: Smith

Feedback

Goals

No, I do not agree

Would you like tell us why?

the majority of houses owned in taupo and accaia bay are by extremely rich or overseas people using them for air b n b. This is why there is such a lack of houses in the area . The prices do not help and banks high deposits and mortgage rates along with the extreme high living costs of food , petrol in the area as well . It makes it unrealistic .

Every 3rd house in our area is a holiday home and maybe used 2 x a year . These houses could be used as rentals or for sale and people who want to holiday here could use local holiday parks .

There should be no preference to someone getting a house based on their race . That is extremely wrong on all levels . As a nz european i work 3 jobs and still could not save even 50 dollars a week whilst living here in taupo . The rates here are 4 x higher than auckland and petrol is 40 cents higher as well . So why would giving priority to someone based on race work ???

Absolutely another ridiculous idea and a waste of ratepayers money from the TDC

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

as above

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

as above

Focus Area 3 -Housing for the Elderly

No, I do not agree

Would you like to tell us why?

there is enough rest homes and smaller homes for the elderly here already

Focus Area 4 - Facilitating Social Housing Development

No, I do not agree

Would you like to tell us why?

with the current crime rate and unemployment rate here and the school attendance at an all time low for this area , this would be a massive mistake for the area

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Not sure / Neutral

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22

Would you like to tell us why?

Have your Say Opportunity

Yes

Attached Documents

File
No records to display.

23



First name: Susan

Last name: Green

Feedback

Goals

Yes I agree

Would you like tell us why?

I applaud the council taking on this complex situation and looking at viable solutions.

In addition why not approach our community to 'adopt' a family to support their journey to home ownership on an annual or biannual basis? Local vision might mean 100 locals donating \$10,000.00 each for a family to build the home they need. Room for extended whanau or meeting mobility needs etc. Not sure how you would choose the family; having a ballot, needs based or a lottery or in other ways.

As a single parent, having my own home gave a sense of security and belonging. It would be tremendously rewarding to feel I had played a small part in supporting another families journey, even on a one off basis.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

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23

No

Attached Documents

File
No records to display.

24



First name: keely

Last name: mcsweeney

Feedback

Goals

Yes I agree

Would you like tell us why?

healthy affordable housing leads to better health and community outcomes overall.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Any other feedback

We own 167 spa road that is currently rented out at well below market rental to longstanding tenants. We have always felt it is part of our responsibility as owners to ensure our rental property is affordable to anyone.

We also recently put this property on the market for sale with fully approved council consents for development of apartments with a set of plans should a developer be interested. Despite having some very keen interest all potential buyers came back with the same feedback. The process in terms of dealing with KO/Council was cumbersome, slow, wordy and apathetic. In other words a barrier to even wanting to start negotiation.....

I would suggest if indeed the council is truly committed to seeing housing development in Taupo, govt agencies and organizations wishing to work with private developers to invest and get things moving really need to look at their process to be attractive to a developer and meet the market with enthusiasm and drive.

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24

Attached Documents

File
No records to display.

25



First name: Joanne

Last name: Peterson

Feedback

Goals

Yes, I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

I want the issue of not been able to get a mortgage on Māori leasehold land addressed. There needs to be a partnership between the government and banks in which those purchasing leasehold land can get a mortgage, this is beneficial to the Māori trust's selling their leasehold land and the community as it is path to affordable housing.

No one is talking about or providing a route this to happen.

Focus Area 3 -Housing for the Elderly

No, I do not agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Landlords are not spending the money required to ensure their homes meet healthy homes standards, because due to demand people are not in the position to

go against their landlord so they put up with living in sub standard living conditions

Any other feedback

There is a large amount of maori leasehold land available in Taupo district and been able to provide a route to secure finance to build would benefit Maori land owners and people

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trying to get into the housing market but can't afford the expensive land costs.

Attached Documents

File
No records to display.

26



First name: Lou

Last name: Riddle

Feedback

Goals

Yes I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Not sure / Neutral

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

File

No records to display.

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27



First name: Amy

Last name: Cook

Feedback

Goals

Yes I agree

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Have your Say Opportunity

No

Attached Documents

File

No records to display.

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28



First name: Simon

Last name: Petersen

Feedback

Goals

Not sure / Neutral

Would you like tell us why?

Please ensure that housing outcomes are equitable for all. There is a degree of reverse discrimination within the TDC's plans. - Treat people as individuals, please don't group issues by culture. If housing is such an issue for the TDC then might I suggest that the council look at the unnecessary spending that has taken place lately to beautify the area - ultimately this drives up housing demand/price and makes the situation worse. Some of that spending could have been put into better supporting programmes and initiatives to help those in the community with specific needs. Lets plan to remedy the social issues first before trying to create a 'Queenstown of the North'.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

We don't have the infrastructure yet. You need to ensure that roading is in place. Address the Nukuhau Bridge issue first and stop creating bottle necks with your quest to adapt the town centre into some sort of cafe mecca.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

You will lose what makes Taupo, Taupo. The open areas, the forestry along with the mix of rural areas. How horrible will it become with the areas between Nukuhau and Acacia Bay packed with density housing. Over developing the Nukuhau area will create issues with roading, schooling (already at capacity) and welfare. Already many of the local doctors have a 4-5 week appointment time, more housing means you need more investment in other areas. TDC need to look at ways they can encourage that.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Yes, but as mentioned above - as you flood Taupo with cheap housing think about the impact that will have on other essential areas. It's great for the elderly to have a healthy home to sit around and wait for the 4-5 weeks for a doctors appointment! - Yes, please pick up on the sarcasm.

Focus Area 4 - Facilitating Social Housing Development

No, I do not agree

Would you like to tell us why?

Housing is not the only solution. Provide more services to help those in need.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Not sure / Neutral

Would you like to tell us why?

Who are you referring to as partners? Why is collaboration necessary to ensure homes are accessible, warmer and drier and environmentally sustainable? Is the TDC incapable of doing that themselves? Does

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<div>this mean that you will hand out funding to everyone living in the Taupo region to achieve these things regardless?</div> <div>Have your Say Opportunity</div> <div>No</div>
--

Attached Documents

File
No records to display.

29



First name: Sabrina

Last name: Viebrantz

Feedback

Goals

Yes I agree

Would you like tell us why?

Houses are to expensive, down payment is almost impossible to afford.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Houses are to expensive, down payment is almost impossible to afford.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

No, I do not agree

Would you like to tell us why?

I don't think that people should be treat in a different way just because of ethnicity.

Focus Area 3 -Housing for the Elderly

Not sure / Neutral

Would you like to tell us why?

I think that Elderly people should receive support of the own family.

Focus Area 4 - Facilitating Social Housing Development

No, I do not agree

Would you like to tell us why?

I worked in a hotel providing emergency accommodation (Social housing). Was the worse nightmare of my life, majority of the people had a very bad behavior and were involve with drugs, I never want to be a neighbor of this kind of house. If you offer this kind of accommodation you can ruin the town in the same way that happened in Rotorua.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Is important for our health and I rented houses before that were just not warm enough.

Any other feedback

Houses should be available with a lower down payment amount. Buy a house here in Taupo is almost impossible at the moment.

Have your Say Opportunity

No

Attached Documents

File

No records to display.

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First name: Andy
Last name: Bloomer
On behalf of:
 self

Feedback

Goals
 Yes, I agree
 Would you like tell us why?
 Appropriate goals.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)
 Yes, I agree
 Would you like to tell us why?
 I am not entirely clear on what actions will be carried out to reach the goals, even though I have read through the various documents supplied.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga
 Yes, I agree
 Would you like to tell us why?

Focus Area 3 -Housing for the Elderly
 Yes, I agree
 Would you like to tell us why?
 As above, I am not entirely clear on what actions will be carried out to reach the goals, even though I have read through the various documents supplied

Focus Area 4 - Facilitating Social Housing Development
 Yes, I agree
 Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes
 Yes, I agree
 Would you like to tell us why?

Have your Say Opportunity
 No

Attached Documents

File
No records to display.

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First name: Kim

Last name: Tawa

On behalf of:

Whanau and I

Feedback

Goals

Yes I agree

Would you like tell us why?

I feel these \$ level goals are the best way to address the housing situation within the Taupo area. Many low to median income earners are struggling and unable to afford security for their families this brings stress and discomfort to and uncertainty to many families implementing these goals are a good idea, this will help the community in many ways. Prospect of knowing you can own your own house brings peace of mind, knowing your future is stable and you can continue to help other family members. For me knowing when I die I am able to assist my children with a deposit for them to buy their own house, this is a very good solution to a very frustrating situation.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Due to been able to rent to buy means this gives me an opportunity to be able to afford payments without struggling and knowing there is an incentive which will help my peace of mind and a relief of worry in difficult times. Been able to rent to buy means I am able to look towards my future and know I will not need to worry about how I am going to afford to live.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

I like this idea as this gives an opportunity to help our Maori people who are struggling and gives us Maori a future to look forward to.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Yes I agree the Elderly need to be looked after by implementing this initiative this eliminates stress and worry, knowing the Elderly will be and should be looked after.

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

I feel the more organizations working together builds better relationships within the community is a good thing. The more people working together you can achieve better outcomes for everyone. Through different organizations collaboratively working together means new and different ideas can emerge to help salvage the housing crisis.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

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Would you like to tell us why?
I agree the houses need to be of a liveable state as a result you have better wellbeing, you feel better, you stay healthier.

Attached Documents

File
No records to display.

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First name: Jan
Last name: CArey
On behalf of:
Taupo

Feedback

Goals

Yes I agree

Would you like tell us why?

Maori providers are already working on warm homes for their people and procedures are in place for new homes. I'm glad that this is not the first goal because it would be a cop out to say we are doing something if this was our first goal.

More availability of affordable housing is key and there are a lot of difficult decision around this. The council so far has not actioned recommendations from the Ridd report or the RTD Action Plan 2020 Appendices or the BERL Report all of which suggest flexibility in Building and Planning Consents depending on the level of housing.

More thought needs to be given to goal 4 the creation of community through Housing. There are three agencies needed a building arm, an admin and selection and maintenance arm, and a social wrap around development arm. Vision West has come into the area with proven record in other places. Navigators with Tuwharetoa are doing a good job but buildings that fit the people are still largely at the whim of developers. Only Council can intervene to change this.

True infrastructure is costly but the current scheme seems to be leave it to the goodwill of the developers but this has not been effective so far in changing the size of houses available.

I'm uncertain that the proposed... voluntary inclusion of affordable houses nor the payment of an affordable Housing Levy on those who dont want to act voluntarily will actually benefit the community.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

Council needs to find ways to support smaller developers in the market. People who have a larger section but want to build for their family on the section face enormous development levies to the Council. While sewerage and water still have to be paid for this is not a one size fits all. Levies could be reckoned on the sale of the house rather than the building of the house.

Suggestions that have been made re leasehold land house ownership need to be trialled this year and modified not wait till the next draft plan when the baby boomers have moved through and the need is not so great.

Hopefully the Council will have determined a scale of secure housing systems so that the working population with school aged children can stay here for the school life of their family, allowing for a more

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stable work force, and a rental population for visitors at all levels of income who come to enjoy Taupo as visitors. This sense of hospitality is a character of our town.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

The plans outlined by Blandina Diamond for the Tuwharetoa Settlement Trust were superb and long term allow for responsible ownership of property

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Older persons are more active at 65 and this will be a continuing trend. Pensioners who have been great tenants for a long time are now without housing because of changes in the rental culture. Secure tenancy with accountability is something the Council must favour.

This is not part of social housing but affordable, sustainable, housing and because smaller houses are often as expensive to build as larger houses the Council must work with the banks for a system where Taupo people with only pensioner income can continue to rent while the value of their house is held/maintained by a larger not for profit organisation.

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Actions under this section are long term and could be nebulous. we are working against a culture of competition for funds that has meant social agencies are reluctant to work together at the coalface.

Michelle Simpson has an admirable record in Taupo for instigating a local system.

Access through social housing to some form of ownership might have a known to the public points scheme, and be administered by people who are connected to this community in Taupo. Sleeping in a car is a housing by choice for some of our people, who find it difficult to live with other people.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

Any other feedback

Council has to work hard at the culture of its staff.

They are often in very difficult positions but the current feel is "we have to guard against anything that might be different or cause work." This will include knowing a number of pathways for getting to an outcome and defining the barriers not as them and us but as we.

How can I help you to get to a place that fits your needs and builds the Taupo community is as much a wellbeing of our community issue as an economic one.

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Have your Say Opportunity
No

Attached Documents

File
No records to display.

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Organisation:

Waikato Housing Initiative

First name: Aksel

Last name: Bech

Feedback

Goals

Yes I agree

Would you like tell us why?

See Attachment.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Yes, I agree

Would you like to tell us why?

See Attachment.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

See Attachment.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

See Attachment.

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

See Attachment.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

See Attachment.

Any other feedback

I would like to speak to my submission. Thank you. Aksel Bech

Have your Say Opportunity

Yes

Attached Documents

File
WHI Submission to Taupo DC Housing Strategy 16-7-2023 v2

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File



WAIKATO HOUSING INITIATIVE

SUBMISSION TO TAUPU DISTRICT COUNCIL ON DRAFT HOUSING STRATEGY

BACKGROUND

1. The Waikato Housing Initiative (WHI) is an independent advocacy group that sets out to support and facilitate the delivery of affordable, quality and accessible homes in the Waikato region. Our vision is that: "Every person and every family in the Waikato region is well-housed, living in sustainable, flourishing and connected communities" where well-housed encompasses the UN rights to housing including timely access to habitable, affordable, accessible, culturally appropriate, appropriately located, and with security of tenure housing.
2. The WHI was created by the Waikato Mayoral Forum and seeks to operate across the entire housing continuum in order to effect system change with new models of housing in order to see affordable housing options, reversing the trend over the past thirty or forty years that has seen the present housing crises deepen not only in Taupo DC, not only the Waikato region as a whole but across our country as a whole.
3. We have identified the three "big rocks" that are obstacles to unlocking affordability as **Land, Policy and Regulation, and Funding**. We have six workstreams that seek to address the systemic changes required to address these obstacles -local governments have a part to play in becoming an enabler for many actions under all these six workstreams.

GENERAL POINTS OF SUBMISSION

4. The WHI submits in strong support of the overall vision presented in the Draft Housing Strategy. Many of the elements align well with WHI's own workstreams and are likely to assist in the housing system change required -with Taupo DC as an enabler and leader.

SPECIFIC POINTS OF SUBMISSION

5. Draft Housing Strategy p5, Principle 1 : we submit in support of the statement "The Council has an important role....". This statement is supported and as noted on p25 of the same document "Acting to promote community wellbeing" and WHI submits further that a direction of travel is clear from government with the recent Future of Local Government Panel's Final report which concludes that Councils should be more active (and accountable) for affordable housing going forward (top of their p33 as shown here):

“... local government already plays a critical role in the building of strong, healthy, and prosperous communities. It is already a champion, networker, activator, and enabler of community wellbeing. It is already a place-maker, anchor institution and convenor of the system.”

– Taituarā

There is an opportunity for local government to further step into these roles, especially as an anchor institution, and change how they deliver their core business to maximise community impact. This requires councils to shift their attention to activities like social procurement and local supply chain strategies, place-based impact investment, growing

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Final Report

A strong local government system

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local affordable housing, and active collaboration with other anchor institutions. While it is great to see some councils leading in this area, many others must make major changes to deliver more impact and community wellbeing.

Furthermore the third Bill intended to replace the RMA (the Natural and Built Environment Bill) if enacted would also require an increased range of housing typologies and affordability as part of future consenting activities:

5 System outcomes

To assist in achieving the purpose of this Act, the national planning framework and all plans must provide for the following system outcomes:

- (a) the protection or, if degraded, restoration, of—
 - (i) the ecological integrity, mana, and mauri of—
 - (A) air, water, and soils; and
 - (B) the coastal environment, wetlands, estuaries, and lakes and rivers and their margins; and
 - (C) indigenous biodiversity;
 - (ii) outstanding natural features and outstanding natural landscapes;
 - (iii) the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins;
- (b) in relation to climate change and natural hazards, achieving—
 - (i) the reduction of greenhouse gas emissions;
 - (ii) the removal of greenhouse gases from the atmosphere;
 - (iii) the reduction of risks arising from, and better resilience of the environment to, natural hazards and the effects of climate change;
- (c) well functioning urban and rural areas that are responsive to the diverse and changing needs of people and communities in a way that promotes—
 - (i) the use and development of land for a variety of activities, including for housing, business use, and primary production; and
 - (ii) the ample supply of land for development, to avoid inflated urban land prices; and
 - (ii) housing choice and affordability; and
 - (ii) an adaptable and resilient urban form with good accessibility for people and communities to social, economic, and cultural opportunities; and
- (d) the availability of highly productive land for land-based primary production;
- (e) the recognition of, and making provision for, the relationship of iwi and hapū and the exercise of their kawa, tikanga (including kaitiaki/taonga), and mātauranga in relation to their ancestral lands, water, sites, wāhi tapu, wāhi tipuna, and other taonga;
- (f) the protection of protected customary rights and recognition of any relevant statutory acknowledgement;
- (g) the conservation of cultural heritage;

It is reasonable to conclude therefore that Taupo DC is not only meeting current mandates but is anticipating further future mandate and requirements from central government.

6. WHI also submits in support of Draft Housing Strategy p5, Principle 2, 3 and 4. The housing ecosystem has failed to deliver affordable housing over a period of at least thirty years -and without intervention to promote and facilitate new models, system change will not occur. Solutions that draw on learnings of what is already working around the region, country and world but that are tailored locally to suit your own community's needs in working with mana whenua, crown agencies, community housing providers and private developers will likely give rise to better solutions.
7. Draft Housing Strategy, Focus Area 1 (p8) : WHI supports the first short term action listed regarding council owned land but respectfully submits that the addition of a specific timeline to this action. The existing wording of "develops....to investigate options....to facilitate" leaves the community without the desired timeline that reinforce this to be short term. It will also be important to ensure that adequate staffing and other resource is allocated in the Annual Plan and LTP process to give effect to the intent expressed in the Strategy -so explicit priority for funding consideration in the LTP could usefully be added.
8. If District Plan (DP) changes are being investigated then WHI urges council to also consider the merits and relevance for Taupo DC of Inclusionary Zoning (IZ) as is referred to on p15 of the Draft Strategy (Goal 1, in Spatial Planning and District Plan paragraph). The best example of this in New Zealand is in Queenstown Lakes DC where the process to include this in their DP is currently underway. IZ provisions are seen by WHI as a powerful new tool for councils where government (for example through Kainga Ora,KO) or council itself is not the developer. IZ provisions are currently actively being considered for council-initiated plan changes by Waipa DC, Waikato DC and Hamilton CC. WHI has developed an IZ chapter that can be used as a starting point for inclusion in a DP -and welcome further discussion on this. WHI submits IZ be given high priority for consideration for appropriateness for Taupo.
9. Learnings from the governments Special Housing Areas (SHA) may also be useful -through the use of covenants or other title "tags" to ensure perpetual affordability is submitted be a useful addition.
10. In a DP review, WHI also urges a more broad affordability "lens" be employed as on occasions DP provisions may have had unintended consequences that limit affordability or amenity in larger intergenerational living arrangements. Specific examples can be provided but one is for example when considering enabling provision of additional minor household units (as discussed on p9, last point), careful consideration to the impact of development contributions and on-going targeted rates for the inclusion of additional kitchenettes; communities often respond by having simple sleep-outs (without facilities) rather than more self sufficient granny flats (with limited facilities) in order to avoid council imposed costs -yet with considerable loss of amenity for occupants (and no difference to the burden placed on council infrastructure and services in either event).
11. Discussed later in more detail, capturing the papakainga review in the process may also bring early positive results (as alluded to in Goal 2, p9 and Goal 3, p 18-19). Considering widening to enable more general co-housing and license-to-occupy models would also be of value.

12. Finally in regards a DP review, WHI urges a broad conversation with representatives from the whole housing continuum in what may be meaningful incentives to private developers (be it from a simple second dwelling on an existing site as an example of infill through to 100's of new greenfields sections) that might see them include integrated affordability. Throughout New Zealand, less than 10% of new dwellings are delivered by KO, CHP's and Councils combined -with 90% by private developers: it is thus important to activate the private developers with meaningful incentives to them for the benefit of the whole community. This is also more likely to result on the desired "pepper potting" end result referred to in Goal 4 (p21).
13. Draft Housing Strategy, Focus Area 1 Medium Term (p8) 3rd point on working with KO and CHP's to develop affordable and social housing on council-owned land: WHI submits in support and encourages Taupo DC to look at the **Waikato Community Lands Trust** or similar lands trust as a mechanism by which to ensure perpetual community ownership and perpetual affordability.
14. Draft Housing Strategy, Focus Area 2+3 (p9) : WHI supports advocating to central government for a change in legislation that prevents otherwise eligible persons living in council-owned elder housing units from receiving Income Related Rent Support. Many councils in the Waikato region would like to add to their elder housing portfolio -but not to the disadvantage of either the elderly nor general rate payers as current legislation causes. WHI is active on this point already and will keep Taupo DC included in actions if so desired.
15. WHI has been mandated regionally and looks forward to be added to the list of identified partners in Goal areas 4+5 on p10, including in the first point under Partnerships & Collaboration. WHI is proud to be assisting and partnering in the region generally and is already included in strategy and action plans of nine of the eleven councils in the Waikato region and welcome the same strength of relationship with Taupo DC going forward.
16. WHI also supports the focus on data sharing and draws Council's attention to our housing dashboards here:

https://public.tableau.com/app/profile/waikato.housing.initiative/viz/WaikatoHousingInitiative_16825331222660/Title?publish=yes

It is acknowledged that the 2018 housing pipeline/regional stocktake for Taupo may not have dealt adequately with the number of holiday homes and short term letting in the district that are not generally available for permanent occupation. It is through closer collaboration and data sharing that collectively we will improve the data that forms the foundation for informed decisions to be made.

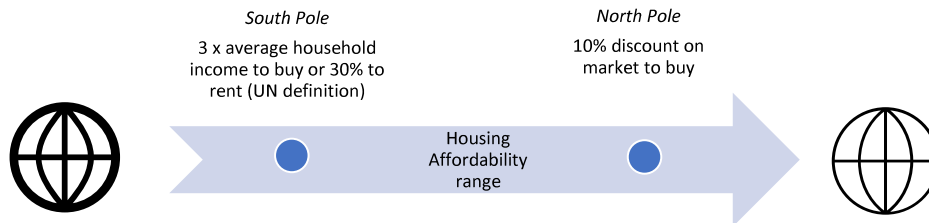
17. Turning to Goal 1 -Council-owned Land -Land Release and -Affordable Housing (p14). The single greatest lever Taupo DC has for immediate impact is council owned land, very unusually within the Waikato region and as such a great opportunity for council. WHI submits that in order for the staggered released referred to be meaningfully supported with capital availability that remains somewhat flexible as to the particular project applied to, an LTP provision for an appropriate amount (some tens of millions over the 10-year period of the LTP) of non-specific infrastructure funding should be considered.

That is, funding that is tied to the Housing Strategy overall but not tied to a specific infrastructure upgrade or new capital works required for residentially zoned land to be service and development ready. This funding would have the flexibility to respond to the changing circumstances and economic and population growth conditions as referred to in these clauses. This would support the intentions expressed under Infrastructure Planning under Goal 4 (p20).

18. Under -Affordable Housing (p14), WHI supports the intention to work collaboratively with others and reiterates the point made earlier that private developers are likely to deliver the bulk of new dwellings and as such are important to keep included and incentivised to deliver affordable product. Irrespective of who delivers the new dwellings, for presently Council owned land WHI strongly urges an integrated perpetual affordability model be adopted. That is that firstly the amount of affordable (or social and affordable combined) is around the 20% of total dwellings as a rule of thumb, and that affordable is perpetual -by way of the model of tenure or covenants- rather than lost on the first resale of the dwelling. This echoes the sentiments expressed under Goal 4 (p21) of “pepper potting” -integrating affordability rather than concentrating it but also ensuring it remains affordable.
19. Under Goal 1 -Alternative Housing Providers (p14) WHI encourages the exploration of the Waikato Community Lands Trust as an example of a regionally appropriate lands trust and would also add Build-to-Rent (BTR) to this list of alternatives to be explored and supported.
20. In the Housing Strategy - Supporting Information documentation p8-9 we make comment that whilst the approach taken to use household median income data (a standard approach used by most councils and crown agencies), WHI has a concern that this may be masking sub-regional and population group differences. That is the median household income for Taupo DC will likely not be right for Turangi in the same way it is for the urban area of Taupo. Similarly the median household income for those currently renting may be significantly lower than those who are already home owners.

The document refers to these data challenges on p13 of your document and by way of information WHI would like to inform Council that we are currently doing a piece of work with Infometrics to establish if a more nuanced but still economically rational measurement is possible; the current methodology potentially disguises the true extent of rental unaffordability for example.

21. There is a further piece of work underway to establish the extent to which we can clarify or define more clearly what is meant by “affordable” in this context. Again by way of information, WHI is currently working with a South Pole – North Pole range all of which is deemed affordable, but with a significant distance between the two:



WHI anchors the South Pole from the UN Habitat's definition of 3 x median household income to purchase a house or not more than 30% of median household income spent on housing costs (including rent and heating) as affordable.

We also accept the North Pole to be the 10% discount to market price for purchase of new dwellings in approximate line with the maximum price caps that government created via the Special Housing Areas (SHA's) and KiwiBuild caps initiatives.

It may be possible that between these two poles a matrix of incentives, meaningful to developers, can be created in order to promote integrated affordability and new forms of secure tenure in developments not led by Council or government.

Should Taupo DC wish to be involved in this piece of work, we welcome that participation.

22. That concludes the submission from the Waikato Housing Initiative. To conclude, WHI is strongly supportive of the leadership role that Taupo DC is taking in this space and reiterate our offer to work collaboratively to make the most of regionally learnings and experiences. Our thanks for the opportunity to be part of the submission process and we are happy to speak to the submission in order to explore any matter further in a way that assists panel members in adopting and giving effect to the Draft Housing Strategy.

Aksel Bech

CEO – Waikato Housing Initiative

Web: www.waikatohousinginitiative.org E: aksel@waikatohousinginitiative.org Tel: 021 884 828

16 July 2023

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**Organisation:**

Ara Poutama Aotearoa the Department of Corrections

First name: Andrea**Last name:** Millar**On behalf of:**Ara Poutama Aotearoa the Department of
Corrections

Feedback

Goals

Not sure / Neutral

Would you like tell us why?

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Not sure / Neutral

Would you like to tell us why?

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Not sure / Neutral

Would you like to tell us why?

Focus Area 3 -Housing for the Elderly

Not sure / Neutral

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Not sure / Neutral

Would you like to tell us why?

Any other feedback

Ara Poutama's role in housing

Ara Poutama operates residential units in the community throughout the Taupō District, and New Zealand wide. While there is a range of housing, rehabilitation and reintegration support provided in these facilities (depending on the needs of the residents), the activity is residential housing. This service provides housing and other rehabilitation, reintegration or health support for some people in the care of Ara Poutama, to assist with their transition from custody and integration back into the community; rehabilitation needs; and can also be used to accommodate those on bail or community-based sentences (such as home detention).

Such residential accommodation provides necessary facilities, such as sleeping, cooking, bathing

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and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling is utilised for such purposes.

People living in these residential environments are not detained on-site and are free to come and go out into the community, the same as anyone else living in the community, and some people may be electronically monitored. Staff are present on-site in various capacities; in some instances staff are present on-site to provide support or supervision on a 24 hour a day, seven day a week basis, but do not reside there. In other instances, supervisory staff will provide support on a part-time basis. A range of rehabilitation, reintegration and support services may also be provided on-site.

In summary, Ara Poutama is responsible for a range of residential activities with associated reintegration or rehabilitation support services, much in the same way as the wider health and mental health sector, and to a lesser extent the social housing sector.

Feedback on the Draft Housing Strategy

The Draft Housing Strategy includes a focus on the facilitation of social housing, and providing housing to cater for the diverse needs of the community, under Focus Area 4 and Goal 3.

A key action under Focus Area 4 is to develop “a collaborative relationship with the Ministry of Housing and Urban Development and Kāinga Ora, iwi, hapū, and community housing providers with a focus on better understanding and addressing the housing challenges facing the Taupō District, including:

»data sharing

»identifying appropriate locations for social housing, with easy access to services

»ensuring provision of wrap-around services for vulnerable people and people with complex needs.”

This action is supported insofar as Ara Poutama is recognised by Council as a housing provider in the community, which provides wrap-around services for vulnerable people and people with complex needs. Whilst specific reference to Ara Poutama in the Housing Strategy is not requested, Ara Poutama does wish to collaborate with Council in the housing space at a strategic level, to ensure its interests in housing are considered and the challenges associated with it providing housing in the district can be resolved.

An opportunity identified under Goal 3 is to use the District Plan review process to “investigate other planning mechanisms that can be used to achieve the outcomes identified in this strategy.” District Plans, in relation to the provision of housing by Ara Poutama, can create issues where the relevant housing-related provisions are unclear or unsupportive. In particular where a District Plan seeks to define housing, where it includes an element of support, as something other than a “residential activity”, then the requirement to seek resource consent can be created. This represents an issue given public opposition is often encountered in such instances. As such, the Housing Strategy should recognise that the District Plan review process should be approached with the goal of enabling all types of housing, by the full range of housing providers, within the community.

Have your Say Opportunity
No

Attached Documents

File
No records to display.

35



First name: Ziena

Last name: Wall

On behalf of:

Whanau

Feedback

Goals

Not sure / Neutral

Would you like tell us why?

why?? For all the reasons in the outcomes we want to see. Too many homeless or in damp housing.
Make affordable housing a reality

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Not sure / Neutral

Would you like to tell us why?

So whanau know their whanau and children are taken care of and have a affordable home to live in

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

So whanau can go back on their land. It will lower the cost governments pay ie ridiculous cost for emergency housing, lower whanau living in vehicles. Zonings are restricting consents and not having the land area that enables some sort of structure to be erected. Why leave vacant maori land empty when alot of our Ngati Tuwharetoa are relying on government hand outs.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

elderly deserve this

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Yes, I agree

Would you like to tell us why?

all over health mental physical and spiritual well being

Any other feedback

Please make it affordable for maori land owners to go back onto their land. Accept the different sewage set ups eco friendly and recyclable waste water

Have your Say Opportunity

No

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35

Attached Documents

File
No records to display.

36



First name: Martin

Last name: Blain

Feedback

Goals

Not sure / Neutral

Would you like tell us why?

I have read the proposed strategy. Draft Housing Strategy seems too vague and short of detail (numbers)
 A sufficient supply of affordable housing – How? How would this work in reality.
 The most vulnerable members of society are housed safely – For 10 years and this has not happened so what's new? Costs? Pricing and Rents?
 More homes are safe and secure – To what level/standard
 More Papakainga enabled – how would this work in reality?
 More homes are universally designed – Good idea but? An able person house may not suit a partially disabled person – Goal 3, page 6.
 Housing supports connected communities and better placemaking – Definition needed here.
 Wellbeing of our communities – Define please.
 Affordable and social housing is not concentrated in one neighborhood – Data needed and Definition.
 How can one select one of these with the vast breadth of the above – logic precludes an answer of any one of these?
 I would have liked to see more details of expected percentages, general cost brackets for each type of housing and General areas expected to be submitted for planning permission and approvals.
 My hope is that multi level housing (no more than two story buildings in this seismic active region) (reference Christchurch problems, building stability strength and ground liquefaction considerations)

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Not sure / Neutral

Would you like to tell us why?

Please see below and I don't see any evidence of analysis and evaluation.

1. Sound nice wish list but not enough details or reveal of thoughts of council.
2. Where, how, when, numbers, costs, target pricing and size of dwellings.
3. Standardization of buildings will reduce costs but may not be suitable for all needs. Eg. Disabled elderly, family's needs for schooling, business needs for employees – skills, what, how, who.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

In General terms from my understanding of the document. But – 1. What attractions will be offered to the job and employment markets by doing so. 2. Will there be in general enough land for housing and industry to enable the proposed general growth of employment and prosperity/technology at a suitable rate and growth to be attractive to investors and businesses.

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

In general – Agreed to, however the mix of elderly and other housing units (as a percentage) with the growing/changing balance and elderly to working age population. (Reduced birth rate to increasing retired

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population will be difficult to balance.

Focus Area 4 - Facilitating Social Housing Development

Yes, I agree

Would you like to tell us why?

General Agreement – There will need to be a balanced cost/benefit analysis to ensure the right mix of social housing – Preferably not multi story block houses of a displeasing appearance. Proper blending of design to match other housing designs in the locality.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Not sure / Neutral

Would you like to tell us why?

Logic problem?? I have a difficult time deciding?

A basic human deed is to have housing that is suitable for habitation and not like many dwellings in the country as a whole. So Yes – again a cost/benefit analysis needed to determine the best and long term standards of building methodologies to use. (No leaky buildings please for this vulnerable part of decision making at council planning)

Any other feedback

The strategy needs more specific details to be fully understood and commented on in details that would be meaningful.

Have your Say Opportunity

Yes

Attached Documents

File
PDF - Martin Blain

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Taupō District Council Draft Housing Strategy Feedback Form

This form can be dropped to one of our Customer Service Centres i.e Mangakino Library)
before 3.30pm on Friday 30th June 2023:

or:

Postal Address: Taupō District Council, Private Bag 2005, Taupō 3352

Email: haveyoursay@taupo.govt.nz

Are you submitting as an individual or as an organisation?

Individual: ☒

Organisation: ☐

Name or Name of Organisation (please complete)

MARTIN BLAIN

Postal Address

FLAT 6 — 44
KARAHU STREET

Email

delsey2008@xtra.co.nz

Daytime Phone Number

021 609532

Privacy Statement:

Submitters are advised that the information supplied in written submissions (including feedback as part of a public survey) may contain personal information within the meaning of the Privacy Act 2020. By taking part in this public submission process, submitters have agreed to any personal information which is contained in their submission being made available to the public as part of the consultation (or public survey) and decision making process (submitter contact details will not be published to Council's website). All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information. Please visit our [Privacy Policy](#) page for more information.

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I HAVE READ THE PROPOSED STRATEGY

DRAFT HOUSING STRATEGY SEEMS TOO VAGUE & SHORT OF DETAIL. (NUMBERS)

We have identified four high-level goals we seek to achieve through the Housing Strategy and the supporting Action Plan.

More availability and choice of housing	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> A sufficient supply of affordable housing (rental and owner occupied) to meet demand, across the district. <i>✓ HOW?</i> Kāinga ora providing sufficient social housing to meet local demand. <i>HOW WOULD THIS WORK IN REALITY?</i> The most vulnerable members of society are housed safely, fewer people are living in motels and the need for emergency and transitional housing has been significantly reduced. <i>FOR 10 YEARS + THIS HAS NOT IMPROVED SO WHAT'S NEW?</i> There are effective partnerships across sectors, and between organisations delivering housing solutions. <i>COSTS? PRICING & RENTS?</i> Community Housing Providers are active in the district.
Homes are warm, healthy, sustainable, and resilient	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> More homes are safe and secure. <i>TO WHAT LEVEL?</i> More homes are warm, dry, and energy-efficient. <i>✓</i> No tāupō families living in unhealthy housing. <i>✓</i> People are supported to maintain their homes to healthy standards. <i>✓</i>
Our homes meet the diverse needs of our communities	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> More availability and choice of housing for elderly and people with disabilities. <i>✓</i> More papakāinga enabled. <i>→ HOW WOULD THIS WORK IN REALITY?</i> More Māori land developed for housing. <i>→ Good idea BUT?</i> More homes are universally designed. <i>→ AN ABLE PERSON HOUSE MAY NOT SUIT A PARTIALLY DISABLED PERSON. → Goal 3 PAGE 6</i>
Our housing contributes to connected and integrated communities	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> Housing supports connected communities and better placemaking. <i>→ DEFINE PLACES DATA NEEDED & DEFINITION</i> Housing is appropriately located and supports the wellbeing of our communities. Affordable and social housing is not concentrated in one neighbourhood. <i>✓</i> Suitable infrastructure exists to keep up with the growth. <i>?</i> Sufficient open space and community green space to support increasing residential density. <i>?</i>

Are these the right goals for housing?

(Please choose one)

- ☐ Yes I agree
- ☐ No, I do not agree
- ☐ Not sure / Neutral

HOW CAN ONE SELECT ONE OF THESE WITH THE VAST BREADTH OF THE ABOVE → LOGIC PRECLUDES AN ANSWER OF ANY ONE OF THESE?

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Would you like to share any other feedback with us about housing in the Taupo district?

I WOULD HAVE LIKED TO SEE MORE DETAILS & EXPECTED PERCENTAGES, GENERAL COST BRACKETS FOR EACH TYPE OF HOUSING & GENERAL AREAS EXPECTED TO BE SUBMITTED FOR PLANNING PERMISSION & APPROVALS.

MY HOPE IS THAT MULTI LEVEL HOUSING (NO MORE THAN TWO STORY BUILDINGS IN THIS SEISMIC ACTIVE REGION.) [REFORMANCE CHRISTCHURCH PROBLEMS; BUILDING STABILITY STRENGTH & GROUND LIQUIFACTION CONSIDERATIONS].

Have your Say Opportunity

If you would like the opportunity to speak to elected members about your submission and feedback, we have two dates:

July 20th 1.30pm - 4.30pm

July 22nd 1.00pm - 4.00pm

These sessions will be held in the Council Chambers - 113 Te Heuheu Street, Taupo

Would you like to attend one of these sessions?

(Please choose one)

→ HAD LOGIC DECISION AGAIN!

☒ Yes

☐ No

Timeline and next steps

After getting your feedback, Council will review and adopt the principles, goals, and focus areas as part of the strategy. These will then guide council with planning for housing work.

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Actions under this focus area involve facilitation and advocacy, acknowledging that while Council plays an important part in the local housing ecosystem many housing issues cannot solely be addressed through Council action. We will look more closely at the role and contributions of Council, Central Government, Iwi, as well as industry and community housing providers. Our intent is to explore how we can better work together to invest in outcomes that will resolve the housing challenges faced by our community.

Is this the right focus area for our District?

(Please choose one)

☒ Yes, I agree

☐ No, I do not agree

☐ Not sure / Neutral

Would you like to tell us why?

GENERAL AGREEMENTS - THERE WILL NEED TO BE A BALANCED COST/BENEFIT ANALYSIS TO ENSURE THE RIGHT MIX OF SOCIAL HOUSING - PREFERABLY NOT MULTI STORY BLOCK HOUSES OF A DISLOBBING APPEARANCE. PROPER BLENDING OF DESIGN TO MATCH OTHER HOUSING DESIGNS IN THE LOCALITY.

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Actions under this focus area include collaboration with our partners to ensure both new and existing homes are accessible, warmer, drier, and more environmentally sustainable.

Is this the right focus area for our District?

(Please choose one)

☐ Yes, I agree

☐ No, I agree

☐ Not sure / Neutral

}}? LOGIC PROBLEM? I HAVE A DIFFICULT TIME DECIDING?

Would you like to tell us why?

A BASIC HUMAN NEED IS TO HAVE HOUSING THAT IS SUITABLE FOR HABITATION, & NOT LIKE MANY DWELLINGS IN THIS COUNTRY AS A WHOLE.
SO YES :- AGAIN A COST/BENEFIT ANALYSIS NEEDED TO DETERMINE THE BEST & LONG TERM STANDARDS OF BUILDING METHODOLOGIES TO USE (NO LEAKY BUILDINGS PLEASE FOR THIS VULNERABLE PART OF DECISION MAKING AT COUNCIL PLANNING)

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Actions under this focus area aim to support and help enable the development of Māori land papakāinga across Taupo District.

Is this the right focus area for our District

(Please choose one)

- ☒ Yes, I agree
☐ No, I do not agree
☐ Not sure / Neutral

Would you like to tell us why?

IN GENERAL TERMS FROM MY UNDERSTANDING OF THE DOCUMENT.
 BUT:- 1/ WHAT ATTRACTIONS WILL BE OFFERED TO THE JOB & EMPLOYMENT MARKETS BY DOING SO.
 2/ WILL THERE BE IN GENERAL ENOUGH LAND FOR HOUSING & INDUSTRY TO ENABLE THE PROPOSED GENERAL GROWTH & EMPLOYMENT & PROSPERITY / TECHNOLOGY AT A SUITABLE RATE & GROWTH TO BE ATTRACTIVE TO INVESTORS & BUSINESSES.

Focus Area 3 - Housing for Elderly

Actions under this focus area aim to ensure that older persons in Taupō have access to affordable, healthy, and appropriately located housing

Is this the right focus area for our District?

(Please choose one)

- ☒ Yes, I agree
☐ No, I do not agree
☐ Not sure / Neutral

Would you like to tell us why?

IN GENERAL:- AGREED TO, HOWEVER THE MIX OF ELDERLY & OTHER HOUSING UNITS (ITS A PERCENTAGE) WITH THE GROWING / CHANGING BALANCE OF ELDERLY TO WORKING AGE POPULATION.
 (REDUCED BIRTH RATE TO INCREASING RETIRED POPULATION WILL BE DIFFICULT TO BALANCE).

Focus Area 4 - Facilitating Social Housing Development

Would you like tell us why?

THE STRATEGY NEEDS MORE SPECIFIC DETAILS TO BE FULLY UNDERSTOOD & COMMITTED ON IN DETAILS THAT WOULD BE MEANINGFUL

Have your say

To achieve our vision and goals we have developed five focus areas with a set of draft actions under each. They are a combination of activities that are new to us, as well as extensions of our existing work programmes.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Actions under this focus area aim to increase the supply of affordable housing options to rent and to buy, to meet current and future demand.

Is this the right focus area for our District?

(Please choose one)

☐ Yes, I agree

☐ No, I do not agree

☐ Not sure / Neutral

? PLEASE SEE BELOW + I DON'T SEE ANY EVIDENCE OF ANALYSIS & EVALUATION.

Would you like to tell us why?

- ① SOUND NICE WISH LIST BUT NOT ENOUGH DETAILS OR RANGE OF THOUGHTS & COUNCIL.
- ② WHERE, HOW, WHEN, NUMBERS, COSTS, TARGET PRICING & SIZE OF DWELLINGS.
- ③ STANDARDIZATION OF BUILDINGS WILL REDUCE COSTS BUT MAY NOT BE SUITABLE FOR THE NEEDS. E.G. DISABLED ELDERLY, FAMILIES NEEDS FOR SCHOOLING, BUSINESS NEEDS FOR EMPLOYEES - SKILLS, WHAT, HOW, WHO.

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

37



First name: William
Last name: Mclenachan

Feedback

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

Aim to ensure that older persons in Taupo have access to affordable, healthy and appropriately located housing. Is this the right focus area for our District, Yes I agree.

Any other feedback

As per attachment

Have your Say Opportunity

No

Attached Documents

File
PDF - William Mclenachan

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Submission 2 pages plus cover

Taupō District Council Draft Housing Strategy Feedback Form

This form can be dropped to one of our Customer Service Centres i.e Mangakino Library)
before 3.30pm on Friday 30th June 2023:

or:

Postal Address: Taupō District Council, Private Bag 2005, Taupō 3352

Email: haveyoursay@taupo.govt.nz

Are you submitting as an individual or as an organisation?

Individual: ☒

Organisation: ☐

Name or Name of Organisation (please complete)

William McLenachan

Postal Address

[Redacted]

Email

[Redacted]

Daytime Phone Number

[Redacted]

Privacy Statement:

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Page 1

We have identified four high-level goals we seek to achieve through the Housing Strategy and the supporting Action Plan.

More availability and choice of housing	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> • A sufficient supply of affordable housing (rental and owner occupied) to meet demand, across the district. • Kāinga ora providing sufficient social housing to meet local demand. • The most vulnerable members of society are housed safely, fewer people are living in motels and the need for emergency and transitional housing has been significantly reduced. • There are effective partnerships across sectors, and between organisations delivering housing solutions • Community Housing Providers are active in the district.
Homes are warm, healthy, sustainable, and resilient	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> • More homes are safe and secure • More homes are warm, dry, and energy-efficient • No Tāne families living in unhealthy housing • People are supported to maintain their homes to healthy standards
Our homes meet the diverse needs of our communities	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> • More availability and choice of housing for elderly and people with disabilities • More panakāinga enabled • More Māori land developed for housing • More homes are universally designed.
Our housing contributes to connected and integrated communities	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> • Housing supports connected communities and better placemaking. • Housing is appropriately located and supports the wellbeing of our communities. • Affordable and social housing is not concentrated in one neighbourhood. • Suitable infrastructure exists to keep up with the growth • Sufficient open space and community green space to support increasing residential density

Are these the right goals for housing?

(Please choose one)

- ☐ Yes I agree
- ☐ No, I do not agree
- ☐ Not sure / Neutral

My name is William McLenachan.

I am very thankful to be a resident in the 'Pensioner Flats' in Mangakino, part of the Taupo District Councils 'Housing For The Elderly' portfolio.

I am firmly against TDC changing the present module providing housing for the elderly to an external service provider!

MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE,

Taupo District's Long-term Plan for 2021-2031 states;

"This plan has taken into account the feedback from the community and delivers across a range of priorities including: Delivering better outcomes to address housing issues
(Including affordable, pensioner and papakainga housing)"

Taupo District's Long-term Plan for 2021-2031:

"The beneficiaries are the tenants who receive accommodation at affordable prices.

There is a public and social benefit in having housing for the elderly units reflecting a community that cares."

TDC are known to be poor landlords and "housing for the elderly runs at a loss" are two comments recently made by a council representative.

Firstly, in response to this I wish it to be noted that on several occasions, I amongst others, have given feedback to the TDC representatives expressions of gratitude for the excellent way TDC has performed in their duties as a landlord.

It is my opinion TDC is second to none as a landlord in Mangakino.
They are an example and should be a benchmark as to the minimum required by any landlord and social housing service provider

Secondly and perhaps more importantly, as an elder I find it offensive to have my housing needs discussed, perceived or referred to as 'a loss'

Housing for the elderly runs at a cost not a loss.

This is the cost of caring!

TDC changing current module and placing the responsibility to a service provider clearly demonstrates the council no longer cares.

Pensioners are not commodities.

Council using a service provider for my small home makes me worry greatly!

Drawing on my own personal experience, having worked many years in social services and with the benefit of age I know all business models must put profitability first.

Accessibility and accountability will become much more difficult.

Costs will continually rise and rise again.

The Mayors message for delivering affordable housing will be an untruth.

Page 2

I understand that there are allowances that residents may be able to access to support the increase in rental (accommodation benefit MSD) but this will only cover part of those costs, the rest comes from the already empty pockets of the elderly tenants.

I also want to emphasise 'Housing for the Elderly' is not 'Social Housing'

These two provisions must be kept separate in order to fully meet the specialised needs of each group.

I understand Housing for the elderly has been provided since the 1930's.

Anecdotally, councils or govt. which have combined these two provisions, have ultimately increased the vulnerability of the elderly

Keeping these separate enable a more efficient delivery of support and services needed by the community elders and enables better socialisation amongst their peers.

I am firmly against TDC moving its present accommodation for the elderly to an external service provider!

I wish for the status quo to be maintained for the existing housing.

In after thought:

Training could be given to TDC rental inspectors to recognise warning signs of a tenant's health and wellbeing. With tenants permission a referral to a service provider could be given for people of concern. (Health, Personal Care, Home Care, Social Isolation etc.) after doing the six monthly property inspection.

Looking toward the future and an increasing aging population I believe TDC has many levers it can pull to open up and make attractive the development of specialised housing for the elderly.

Re-zoning and legislation can be used to make attractive and viable opportunities for NFP and NGO to build and provided appropriate modern housing.

I thank you for your time and consideration.

William McLenachan

P.S.

Focus Area 3 - Housing for Elderly

... 'aim to ensure that older persons in
Tāupō have access to affordable, healthy
and appropriately located housing
Is this the right focus area for our District?'

YES I Agree

Page 3

38



First name: Dawn

Last name: Pritchard

Feedback

Any other feedback

On behalf of Waikato Regional Council (WRC) staff we wish to provide Taupō District Council (TDC) our initial support on the intent of the draft housing strategy and commend TDC for their efforts to address these specific issues the Taupō community is currently faced with.

Due to current staff capacity levels and the timeframes for submitting, we provide you with some brief comments instead of a full submission. We anticipate there will be an opportunity to provide you with more feedback at the time of any plan changes resulting that involve WRC functions.

In the meantime, for noting:

oConcentrating growth in and around existing urban/residential areas is preferred as this will likely promote any revitalisation, utilise existing infrastructure, be close to amenities (schools/shops) result in a reduced carbon footprint, enable continued connectivity (particularly for the elderly) to public transport. Public transport being a key WRC function.

oThere are no maps in the consultation document to assess location of any potential new growth/development areas. It is expected that these will occur outside of any hazard, Waahi Toitu and Waahi Toiora areas.

oWe recommend making changes to the charts supporting the planned housing demand and supply identified in the draft strategy, to make it easier to interpret. For example, labelling of y-axes and clarifying %'s.

oAn analysis of what a "sufficient supply of affordable housing/housing for the elderly to meet demand" means, i.e. how many housed is the end goal? An indication of indicative timing and possibly staging of focus areas is suggested to reach any goals set.

oWe support Focus Area 3, however, the Taupō growth strategy indicates that not only is the population ageing, it will also start to decline beyond the 2030s. This future decline should be taken into account in the housing strategy.

oThe strategy acknowledges the barriers hindering the development of housing on Māori land and for papakāinga and we support the initiatives that aim to address these challenges for Māori. Working collaboratively with iwi and Māori landowners is also supported as this has the potential to enhance any strategic approach currently considered to further alleviate limitations faced by Māori.

Have your Say Opportunity

No

Attached Documents

File

PDF - Dawn Pritchard

T24Consult Page 1 of 1

Nikki Donaldson

From: Dawn Pritchard <Dawn.Pritchard@waikatoregion.govt.nz>
Sent: Thursday, 13 July 2023 10:11 AM
To: Have Your Say
Subject: Taupō District Council - Draft Housing Strategy - Comments from Waikato Regional Council

Categories: Nikki

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Tēnā koe

haveyoursay@taupo.govt.nz

RE: Taupō District Council - Draft Housing Strategy

On behalf of Waikato Regional Council (WRC) staff we wish to provide Taupō District Council (TDC) our initial support on the intent of the draft housing strategy and commend TDC for their efforts to address these specific issues the Taupō community is currently faced with.

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- There are no maps in the consultation document to assess location of any potential new growth/development areas. It is expected that these will occur outside of any hazard, Waahi Toitu and Waaihi Toiora areas.
- We recommend making changes to the charts supporting the planned housing demand and supply identified in the draft strategy, to make it easier to interpret. For example, labelling of y-axes and clarifying %'s.
- An analysis of what a "sufficient supply of affordable housing/housing for the elderly to meet demand" means, i.e. how many housed is the end goal? An indication of indicative timing and possibly staging of focus areas is suggested to reach any goals set.
- We support Focus Area 3, however, the Taupō growth strategy indicates that not only is the population ageing, it will also start to decline beyond the 2030s. This future decline should be taken into account in the housing strategy.
- The strategy acknowledges the barriers hindering the development of housing on Māori land and for papakāinga and we support the initiatives that aim to address these challenges for Māori. Working collaboratively with iwi and Māori landowners is also supported as this has the potential to enhance any strategic approach currently considered to further alleviate limitations faced by Māori.

Please feel free to contact me for any queries.

Ngā mihi


Dawn

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Dawn Pritchard | SENIOR POLICY ADVISOR | Policy Implementation, Science, Policy and Information
 WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato
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 F: facebook.com/waikatoregion
 Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

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GREAT LAKE TAUPŌ

Taupō District Council

First name:

Florence

Last name:

Karaitiana

Feedback

Have your Say Opportunity

Yes

Attached Documents

File
PDF - Florence Karaitiana

Submission of: Florence Maria Karaitiana

In The Matter of: Taupo District Council Draft Housing Strategy Plan.

Dated: 10th July 2023.

Tena Koe.

My name is Florence Maria Karaitiana, my Tribal status is Nga Uri o Kurapoto o Tapuaeharuru Taupo.

I now present my submission, from a Tangata Whenua perspective,, and on behalf of Nga Uri o KURAPOTO, NGA HAU E WHA, I also take this time to acknowledge all our Tupuna who have passed on, as they will be my strength, throughout this presentation.

Firstly, thank you to the Council Staff who took the time to send me a hard copy of the Draft Housing Plan.

Personally I support the initiative of Council, to provide a Draft, strategic framework, to address the housing needs in the Taupo District, however from a Tangata Whenua perspective, i do not believe that enough is being said, done or written, to promote better housing in a inclusive capacity, for Tangata Whenua.

From my view, i see segregation, segregation, segregation, (Community / Tangata Whenua)

We are Nga Uri o KURAPOTO, Nga Hau E Wha, the successors of the Crown Grantees o Tapuaeharuru Taupo, we are our Tupuna successors to whenua that was taken by the Crown, and which is now part of Councils cluster of "COUNCIL OWNED LAND", (Council Reserves, and Land taken under the Public Works Act), and yet we get no recognition, but segregation is applied.

The above topics, have now become grievances, within, the Nga Uri O KURAPOTO, wai 1006 Waitangi Tribunal Claim under (2) current Kaupapa Enquiry.

Council have set (4) Principles and from those principles have set (4) goals, then you have outlined your focus areas, and priorities of action.

Most of these points are about the Community approach, and a few liners about Tangata Whenua, and Te Tiriti, now more than ever, is the time for Tangata Whenua to be the forefront of this Draft Housing Strategy Plan.

It breaks my heart everytime i come home to Taupo, and see new housing developments, the most newest being a very elite looking township for the retired whites, who have the cheek to look down at Tangata Whenua who enter into what they deem to be their own private Count Down, that behaviour is my inspiration in filing this submission, and that I am trying my best to do in a respectful way.

My Dad who passed in 2001, he will be 100 years old this coming October, he spoke of these concerns, his Mum passed in 1935, she spoke of these concerns, her Mum passed in the late 1800s, she spoke of these concerns, the evolution of being a second class citizen in our own Town, now in 2023 im

advancing on their concerns from a Tangata Whenua Perspective, how many generations of Tangata Whenua have to pass before we are able to be a inclusive group, rather than continually be a ongoing segregated group.

It is time for Council to show a inclusive approach to Tangata Whenua in this Draft Housing Strategic Plan, inclusive at the table, through to Development, then to the Tennancy, and as part of the monitoring process.

My scenario above is about, the change that needs to happen in the Political arena of our Local Councils, and for the many generations like myself, of whanau, who are screaming for the right to be able to live in safe, warm,affordable, homes, in their own Town, to promte good medical care, good education/ training opportunities, participation in good jobs, to participate in the arena of housing developments, by data basing the skill base of Tangata Whenua Tradies, and utilise them at every opportunity, in the building industry, not just engaging the rich Tradies to get richer and those unknown to Council, to stay unknown.

As i have already stated that i do support, the Taupo District Council Draft Housing Strategy Plan, in its current form, great initiative, however i do believe that Tangata Whenua must, have a bigger space in the PRIORITY area of this plan. It Is a well informed document of history of the Housing past and current needs of Taupo.

I absolutely support the ELDERLY of all CULTURES being Housed, however i do not see a immediate need, like the immediate, needs of our Tangata Whenua Kaumatua.

I not only see a Council Portfolio of Housing i also see a need for a Tangata Whenua Portfolio of Housing it would be a very interesting analysis to read.

I not only see the need for a Council Portfolio of "Council Owned Land", i also see a need for Tangata Whenua, Whenua Portfolio, that would also be a interesting analysis to read.

Just a little bit about myself, I am the Chair and Trustee of Waipahihi 4H Lands, we represent approx, 1165 Shareholders / Owners, our intention was to build 150 Appartments, our Consultants Becca have prepared a Master Plan for the Trust, our Projects Manager, Funded via Te Puni Kokiri, was tasked with doing a Interest,and financial needs analysis on those interested Shareholders / Owners who wished to rent / or buy (1) of those Apartments, approx,312 showed a Interest, of that only 205 registered, unfortunately when the statistics of the financial analysis, was completed, only 12 of those who registered interest were in a good financial position to either Rent or Buy (1) of those Apartments, that Project is currently on hold due to Inexperienced Trustees at High level Development,and funding. Hopefully Council may see a opportunity to assist us in this area.

I take this time to thank you Council for giving me the opportunity to participate and submit, in such high level discussions, albeit in Draft Form, I look forward to representing Tanagata Whenua, and putting a Tangata Whenua voice at the table, in the future pathways of your Draft Strategic Housing Plan.

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I would like to present and speak to Elected Members of Council on my submission, my date preference would be Thursday, July 20th 2023 between 1.30 pm and 3.30pm.

Nga Mihi Nui Florence Maria Karaitiana.

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First name: Ian

Last name: Chamberlain

Feedback

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

No, I do not agree

Would you like to tell us why?

As attached

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

Yes, I agree

Would you like to tell us why?

As attached

Focus Area 3 -Housing for the Elderly

Yes, I agree

Would you like to tell us why?

As attached

Have your Say Opportunity

Yes

Attached Documents

File
PDF - Ian Chamberlain

40

Taupō District Council Draft Housing Strategy Feedback Form

This form can be dropped to one of our Customer Service Centres or:

Postal Address: Taupō District Council, Private Bag 2005, Taupō 3352

Email: haveyoursay@taupo.govt.nz

Are you submitting as an individual or as an organisation?

Individual: ☒

Organisation: ☐

Name or Name of Organisation (please complete)

Ian Chamberlain

Postal Address

[Redacted]

Email

[Redacted]

Daytime Phone Number

[Redacted]

Privacy Statement:

Submitters are advised that the information supplied in written submissions (including feedback as part of a public survey) may contain personal information within the meaning of the Privacy Act 2020. By taking part in this public submission process, submitters have agreed to any personal information which is contained in their submission being made available to the public as part of the consultation (or public survey) and decision making process (submitter contact details will not be published to Council's website). All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information. Please visit our [Privacy Policy](#) page for more information.

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We have identified four high-level goals we seek to achieve through the Housing Strategy and the supporting Action Plan.

More availability and choice of housing	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> A sufficient supply of affordable housing (rental and owner occupied) to meet demand, across the district. Kāinga ora providing sufficient social housing to meet local demand. The most vulnerable members of society are housed safely, fewer people are living in motels and the need for emergency and transitional housing has been significantly reduced. There are effective partnerships across sectors, and between organisations delivering housing solutions Community Housing Providers are active in the district.
Homes are warm, healthy, sustainable, and resilient	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> More homes are safe and secure More homes are warm, dry, and energy-efficient No Tāupō families living in unhealthy housing People are supported to maintain their homes to healthy standards
Our homes meet the diverse needs of our communities	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> More availability and choice of housing for elderly and people with disabilities More papakāinga enabled More Māori land developed for housing More homes are universally designed.
Our housing contributes to connected and integrated communities	<p>Outcomes we want to see:</p> <ul style="list-style-type: none"> Housing supports connected communities and better placemaking. Housing is appropriately located and supports the wellbeing of our communities. Affordable and social housing is not concentrated in one neighbourhood. Suitable infrastructure exists to keep up with the growth Sufficient open space and community green space to support increasing residential density

Are these the right goals for housing?

(Please choose one)

- ☐ Yes I agree
- ☐ No, I do not agree
- ☐ Not sure / Neutral

Would you like tell us why?

When Council sells land to a developer, needs to stipulate a mix of housing criteria. ① small dwellings 80sqm - 120sqm. ② Town Houses next to parks. ~~to~~ purchase, next to buy option & Rent. Mix of housing N2 stock (Social Housing).

Bus route to go ~~by~~ past area.

Agree with housing for the Elderly stock to be updated and any new builds needs to be passive house standard.

Have your say

To achieve our vision and goals we have developed five focus areas with a set of draft actions under each. They are a combination of activities that are new to us, as well as extensions of our existing work programmes.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Actions under this focus area aim to increase the supply of affordable housing options to rent and to buy, to meet current and future demand.

Is this the right focus area for our District?

(Please choose one)

- ☐ Yes, I agree
- ☒ No, I do not agree
- ☐ Not sure / Neutral

Good Town Planning.

To focus on mixed housing options, for multiple types of community where housing is passive and situated near good public transport, & parks, & community halls.

Would you like to tell us why?

encourage developers to build smaller, passive housing and needs to be near open spaces and parks and local transport connections.

Would like to see Action Points and deliver the so that the strategy doesn't sit on a shelf.

Provisions in the District plan to allow

Focus Area 2 - Enabling the Development of Māori Land & Papakāinga

multiple owners of Māori land to ^{have} many dwellings ~~and be~~

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Actions under this focus area aim to support and help enable the development of Māori land papakāinga across Taupo District.

Is this the right focus area for our District

(Please choose one)

☒ Yes, I agree

☐ No, I do not agree

☐ Not sure / Neutral

Work needs to be done in this space.

Communication with Iwi/hapū on their goals and work to help aspirations

Would you like to tell us why?

Support them, through either District plan, Central Govt or finances (ie banks).

Focus Area 3 - Housing for Elderly

Actions under this focus area aim to ensure that older persons in Taupō have access to affordable, healthy, and appropriately located housing

Is this the right focus area for our District?

(Please choose one)

☒ Yes, I agree

☐ No, I do not agree

☐ Not sure / Neutral

Replaced.

Would you like to tell us why?

Focus Area 4 - Facilitating Social Housing Development

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Actions under this focus area involve facilitation and advocacy, acknowledging that while Council plays an important part in the local housing ecosystem many housing issues cannot solely be addressed through Council action. We will look more closely at the role and contributions of Council, Central Government, Iwi, as well as industry and community housing providers. Our intent is to explore how we can better work together to invest in outcomes that will resolve the housing challenges faced by our community.

Is this the right focus area for our District?

(Please choose one)

- ☐ Yes, I agree
- ☐ No, I do not agree
- ☐ Not sure / Neutral

Would you like to tell us why?

Focus Area 5 - Encouraging and Enabling Healthy & Sustainable Homes

Actions under this focus area include collaboration with our partners to ensure both new and existing homes are accessible, warmer, drier, and more environmentally sustainable.

Is this the right focus area for our District?

(Please choose one)

- ☐ Yes, I agree
- ☐ No, I agree
- ☐ Not sure / Neutral

Would you like to tell us why?

40

Would you like to share any other feedback with us about housing in the Taupo district?

Have your Say Opportunity

If you would like the opportunity to speak to elected members about your submission and feedback, we have two dates:

July 20th 1.30pm - 4.30pm

Yes

July 22nd 1.00pm - 4.00pm

These sessions will be held in the Council Chambers - 113 Te Heuheu Street, Taupo

Would you like to attend one of these sessions?

(Please choose one)

☒ Yes

☐ No

Timeline and next steps

After getting your feedback, Council will review and adopt the principles, goals, and focus areas as part of the strategy. These will then guide council with planning for housing work.

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Organisation:

Wairarapa Moana Ki Pouakani Incorporation

First name: Anaru

Last name: Smiler

Feedback

Goals

Yes I agree

Would you like tell us why?

Implemented solutions and initiatives showing the four guiding principles in play will be the true measure of a successful Taupo District Housing Strategy.

Attached Documents

File
PDF - Wairarapa Moana



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PO Box 1347, TAUPU 3351
Level 1, 14 Ruapehu Street, TAUPU 3330
Phone: 07 213 2275
Email: taupoadmin@wairarapamoana.org.nz

17 July 2023

The Chief Executive Officer
Taupo District Council
Private Bag
Taupo

By email to Julie Gardyne. jgardyne@taupo.govt.nz

Copy to: info@taupo.govt.nz

TAUPO DISTRICT COUNCIL - HOUSING STRATEGY CONSULTATION

Wairarapa Moana Ki Pouakani Incorporation (WMI) is a large Maori owned agribusiness enterprise based at Mangakino. WMI owns land in Mangakino Township and the land surrounding the township.

WMI support the Housing Strategy developed by the Taupo District Council. We agree with the Four Goals, the Five Focus Areas and the Four Principles that will guide the Council in its decision making.

We make mention of some specific points:

1. WMI support the overall housing strategy. We note and appreciate that the Council has considered the outlying settlements in its strategy. WMI emphasize the need for further housing in the outlying settlement of Mangakino and plead Council to not neglect Mangakino and other outlying settlements by giving Taupo Town a preference to its time and resources.
2. The strategy recognises as a key issue that Maori are significantly worse off in all aspects of housing. WMI agree and ask Council to ensure that a solution is implemented as quickly as possible. Council should explore all options and include those that provide for whanau to grow their levels of wealth.
3. WMI, like Council support the use of partnerships in developing housing with all entities. WMI want to engage with Council to discuss this further as WMI has lands in and around Mangakino and may be able to assist Council.
4. WMI ask Council to ensure when reviewing the District Growth Management Strategy that outlying settlements are given due consideration and plans adopted to meet the community's growth needs.
5. WMI ask that the Council action the changes to the District Plan for housing intensification and housing type diversification in outlying communities.
6. There is a need for Council to increase their staff's knowledge about the development of Maori land.
7. WMI suggest Council should expand the scope of the Housing for the Elderly to include;
 - a. support for other entities providing housing for elderly and Kaumatua.
 - b. Council could streamline their building and resource processes and fees for this housing type.
 - c. Maintaining a database of funders or housing providers for this type of housing and have this information available to other entities.
 - d. Make changes to the District Plan to provide specifically for housing associated with Marae in Marae areas and on Maori Reservation lands.

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8. WMI supports Council finding and facilitating solutions for social housing needs and asks that this is expanded into partnerships with other entities such as prospective Community Housing Providers. Council should recruit and seek entry into this space by other entities who may assist. Council should identify and approach those that may not have considered they could assist.
9. Council should consider being a part of a Community Housing Provider organisation and have representation in its governance. Council needs to lobby to ensure that regulations allow income related rent subsidies to be paid for housing provided by local body owned and art owned Community Housing Providers.

Finale

Council has developed a draft strategy which identifies the key housing issues and principles to which council will adhere. This is good but it does not provide one more house to those in need.

Taupo's vision is 'To be the most prosperous and liveable district in the North Island'. To achieve its vision Taupo District must address the issues and develop opportunities that can provide solutions.

Council needs to move quickly on the adoption of the strategy and move to the next stage being the identification of opportunities. Further work on the opportunities can then occur and these can become solutions and implemented.

The implementation of housing solutions has been a failing of government at national levels. Council is the governing body that represents and leads our local communities and as residents we want housing put right. This is the chance for Taupo District to display courage and leadership by implementing solutions to the issues identified in our own district.

Implemented solutions and initiatives showing the four guiding principles in play will be the true measure of a successful Taupo District Housing Strategy.

Yours Sincerely

WAIRARAPA MOANA KI POUAKANI INCORPORATION



Anaru Smiler

Group General Manager

Email: anaru@wairarapamoana.org.nz



Organisation:
Taupo Business Chamber

First name: Devon
Last name: Allen

Feedback

Have your Say Opportunity

Yes

Attached Documents

File
PDF - Taupo Business Chamber



**Submission to Taupō District Council's Draft
Housing Strategy**

Prepared: July 2023
Submitter: Taupō Business Chamber
Email: info@taupochamber.co.nz

The Taupō Business Chamber is a local & independent voice for business in the Taupō District (District). We exist to promote business growth and vitality across the District.

We represent approximately 219 members who collectively employ over 1500 staff.

Taupō Business Chamber considers that business growth, prosperity and vitality in the district is crucial to maintaining a prosperous and liveable district that supports the wellbeing of our whole community.

Based on our preliminary assessment of the Council Housing Strategy Document against our Advocacy Manifesto we would like to submit the following point and to request a slot to speak to these at your hearings.

Focus Area 1 - Facilitating Affordable Housing (to rent and own)

Actions under this focus area aim to increase the supply of affordable housing options to rent and to buy, to meet current and future demand. The Taupo Business Chamber are in support of this proposal.

The Taupo Business Chamber Advocacy Manifesto states *"Affordable housing and appropriate rental pools are crucial for attracting and retaining talent. We will advocate for the delivery of this within the district. We believe thriving communities require housing that meets the health and affordability needs of the current and future residents."*

An increase in affordable housing will allow local businesses to attract talent to work in the region, and will encourage existing talent to stay in the region long term. Similarly, an affordable tenancy pool of housing is also needed, for those who may stay in the region short term, those who do not wish to buy a home, and those who must rent when they first move to the community and are not in the position to purchase a house.

Increases in both affordable owner-occupied and an affordable and available tenancy pool are positive, as growth will lead to further benefits for the local economy. Business growth and therefore business confidence will be positively affected as crucial sectors within the business community will be staffed and serviced.

Affordable housing needs to be in the form of different densities, both high and medium-low, in order to cater to different circumstances. Affordable housing close to business locations should be a priority, to allow accessibility and ease of transport, which will contribute to business support and growth.

We note that within the long-term timeframe of Focus Area 1 that for the development and redevelopment of land within Taupo, Turangi, and Mangakino, local contractors and consultants should be used where possible. Potential partnerships with the private sector should not be monopolised by one local company, to allow for diversity and growth across the land development and building industries.

The Chamber thanks the Taupō District Council for the opportunity to provide input into the housing strategy. We look forward to speaking to our submission and expanding further on these points.

Regards

The Taupō Business Chamber



HOUSING STRATEGY ON A PAGE

SCOPE

The housing strategy:

Identifies the key housing issues and opportunities in Taupō District.

Provides a strategic housing framework for Taupō District.

Clarifies Taupō District Council's role in housing.

Recognises housing complexities and interrelationships.

FOUR GOALS

Our four goals provide a high-level focus for working toward the vision:



GOAL ONE

More availability and choice of housing.



GOAL TWO

Homes are warm, healthy, sustainable, and resilient.



GOAL THREE

Our homes meet the diverse needs of our communities.



GOAL FOUR

Housing connects and integrates communities.

OUR VISION

To be the most prosperous and liveable district in the North Island.

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 reviews of action implementation from Council and other housing responders.

FIVE FOCUS AREAS

- Housing for the elderly
- Enabling the development of Māori land and papakāinga
- Facilitating social housing development
- Facilitating affordable housing (to rent and own)
- Encouraging and enabling healthy and sustainable homes

HOW ARE WE GOING TO GET THERE?

DELIVERING ON OUR HOUSING ACTION PLAN.



BEING EASY TO DO BUSINESS WITH AND SUPPORTING HOUSING INITIATIVES LED BY OTHERS.



PARTNERSHIPS AND COLLABORATIONS.

PAGE 2

TAUPŌ DISTRICT COUNCIL | DRAFT HOUSING STRATEGY

INTRODUCTION

HOUSING IS AT THE HEART OF BUILDING SECURE, CONNECTED, AND CARING COMMUNITIES, CREATING JOBS AND A DIVERSE ECONOMY.

The purpose of this strategy is to provide a framework for Council to address the housing need in the Taupō district. Being a district that's easy to live in and where people thrive is central to our Council's vision to be the most prosperous and liveable district in the North Island.

People have better wellbeing and improved social and economic outcomes when they live in safe, healthy housing that's suitable for their needs. Security of tenure gives people a sense of security along with a genuine tangible stake in their community.

When housing prices are high, it can be difficult for people to find safe, suitable, stable, and affordable places to live. This can lead to overcrowding, homelessness, higher levels of stress and mental health problems, as well as financial instability. The stability and productivity of local businesses also suffers when the workforce has housing issues. It can also impact the overall health and wellbeing of the community. These negative health outcomes particularly harm children and the elderly.

KEY ISSUES

The Taupō District's population has grown by 18 percent since 2013, and for a range of reasons housing supply has not kept up with this growth. The district is now faced with a situation where suitable housing is not accessible for everyone, particularly those on lower incomes.

The district has lower incomes than other parts of the country, but the increase in house prices in the district over the last few years is comparable to some of the country's larger and wealthier centres.

There is a mismatch of housing supply and demand in the district, with a reasonable supply of market houses to purchase at the upper end of the market, but next to no entry-level or affordable options. The number of properties available to rent is at an all-time low at all ends of the market - however, there is an abundance of short-term rental options for holiday goers.

There are a number of homes in the district, particularly rental properties, that do not

meet healthy homes standards. The cost of renovating these properties, such as adding insulation, double glazing, and a heat pump, is substantial.

Data shows that across the district Māori are significantly worse off in finding a healthy and affordable home for their whānau compared to other ethnicities. Overcrowding and higher exposure to dampness and mould are key issues. In addition, there can be many financial and regulatory obstacles to overcome that prevent iwi and hapū from developing their land and achieving their housing aspirations.

To be a well-functioning district and an attractive place to live, we want everyone to have access to a decent home that is warm, dry, safe, and affordable. We also want people to see our district as a place to live in and do business, rather than just a nice place to come for a holiday or retire.

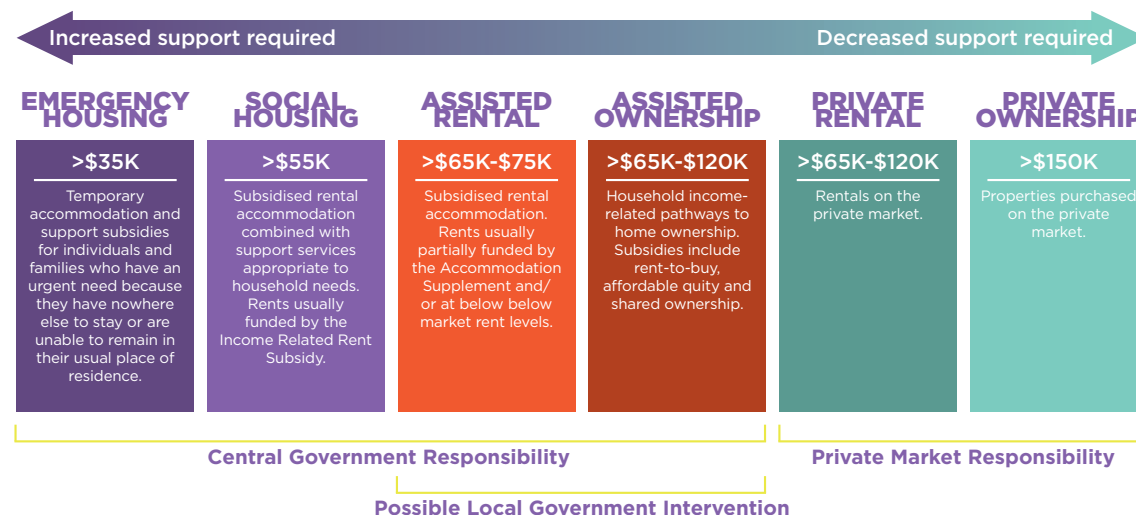
THE HOUSING CONTINUUM

The district has diverse housing needs, which depend on a number of household factors, including income level, life stage, household composition, culture and whether there are specific needs that require extra support.

The diagram below shows the full housing spectrum, ranging from the least support required to the most support needed. Families on lower incomes require more support to access appropriate housing than

those on higher incomes. The labels at the bottom of the diagram show who provides housing options along the spectrum.

Council currently provides housing for the elderly, which is a form of assisted rental. As part of this housing strategy, we will play a part in the provision of assisted rentals and assisted ownership, in the form of affordable housing.



GUIDING PRINCIPLES

HOUSING IS AT THE HEART OF BUILDING SECURE, CONNECTED, AND CARING COMMUNITIES, CREATING JOBS AND A DIVERSE ECONOMY.

► PRINCIPLE 1

WE WILL SHOW LEADERSHIP THROUGH PARTNERSHIPS & ADVOCACY

The Council has an important role in leading and contributing to change in the housing space, however solving housing issues requires multiple agencies. Working with central government and community partners is critical to ensuring we can achieve the outcomes of this strategy. We will continue to build on existing partnerships and create new partnerships to ensure there is a coordinated approach across the housing sector. Where other agencies are better placed to deliver, we will support them.

► PRINCIPLE 2

WE WILL FOCUS ON LOCALLY BASED SOLUTIONS

Our focus will be on local solutions that meet the needs of our district. We will act as facilitator to bring together the local parties who can contribute to housing development, both at the community and commercial level. We will work with central government, iwi, and relevant agencies to co-design solutions and initiatives for the Taupō District. When Council is acting as a developer, we will use the skills, capabilities, and resources of the community and business sector to the greatest extent possible.

► PRINCIPLE 3

WE WILL MAKE EVIDENCE-BASED DECISIONS

We will produce consistent information and robust data, and ensure it is considered in all Council decisions that impact housing. Given the volatility in the housing market over time, we will also take a long-term planning approach when making decisions.

► PRINCIPLE 4

WE WILL HONOUR TE TIRITI O WAITANGI

Council is committed to honouring the principles of Te Tiriti o Waitangi / The Treaty of Waitangi through our relationships with our iwi partners, hapū, and mana whenua within the Taupō District. This includes addressing housing needs for Māori and further enabling housing diversity including traditional housing options such as papakāinga.

OUR GOALS

WE HAVE IDENTIFIED FOUR HIGH-LEVEL GOALS WE SEEK TO ACHIEVE THROUGH THE HOUSING STRATEGY AND THE SUPPORTING ACTION PLAN:

► GOAL 1

MORE AVAILABILITY AND CHOICE OF HOUSING

- A sufficient supply of affordable housing (rental and owner-occupied) to meet demand, across the district.
- Sufficient social housing to meet local demand.
- The most vulnerable members of society are housed safely, fewer people are living in motels and the need for emergency and transitional housing has been significantly reduced.
- There are effective partnerships across sectors, and between organisations delivering housing solutions

Community housing providers are active in the district.

► GOAL 2

HOMES ARE WARM, HEALTHY, AND SUSTAINABLE

Outcomes we want to see:

- More homes are safe* and secure**
- More homes are warm, dry, and energy-efficient
- No families living in unhealthy housing
- People are supported to maintain their homes to healthy standards

*Safe housing means a dwelling in a condition that is decent, safe and sanitary and one for which all applicable and appropriate building standards are complied with.

**Affordable, accessible, of good quality and stable tenure.

► GOAL 3

OUR HOMES MEET THE DIVERSE NEEDS OF OUR COMMUNITIES

Outcomes we want to see:

- More housing for elderly and people with disabilities
- More papakāinga enabled
- More Māori land developed for housing
- More homes are universally designed.

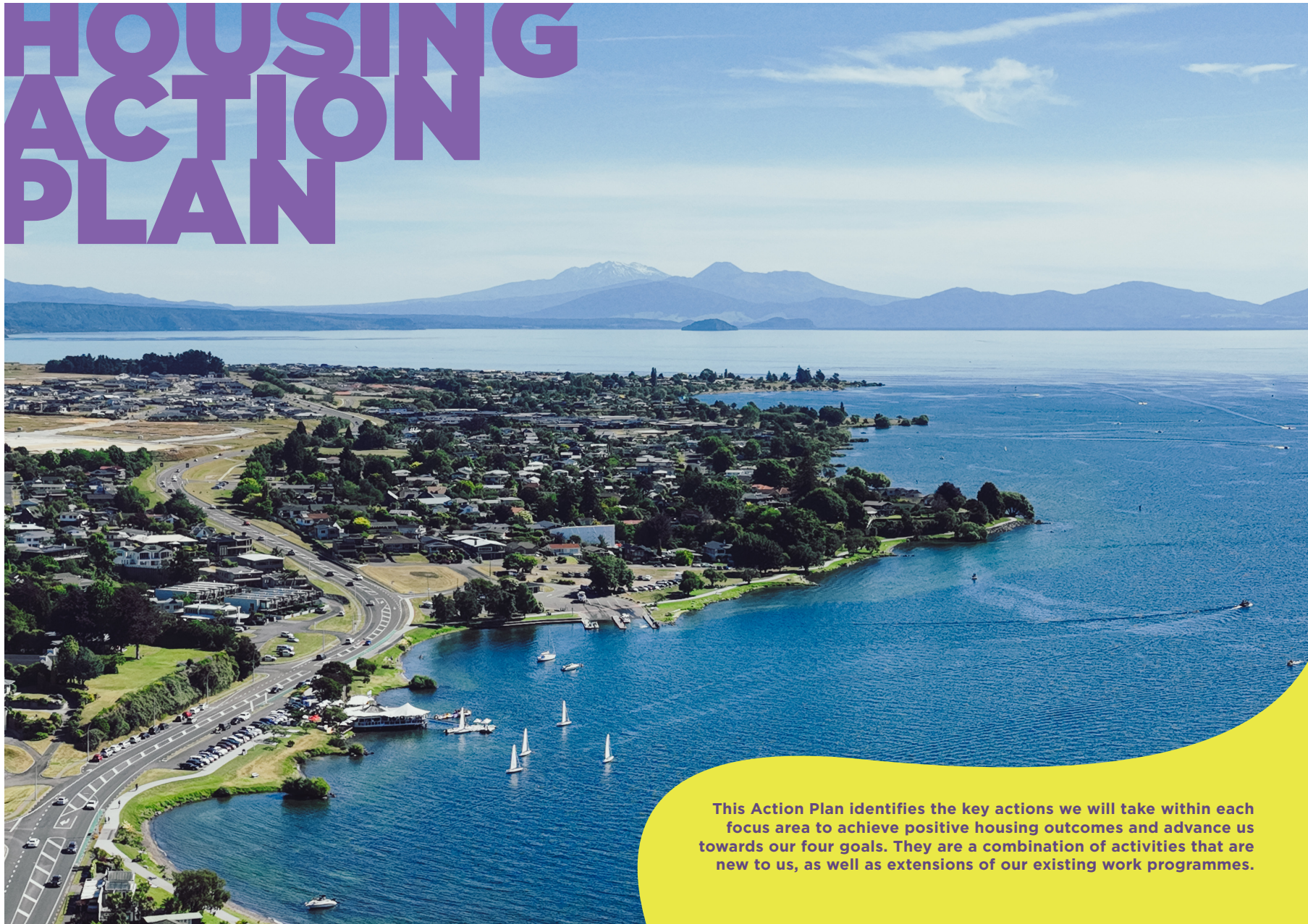
► GOAL 4

OUR HOUSING CONTRIBUTES TO CONNECTED AND INTEGRATED COMMUNITIES

Outcomes we want to see:

- Housing supports connected communities and better placemaking.
- Housing is appropriately located and supports the wellbeing of our communities.
- Affordable and social housing is not concentrated in one neighbourhood.
- Suitable infrastructure exists to keep up with the growth.
- Sufficient open space and community green space to support increasing residential density.

HOUSING ACTION PLAN



This Action Plan identifies the key actions we will take within each focus area to achieve positive housing outcomes and advance us towards our four goals. They are a combination of activities that are new to us, as well as extensions of our existing work programmes.

FOCUS AREA 1

FACILITATING AFFORDABLE HOUSING - TO RENT AND TO BUY

These actions focus on increasing the supply of affordable housing options to rent and to buy, to meet current and future demand. Due to the large number of actions in Focus Area 1 we have split the work programme into short, medium, and long term delivery based around Long-term Plan timeframes.

► ACTIONS

SHORT TERM

COUNCIL OWNED LAND / COUNCIL PORTFOLIO OF HOUSING

- Develop a business case for Long-term Plan 2024-34 to investigate options to facilitate delivery of affordable housing within the East Urban Lands (EUL).

DISTRICT PLAN

- Undertake changes to the District Plan in parallel with National Policy Statement – Urban Development and investigate how the District Plan can best achieve the outcomes identified in this strategy. This will include investigating areas suitable for housing intensification and the use of other planning mechanisms that can influence housing affordability.
- Develop urban design guidelines to achieve quality affordable housing developments, particularly within the EUL, with potential to incorporate this into the District Plan.

OTHER

- 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.
- Upload a housing dashboard on the council's website to show up-

to-date housing data for the district.

- Maintain an ongoing relationship with the community, iwi and hapū to ensure there is a joined-up and supportive approach to housing in Tūrangi and Mangakino.

MEDIUM TERM

COUNCIL-OWNED LAND / COUNCIL PORTFOLIO OF HOUSING

- Make sure affordability is a key consideration in the release of EUL land to the market.
- Ensure council-owned land is released in a way that is responsive to market needs and promotes competition and choice in the market.
- Work closely with Kāinga Ora and community housing providers to facilitate the development of affordable and social housing across the district, including on council-owned land.

OTHER

- Work with developers, and seek voluntary agreements, to limit the constraint of covenants in private developments that unduly limit housing affordability and choice. This could be an agreed set of principles for covenants that will not restrict height, density, rentability, and further development of sites, such as through infill.
- Identify large vacant land parcels in the residential zone in Tūrangi and work with landowners to facilitate positive housing outcomes.

LONG TERM

COUNCIL-OWNED LAND / COUNCIL PORTFOLIO OF HOUSING

- Actively pursue opportunities to purchase land and/or redevelop housing in suitable locations to enable the delivery of affordable homes, affordable rental properties and housing for the elderly.
- Actively pursue opportunities in Tūrangi and Mangakino to purchase residential zone land and/or redevelop land or housing to enable the delivery of affordable homes, affordable rental properties, and housing for the elderly.

FOCUS AREAS 2 + 3

ENABLING THE DEVELOPMENT OF MAORI LAND AND PAPAKAINGA

The following actions aim to support and enable the development of Māori land and papakāinga across Taupō District.

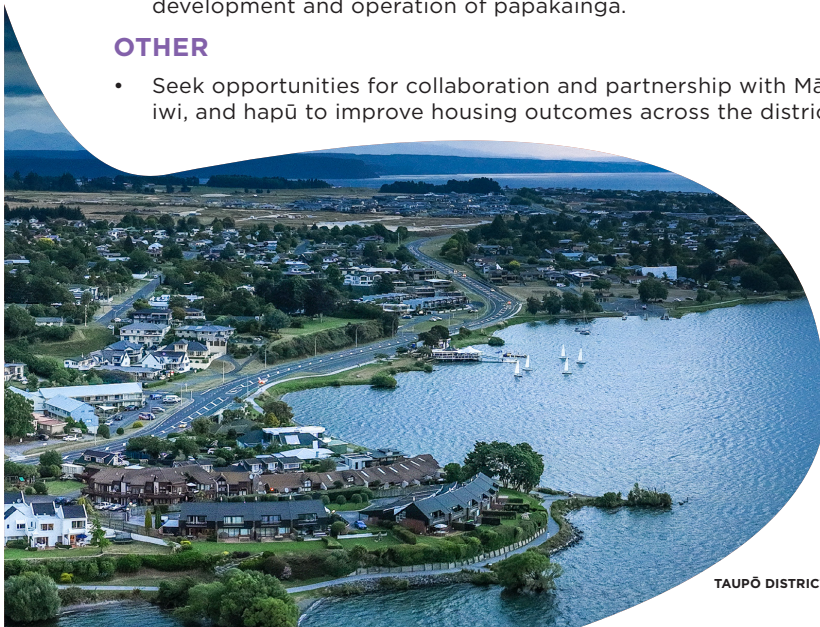
► ACTIONS

REGULATORY

- Enhance staff capabilities and knowledge to effectively support iwi and hapū with regulatory advice about development of Māori land and papakāinga.
- Adopt changes to the District Plan to better provide for the development and operation of papakāinga.

OTHER

- Seek opportunities for collaboration and partnership with Māori, iwi, and hapū to improve housing outcomes across the district.



HOUSING FOR THE ELDERLY

These actions aim to ensure that older persons in the Taupō district have access to affordable, healthy, and appropriately located housing.

► ACTIONS

COUNCIL OWNED LAND / COUNCIL PORTFOLIO OF HOUSING

- Develop a business case for Long-term Plan 2024-34 to assess the various options for providing elderly housing in the district and develop an operating model for the preferred option.
- Advocate that central government extend the Income Related Rent Subsidy to Council-owned pensioner housing units.

DISTRICT PLAN

- Review the District Plan to ensure it accommodates elderly housing need. For example, through providing for minor household units (granny flats), intergenerational living, and a mix of density.

FOCUS AREAS 4 + 5

FACILITATING SOCIAL HOUSING

The following actions involve partnerships and advocacy, acknowledging that while Council plays an important part in the local housing ecosystem, many housing issues cannot solely be addressed through Council action. We will look more closely at the role and contributions of Council, Central Government, Iwi, as well as industry and community housing providers. Our intent is to explore how we can better work together to invest in outcomes that will resolve the housing challenges faced by our community.

► ACTIONS

PARTNERSHIPS & COLLABORATION

- Develop a collaborative relationship with the Ministry of Housing and Urban Development and Kāinga Ora, iwi, hapū, and community housing providers with a focus on better understanding and addressing the housing challenges facing the Taupō District, including:
 - » data sharing.
 - » identifying appropriate locations for social housing, with easy access to services.
 - » ensuring provision of wrap-around services for vulnerable people and people with complex needs.
 - » investigating alternative financial models that support home ownership, for example progressive home ownership schemes.

ADVOCACY

- Continue to advocate for Kāinga Ora and Ministry of Social Development to transition people out of motels and into more permanent housing solutions.

HEALTHY AND SUSTAINABLE HOMES

These actions include collaboration with our partners and education in the community to ensure both new and existing homes are accessible, warmer, drier, and more environmentally sustainable.

► ACTIONS

- Develop a webpage to inform the community about:
 - » council's role in the delivery of healthy home initiatives
 - » existing healthy home programmes in the district
 - » ways existing homeowners can do renovations to meet Healthy Homes Standards.
 - » ways to achieve environmental efficiency and sustainability when building new homes.
- Work with accessibility advisors and local disability groups to inform how Council can help improve the supply of accessible housing in the district.
- Develop a public information campaign about where to find information about retrofitting older houses and any access to funding to do so.



GOAL 1

MORE AVAILABILITY AND CHOICE OF HOUSING

As our population grows, we need to work together to ensure growth is well-planned for and we have enough housing to meet the needs of our population. We also need to ensure we have enough secure long-term affordable rentals. To achieve this goal, key housing stakeholders will need to work in coordination and/or partnership to achieve more availability and choice of housing and more affordable homes.

► CURRENT ISSUES

COUNCIL-OWNED LAND / COUNCIL PORTFOLIO OF HOUSING

In a well-functioning housing market, prospective home buyers or renters have access to a wide range of housing types and sizes and a choice of pricing and locations.

New house builds in the district tend to be large three to four bedroom houses, with fewer one or two bedroom houses being built. This has created a mismatch between what has been built and what some residents need, particularly individuals and families on low and median incomes and people with specific needs.

The number of properties available for long-term rent in the Taupō District has also declined over the past two years with landlords opting to either sell their property while market prices are high or put it on short-term letting platforms.

The lack of a wide range in housing choice has forced some people to:

- Buy a substandard house that does not meet healthy homes standards, with a harmful impact on their health and wellbeing.
- Buy or rent a smaller house and live in overcrowded conditions, which also has an adverse impact on health and wellbeing.
- Be forced into social housing or require emergency housing support.

- Buy a more affordable house outside the main urban areas but have to contend with a longer and more expensive commute to access education and job opportunities and shorter leisure and family time. Over time, this will result in urban sprawl and disconnected communities.
- Move away from Taupō with collateral negative impacts on the wider community and the local economy.

PRICE AND AFFORDABILITY

There are several factors that determine house prices such as supply and demand, availability and location of land, and economic factors such as interest rates and inflation. These and other factors can interact and vary depending on local and global market conditions.

Housing affordability is determined by the relationship between housing costs and household income. When housing costs, such as rent or mortgage payments, consume a large portion of a household's income, it is considered unaffordable.

Growth in house prices across the Taupō District has put the prospect of owning a home out of reach for many. The price of a median three-bedroom home is over 10 times the median household income, and it takes a median income household about seven years to save a 20 percent deposit on that home.

During this time, household costs have also significantly increased, while household incomes have stayed relatively unchanged. This means housing has become less affordable.

Housing affordability does change over time, however our data shows that housing affordability is getting worse in the Taupō district and intervention in the market is necessary.

RENTAL PROPERTIES

There is a shortage of rental housing across the district. This is due to a variety of factors including rising property prices, high construction costs, population growth, an increase in short-term letting demand, and changes to government policies that make it less profitable or appealing for landlords to rent out their properties.

GOAL 1 (CONT.)

Signs of stress within this market include rents beginning to rise faster than incomes and declining turnover of tenancies because tenants are afraid of moving out and not finding another suitable home. Variable housing quality is also a challenge in the rental property market.

While many residents are likely to have experienced pressure related to limited rental choice, quality or affordability, the impact of this is particularly felt by the most vulnerable in our community, who have fewer options available.

HOLIDAY HOMES, INVESTMENT PROPERTIES, AND SHORT-TERM LETTING

As a holiday destination, the district has many non-resident owners of second homes and investment properties. A lot of these homes are listed on short-term letting platforms like Airbnb and Bookabach. While this provides benefits to our community it also reduces the supply of housing to the market.

Short-term letting also contributes to the current rental shortage, with some investment property owners preferring to rent out their properties to short-term guests at higher rates rather than have long-term tenants. This shortage also results in higher rents, which makes it difficult to find affordable rental homes.

With volatility in the housing market and a return of international tourists, there is a risk more investment property owners will take their homes out of the long-term rental market and list on short-term letting platforms.

SOCIAL HOUSING

Social housing is subsidised rental housing for people who are on the lowest incomes, unable to pay private market rates and unlikely to be able to own their home; or people who are vulnerable and/or have special needs. The government provides subsidised rental housing through state-owned housing managed by Kāinga Ora and through community housing organisations such as churches, iwi and housing trusts. Council provides some housing for the elderly units across the district, which is also a form of social housing.

The need for social housing, particularly in the wake of Covid-19, far

outpaces supply. This demand is generated by a shortage of affordable housing driving up house prices and rents. Household costs such as rent, electricity, petrol, and food, have also increased rapidly in the last few years. This has led to massive housing stress in New Zealand. People on low incomes are most affected by rising housing costs and many seek help by registering for a social house.

The number of applicants on the Housing Register in the Taupō region has increased by 850 percent in the last five years, compared to 452 percent nationally. Given that many individuals opt not to register, this may not accurately reflect the actual need.

Unfortunately, due to the shortage of public housing some individuals and families are currently living in emergency accommodation, such as motel units. While this is supposed to be a temporary measure, people are being housed there for months at a time. It is challenging to determine the precise number of Taupō district residents living in emergency housing given people are being relocated into areas where there are vacancies for emergency accommodation.

Housing people in motels is not a long-term solution that we want to see in our district. We need our motels to support our thriving tourism sector. We also have concerns that wrap around social services essential for the wellbeing of social housing tenants are not being provided to some of these tenants.

COMMUNITY HOUSING PROVIDERS

The Taupō District does not currently have an active community housing provider (CHP) building homes or managing social housing in the district. Councils are unable to become a CHP and council tenants cannot access income related rent subsidies (IRRS), even though eligibility to receive the subsidy exists for both for-profit and not-for-profit organisations, and even international firms.

DISCONNECT BETWEEN NEW BUILDS AND COMMUNITY NEED

There is a disconnect between market supply and what is needed now and for future residents. Few rental properties, one- and two-bedroom homes, and affordable homes are being built. There are also few home

GOAL 1 (CONT.)

builders who cater to multi-generational families and only a handful of developers in New Zealand who build affordable housing developments.

► OPPORTUNITIES

COUNCIL-OWNED LAND - LAND RELEASE

Taupō District Council is the owner of the largest block of undeveloped residential land in the district - the East Urban Land (EUL) - which has space for at least 1,600 homes. In some cases, Council will sell blocks of this land to developers to stimulate housing supply. In other cases, Council will investigate options to achieve the outcomes of this strategy, such as developing the land.

Council has developed a Land Release Plan that sets out the road map for the EUL block, identifying where and when we will be providing some of the land Taupō needs to grow. The exact timing of land releases may need to adjust depending on local market conditions. In some circumstances, such as high population growth, we may have to bring forward land releases, or we may need to delay them if the economy doesn't develop in the way we expect. Irrespective of any changes to the timings, we will release land as we've set out in this plan, to help ensure we have the types of houses we need at prices we can all afford.

COUNCIL OWNED LAND - AFFORDABLE HOUSING

Land costs are one of the limiting factors in affordable housing development. The EUL provides Council with an opportunity to help deliver entry-level and affordable housing in Taupō.

There are a number of mechanisms for how this can be achieved, ranging from Council retaining land ownership through to selling land to a housing developer or a CHP at a discounted rate. Other matters that will need to be considered to achieve affordable house prices include options for housing densities, types and sizes, mechanisms for home tenure (ownership or rent), and infrastructure provision.

Council will work collaboratively with iwi, developers, and other organisations to ensure we achieve a balanced and sustainable approach to facilitating the delivery of affordable housing.

PROGRESSIVE HOME OWNERSHIP

Progressive Home Ownership (PHO) is a facilitated approach to home ownership aimed at low and median income households into home ownership, for whom purchasing a home at current market prices remains unaffordable.

PHO falls along the continuum of pure rental and traditional home ownership and includes alternative home ownership and tenure options such as:

- Shared ownership – eligible households buy a home in partnership with an approved provider, and over time work to reach independent ownership by buying back the provider's share of the property.
- Rent to buy – eligible households are provided with a secure tenure – usually five years – alongside an agreed-upon savings plan and other financial and pastoral support, enabling them to work toward purchasing the house they have been renting at the end of the rental term.
- Leasehold – eligible households purchase a leasehold property from an approved provider, servicing a reduced mortgage and paying a modest ground rent, with a right to occupy for long-term – typically a 100-year lease.

ALTERNATIVE HOUSING PROVIDERS

An alternative housing provider delivers housing projects via an alternative approach to the standard market-led, for-profit model of housing delivery. Examples include community housing, papakāinga housing, co-housing and alternative tenure models such as community land trusts, rent to own and shared equity schemes.

Council will investigate opportunities to support these types of housing models in the district, including partnership opportunities to deliver housing on Council-owned land.

COMMUNITY HOUSING PROVIDER (CHP)

The Taupō District does not currently have an active CHP in the district, and this is something that we want to rectify. A CHP would provide an alternative to social housing provided by Kāinga Ora and Council

GOAL 1 (CONT.)

and offer alternative housing models such as those discussed above. A CHP can manage affordable rental properties and provide wrap around social services to social housing tenants. CHPs are able to generate full market rental revenues from their housing because they can access the government's IRRS scheme. In addition, CHPs can often operate more flexibly than councils can, by leveraging their assets to develop additional housing.

SPATIAL PLANNING & DISTRICT PLAN

The Taupō District 2050 - Growth Management Strategy outlines where Council prefers future urban growth to occur and the nature and scale of such growth. This document is updated every 10 years to include latest population statistics and growth projections. Spatial planning is another tool we use to manage growth and development. These provide an opportunity to look in greater detail at growth issues and development opportunities around the district. We will continue to use these planning instruments to make sure we have integrated and connected communities with suitable housing options and appropriate infrastructure.

The District Plan is the tool we use to enable development opportunities identified through the growth strategy and spatial plans. This includes zoning provisions, housing densities, and a range of housing sizes. Through the District Plan review process, Council will look at ways we can support strategy outcomes by enabling a range of housing choices, including intensifying our urban areas where it makes sense to do so.

We will also look at the use of tools such as inclusionary zoning. This requires the developer to contribute a minimum proportion of affordable housing in future developments or pay an 'affordable housing financial contribution'.

HOLIDAY HOMES AND SHORT-TERM LETTING

We need to better understand the impact holiday homes and short-term letting properties have on housing and rental supply, as well what role short-term letting plays in the district for events and tourism. We will use the District Plan review as an opportunity to undertake further investigation.



GOAL 2

HOMES ARE WARM, HEALTHY, AND SUSTAINABLE

Good quality, warm, and well-built homes are a vital element to ensure our residents can live well and contribute positively to the community. High-performing homes promote health, economic efficiency, environmental wellbeing, and can reduce demand for infrastructure and services and increase resilience. Healthy homes also support the climate and help to address the district's carbon footprint.

This goal is strongly linked to our 'Leadership Through Partnership and Advocacy' principle due to the need for collaboration with our partners and education in the community. This goal also supports the National Policy Statement on Urban Development directive that councils support reductions in greenhouse gas emissions and ensure urban environments are resilient to the likely current and future effects of climate change.

► CURRENT ISSUES

POOR QUALITY HOUSES

There are a number of homes in the Taupō District, particularly rental properties, that do not meet healthy homes standards. The cost of renovating these properties, such as adding insulation, double glazing, and a heat pump, is substantial. Financial assistance is likely to be required to enable low-median income homeowners to bring their home up to standard.

New constructions and rental properties are required by law to meet the minimum building code requirements, which is aligned with the current healthy home standards. However, meeting these requirements involves more construction material and labour, which increases house prices and reduces affordability.

OVERCROWDING

Census 2018 data showed that 4 percent of the district's households

are overcrowded. This is lower than the New Zealand average of 5.7 percent but it still places the Taupō District mid-range compared with other districts.

Crowding is caused when the homes that people live in are too small to accommodate the number of people in a household. The Stats NZ measure calculates the number of bedrooms needed based on the demographic composition of the household. It presumes that there should be no more than two people to a bedroom, but that couples and children of certain ages can share a bedroom. Nationally, about a quarter of tamariki and rangatahi (children and young people) lived in a crowded home. The data showed that larger and more complex households, particularly multi-family households, were the most likely to be crowded.

Crowding is stressful to health and wellbeing and causes adverse health outcomes such as infectious disease, respiratory illnesses and mental health problems.

SUSTAINABILITY AND CLIMATE CHANGE

Emissions reduction targets set by government are essential to work towards. Making better decisions locally about how we build and live in our homes is critical and the ways that homes are built and remodelled, and how they are heated, are all areas in which both collective and direct individual action can make a difference. Creating efficient, sustainably-built homes to last makes environmental, health, and economic sense.

ENERGY EFFICIENCY

The ability for households to heat their homes is variable, and the biggest driver is affordability of heating. The 2018 Stocktake of New Zealand's Housing report found that:

- only about two-thirds of New Zealand houses are even partially insulated, which makes the remainder cold, less energy efficient and more costly to heat in winter.
- 5 percent of New Zealand households did not usually heat living areas at all and almost half did not usually heat any occupied bedrooms.

GOAL 2 (CONT.)

- Owner-occupied households had access to more cost-effective heating compared to renting households.

A Statistics New Zealand Report on Energy Hardship showed that up to a third of New Zealand households struggled to afford their power bills, spent a large part of their income on power, or often felt cold. Again, renters were more likely to experience hardship, with 44 percent of renting households reporting at least one energy hardship indicator compared with 22 percent of households who owned their own home.

► OPPORTUNITIES

Opportunities in this space include collaboration with our partners to see where we can complement existing activities, and education

in the community. We will also develop a business case that outlines council's role in the delivery of healthy home initiatives and ways we can support existing homeowners with repair work to meet the healthy homes standards.

Further investigations will look at options to support environmental efficiency and sustainability when building new homes, for example introducing fee waivers on building consents for solar and retrofit insulation.

The next step in Council's Climate Change work is an Adaptation Plan. This plan will look at ways we can ensure homes and buildings are climate resilient, and that new and existing developments are planned and managed to minimise risks to communities from climate change.



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GOAL 3

OUR HOMES MEET THE DIVERSE NEEDS OF OUR COMMUNITIES

To ensure our residents are well housed it's crucial we understand and respond to the needs of our various communities and demographic groups. We want to see future housing developments providing a variety of homes of different types and sizes to meet the needs of different households and cultures that live in our district. We also want to encourage builders to think about accessibility requirements and universal design elements, and options that provide for multi-generational living.

We also want to support iwi and hapū in their work to achieve their housing aspirations in our district.

► CURRENT ISSUES

HOUSING FOR OLDER PERSONS - SUPPLY AND DEMAND

There is a shortage of supported housing for older people and a lack of providers, with Council and Tūwharetoa the only two providers in the Taupō District. More than 120 people are on the council's waiting list for a supported pensioner unit. Demand is predicted to increase with a rapidly growing number of renters reaching retirement age who don't have the capital to access retirement villages and lack adequate housing options.

COUNCIL HOUSING FOR THE ELDERLY

Taupō District Council owns pensioner units in Taupō town, Tūrangi and Mangakino. These rental properties are for older persons (60 years and over) who are on a benefit and have assets under a specified amount. While the stock is well-maintained, many of the units are outdated or not fit for purpose. Substantive refurbishment and investment are required to make them more suitable and bring them up to standard. Some complexes are also old-fashioned in design and do not effectively

and efficiently use the site.

Another issue is that councils are unable to become a Community Housing Provider and therefore offer tenants income related rent subsidies (IRRS), even though councils are one of the biggest providers of social housing in New Zealand.

The Residential Tenancies Amendment Act 2020 also removed the ability of councils to end the tenancies of those whose income may have increased beyond the qualifying threshold. Being able to end tenancies on such grounds is essential to free up accommodation for those in greatest need.

HOUSING FOR MĀORI / HAPŪ / IWI

Data shows that in the Taupō District Māori are significantly worse off in finding a healthy and affordable home for their whānau compared to other ethnicities. Overcrowding and higher exposure to dampness and mould are issues that need to be prioritised by Council and other housing agencies and organisations.

In addition, there can be many financial and regulatory obstacles to overcome that prevent iwi and hapū from achieving their housing aspirations. This includes constraints from the partitioning of land and collective decision-making, land banking lending practices aligned to Pākehā models of land title, and access to appropriate expertise on statutory processes and planning compliance.

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

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.

GOAL 3 (CONT.)

There is further discussion about the development of Māori land and papakāinga in our Supporting Information document.

ACCESSIBILITY AND UNIVERSAL DESIGN

The Human Rights Commission's "Right to a Decent Home" inquiry found that one in six people with a physical impairment have unmet housing modification needs. With New Zealand's population aged 65 and over expected to increase from 793,000 in 2020 to almost 2 million people in 2073, universal design and accessible housing are important issues to tackle. In Taupō the number of households with people who are aged 65 years or older is expected to increase by 72 percent in the next 20 years.

Universal design supports people to age in place, instead of having to move when they can no longer navigate the stairs or narrow hallways. A review by the United Nations Committee on the Rights of Persons with Disabilities recommends a target of 100 percent accessibility for new build public housing and mandatory accessibility requirements for new housing constructed by the private sector.

OPPORTUNITIES

PLANNING INSTRUMENTS

As part of the District Plan review process, Council will identify those areas suitable for housing intensification and investigate other planning mechanisms that can be used to achieve the outcomes identified in this strategy. Having different housing density options will allow a mix of housing typologies to be built, which in turn provides more housing choice and price-points in the market.

PAPAKĀINGA & DEVELOPMENT OF MĀORI LAND

The development of Māori land and papakāinga is a focus area of this strategy. A recent review of the District Plan included updating the papakāinga provisions. These changes recognised that the design, size, and layout of papakāinga development should continue to be guided by the history and iwi, hapū or whanau relationship with the land.

Council is also working with iwi and hapū across the district to

better understand their housing aspirations and to see where we can provide support. This support includes guiding iwi and hapū through the planning and regulatory process and working collaboratively on solutions for infrastructure and growth issues.

HOUSING FOR THE ELDERLY

As part of the next Long-term Plan, Council will develop a business case to assess the various options to provide rental housing for older persons and improve outcomes for tenants. As part of this, Council will consider its ability and willingness to contribute resourcing and funding, directly or indirectly, in the redevelopment and building of rental housing stock for older persons. Council will also look at opportunities that give residents access to IRRS, such as facilitating a process for a CHP to own or manage the units.

Through this review, we want to make sure we get the best outcomes for tenants and that quality, affordable, and appropriately located housing options are available for Taupō District's vulnerable older people.

COUNCIL OWNED LAND - AFFORDABLE RENTAL PROPERTIES

Council will work collaboratively with iwi, developers, and other organisations to facilitate the delivery of affordable housing and affordable rental properties on the EUL.

UNIVERSAL DESIGN

Council will support the local disability and older persons advocacy groups in discussions with local developers and central government agencies to ensure that universal design and accessibility are considered in new housing developments, particularly social housing developments.

GOAL 4

WE HAVE CONNECTED AND INTEGRATED COMMUNITIES.

Housing is key to enabling connections and social inclusion within and across communities. Enabling the right social infrastructure and ensuring communities are developed in a way that encourages these connections between people, places, urban form, and nature is essential to developing sustainable, resilient, and connected communities

The Council is required to give effect to the National Policy Statement on Urban Development (NPS UD), which requires us to plan well for growth and ensure well-functioning urban environments that meet the changing needs of our diverse communities. This means enabling the right social infrastructure and ensuring communities are developed in a way that encourages these connections between people, places, and nature is essential to developing sustainable, resilient, and connected communities. It also means that continuing to enable supply through both intensification and thoughtful expansion in areas with appropriate infrastructure and transport connections is essential.

► CURRENT ISSUES

LOCATION AND INFRASTRUCTURE

New housing developments can have accessibility and connectivity issues if they are not within easy reach of amenities including medical clinics, shopping centres, sports facilities, parks, and schools. Supporting infrastructure, such as roads, wastewater, stormwater, and flood management is also integral to housing development. Currently we face some issues with our infrastructure services and connections that support the northern side of the Taupō township.

SOCIAL AND AFFORDABLE HOUSING

Besides ensuring there is enough diverse housing stock to cater for all in our community, we also need to ensure that community or social housing (such as housing for the elderly) and affordable housing are located in the right place so that vulnerable tenants and people with accessibility issues can easily access key services, public transport, and shops.

In well-balanced and integrated communities vulnerable households are better supported and less marginalised compared to those living in concentrated social housing complexes. More diverse neighbourhoods are also more conducive to better placemaking and improve the wellbeing of the community.

OPEN SPACE

Open spaces (parks, reserves, green space, and community gardens) play a crucial role in residential areas, especially when there is housing intensification. Open spaces provide opportunities for physical activity and exercise, which has both physical and mental health benefits for residents. They provide a place for people to gather, play, and relax, fostering positive social interaction. Green space, gardens, and trees, also provide habitats for wildlife, promote biodiversity, and play an essential role in reducing air pollution.

► OPPORTUNITIES

INFRASTRUCTURE PLANNING

Through our growth planning and District Plan development we must be forward thinking and understand how we want the district to grow into the future and where it should grow. This ensures we have the necessary supporting infrastructure to enable development in the right areas at the right time. It also ensures that we create connected communities with the right social infrastructure in place.

Our infrastructure and financial strategies set out our approach to managing and funding the district's core infrastructure services (transport, stormwater, water supply, and wastewater) for the next 30 years. Our Long-term Plan process gives us the opportunity to update these strategies and ensure growth is well-planned for.

GOAL 4 (CONT.)

AFFORDABLE AND SOCIAL HOUSING

For future development on the East Urban Lands and across our district, we want to ensure that we don't create slums by concentrating social or affordable 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.

We will also make sure that Council housing for older persons is located close to amenities.

Similarly, we will advocate to government agencies that they consider appropriate location and good urban design principles when building any social housing in the Taupō District.

OPEN SPACE

Through our planning processes, we will make sure new developments provide quality open space and/or community green space for residents to enjoy. We will also look at ways we can improve existing open space and community areas in those residential areas that experience housing intensification.



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APPENDIX 1

GLOSSARY

Affordable housing is usually targeted at low to middle income households. Affordable housing could be a subsidised rental or a home to purchase. Affordable homes may be built at higher densities with smaller floor areas and efficient layouts to maximise space utilisation.

Community housing providers (CHPs) provide an alternative to the social housing provided by Kāinga Ora and local authority housing. Typically CHPs are not-for-profit groups meeting housing need through a range of affordable rental and home ownership options. CHPs need to register to the Community Housing Regulatory Authority, which is part of the Ministry of Housing and Urban Development (HUD).

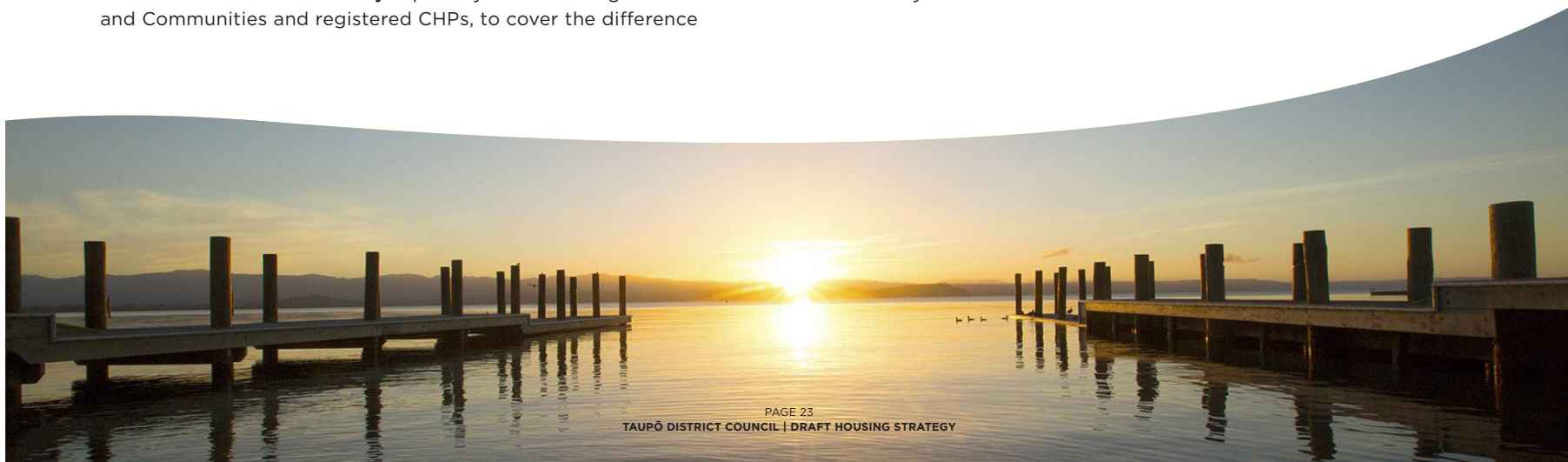
Income Related Rent Subsidy is paid by HUD to Kāinga Ora – Homes and Communities and registered CHPs, to cover the difference

between rent paid by their public housing tenants and the market rent for the property.

Social housing is subsidised rental housing for people who are on the lowest incomes, unable to pay private market rates and unlikely to be able to own their home; or people who are vulnerable and / or have special needs.

Papakāinga refers to any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi.

- Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and
- Is consistent with any licence to occupy Māori land that has been issued by the Māori Land Court.



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TAUPŌ DISTRICT COUNCIL | DRAFT HOUSING STRATEGY

APPENDIX 2

UNDERSTANDING HOUSING ROLES ACROSS CENTRAL AND LOCAL GOVERNMENT

THE ROLE OF CENTRAL GOVERNMENT

The housing challenge cannot solely be addressed through local action. Central government has a formal role in setting policy which impacts housing affordability, building quality, and enables change in the community housing and development sectors. It also sets policy that influences market behaviour such as taxation, healthy homes standards, and tenancy regulations.

The Government also plays a critical role building and managing public housing to support those in our community who cannot afford market rentals or to purchase their own home.

Identifying and creating opportunities for strategic alignment and partnerships with central government will maximise the housing outcomes that can be achieved in the district.

Key central government agencies relevant to housing, and their role, are described below.

MINISTRY FOR HOUSING AND URBAN DEVELOPMENT

The Ministry of Housing and Urban Development (MHUD) is the policy arm for the government in urban planning, housing development, delivery, and public housing. MHUD administers the Government Policy Statement on Housing and Urban Development (GPS-HUD), which outlines the Government's direction and priorities to inform and guide decisions and actions of agencies involved in housing and urban development. It was developed alongside MAIHI Ka Ora – the national Māori housing strategy. Supporting implementation tools include the National Policy Statement on Urban Development.

MHUD is also responsible for administering the income related rent subsidy (IRRS), which is paid to Kāinga Ora and registered Community Housing Providers (CHPs), and contracts providers who offer emergency and transitional housing.

KĀINGA ORA

Kāinga Ora is the government's primary housing and urban development delivery arm, focused on providing and maintaining public housing for those most in need and initiating and facilitating the delivery of affordable homes at pace and scale. Kāinga Ora has several home ownership support options and also work with KiwiSaver to assist with home ownership. In 2019 KiwiBuild became part of Kāinga Ora. This scheme targets first home buyers.

MINISTRY OF SOCIAL DEVELOPMENT

The Ministry for Social Development (MSD) is the government's main social support delivery arm. MSD provides a variety of community services targeting people who need assistance finding work, accessing government funds for superannuation, student loans, and social housing assistance, and provides funds to community service providers.

MINISTRY FOR THE ENVIRONMENT

The Ministry for the Environment (MfE) is the primary advisor to the government on the environment. MfE is the lead agency undertaking the evaluation of New Zealand's approach to environmental management and how we use and develop houses and our land.

APPENDIX 2 (CONT.)

THE ROLE OF TAUPŌ DISTRICT COUNCIL

The Council has a number of important roles in planning for future housing through:

- Ensuring there is enough land zoned (supply) for residential development.
- Promoting future development that is not vulnerable to natural hazards.
- Enabling the intensification of our urban areas to support affordability, connected communities, and long-term emissions reduction.
- Enabling a range of housing options that can support affordability outcomes.
- Providing infrastructure, reserves and community facilities in a timely manner to support residential development in multiple locations.

While many other councils have sold off their social housing assets, we retained our social housing portfolio of older persons' housing units in Taupō, Tūrangi and Mangakino. We would like to see this stock increased over time to meet a growing demand.

We also hold a substantial amount of land on the eastern edge of Taupō town known as the East Urban Lands (EUL). It sits between the existing residential area and the East Taupō Arterial. It was purchased many years ago to provide land for the East Taupō Arterial to be built, with the intention that the gradual sale of the land would help pay off the Council's debt. Some of that land has already been developed directly by Council for housing, while other parts have been sold to developers to encourage a mix of housing providers. We expect to keep developing this land, however we want to ensure that in the future it includes more affordable rental and owner-occupied housing.

LEGISLATIVE RESPONSIBILITIES

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

- Resource Management Act 1991
- Local Government Act 2002
- Building Act 2004
- National Policy Statement on Urban Development.

ACTING TO PROMOTE COMMUNITY WELLBEING

The Local Government Act 2002 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.

2021-31 LONG TERM PLAN COMMITMENT

Through our Long-term Plan 2021-31 consultation process, the community told us they want Council to take a larger role in housing. As part of our commitment to take more of a role, developing a housing strategy and delivering better outcomes to address housing issues became one of Council's 12 strategic priorities.

FACILITATOR/CONNECTOR/ADVOCATE

Finally, Council has a critical role as advocate, on behalf of the district, to central government. It also has a role in connecting the various agencies, local housing providers, iwi, investors and developers, to help facilitate improved housing outcomes in the region. This role could extend to bringing potential partners together to incentivise or encourage innovative solutions, or to support others to navigate the system.

APPENDIX 3

THE DIFFERENCE BETWEEN AFFORDABLE HOUSING & SOCIAL HOUSING

It is important to define what we mean by the terms **affordable housing** and **social housing** because there are a range of views about what is affordable for different groups, and what is considered social housing.

SOCIAL HOUSING

Social housing is subsidised rental housing for people who are on the lowest incomes, unable to pay private market rates and unlikely to be able to own their home; or people who are vulnerable and/or have special needs.

The government provides subsidised rental housing through state-owned housing managed by Kāinga Ora and through community housing organisations such as churches, iwi and housing trusts.

Council provides some housing for the elderly units across the district, which is also a form of social housing.

AFFORDABLE HOUSING

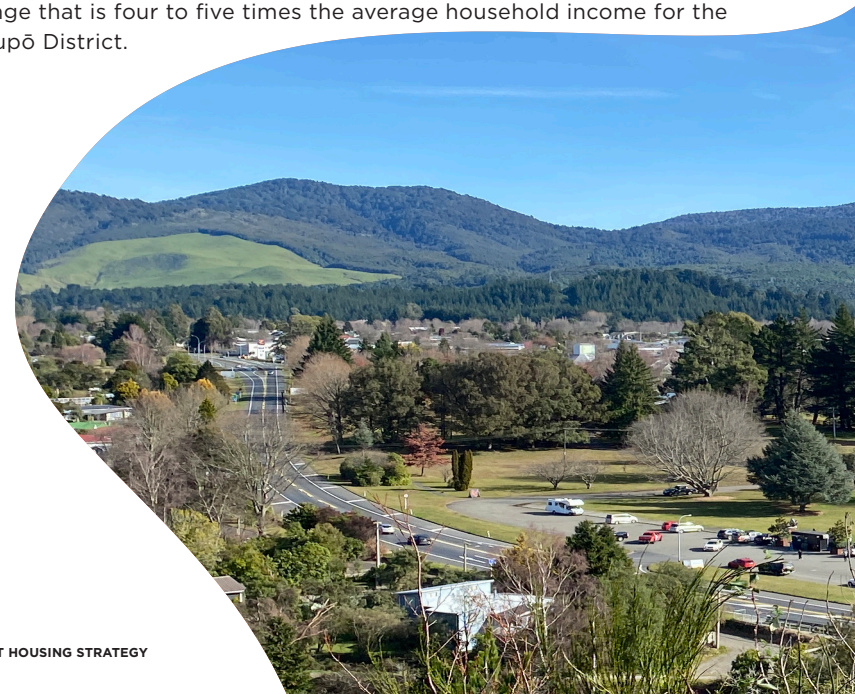
New Zealand has no legislative or regulatory definition of affordable housing, but the term is generally used to refer to low-to-moderate income households requiring some form of assistance, generally in the form of a subsidy or an intervention. Affordable housing is usually targeted at people who are not eligible for social housing, but who still need assistance to either secure home ownership or a long-term rental in the market.

Candidates for affordable housing will generally have sufficient

income to service a mortgage and save for a deposit on a subsidised property but cannot afford to purchase a market-priced home. This form of housing is important to support our workforce, with many households, who contribute to the social and economic wellbeing of this district, genuinely struggling to commit to the area because of the housing affordability issue.

KiwiBuild, established by the Government in 2018, is a good example of an affordable homes scheme. To be eligible for a KiwiBuild home, individual income must be no more than \$120,000 or \$200,000 for those buying a home with two or more people. KiwiBuild homes are price capped according to house prices in a region.

Council's current approach is that affordable housing will fall within a range that is four to five times the average household income for the Taupō District.





SUPPORTING INFORMATION

THE TAUPŌ DISTRICT CONTEXT

DEMOGRAPHICS

With 41,000 people, the Taupō District makes up 0.8 percent of the national population. Taupō's population was relatively static up until 2013, when the region grew by 18 percent in just eight years. This was largely a result of internal migration shifting away from metro centres towards provincial areas due to rising unaffordability in the country's larger centres and greater options for remote working.

Growth slowed both nationally and regionally from 2020 to 2022 due to Aotearoa's borders being closed to internationals during the Covid-19 pandemic.

Taupō has a slightly larger proportion of tamariki than the country as a whole, and it has more people over the age of 65 and fewer people in the 20 - 34 age bracket. This suggests Taupō is an attractive place to live for families and retirees and is less attractive for people in their early years of adulthood. Taupō has limited tertiary education opportunities, so students likely relocate from Taupō to study, with some returning after finishing their studies.

Taupō is a culturally diverse district, with almost double the proportion of Māori than New Zealand as a whole and fewer Asian and Pacific people.

Incomes in Taupō are lower compared to the rest of the country, which is reflective of more people working in lower-paying industries such as retail, forestry, farming, tourism and hospitality.

TAUPŌ'S POPULATION (2021)



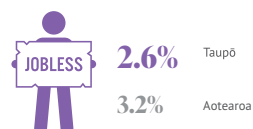
MEDIAN HOUSEHOLD INCOME (2021)



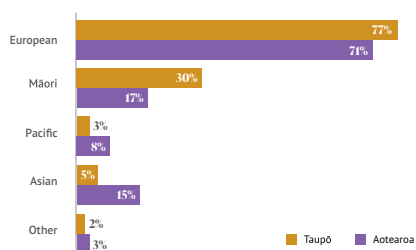
BY AGE



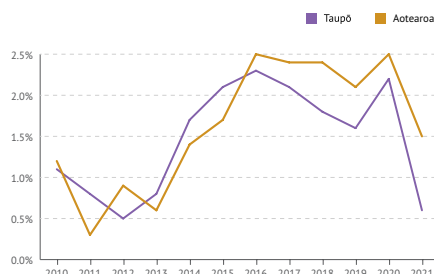
UNEMPLOYMENT (2021)



BY ETHNICITY¹



POPULATION GROWTH



SUPPORTING INFORMATION

ECONOMY

Taupō's gross domestic product (GDP) makes up 0.8 percent of national GDP and its population also makes up 0.8 percent of the national population. GDP in Taupō has sat below the national growth rate over the last ten years, apart from a period around 2012 when it exceeded national growth. Since 2015 GDP growth in Taupō has been relatively static and has tracked closely with national growth, before declining in 2020 due to the Covid-19 pandemic.

REGIONAL GDP (2021)



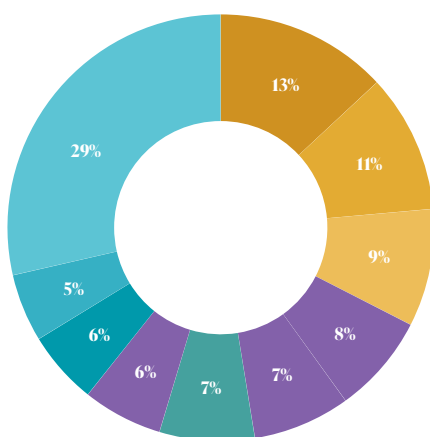
\$2,576m

GDP in 2021 prices



0.8%

of national total



INDUSTRY PROPORTION OF GDP (2021)

- Agriculture, Forestry and Fishing
- Electricity, Gas, Water and Waste Services
- Rental, Hiring and Real Estate Services
- Unallocated
- Owner-Occupied Property Operation
- Construction
- Retail Trade
- Manufacturing
- Professional, Scientific and Technical Services
- All others

Despite Taupō being heavily reliant on tourism, it hasn't been hit disproportionately by the Covid-19 pandemic relative to the rest of the country. This may partly be a result of productivity in Taupō's other major industries, which are agriculture, forestry and fishing; and electricity, gas, water and waste services, making up 13 percent and 11 percent of the district's GDP respectively.

Taupō's GDP per employee is 18 percent lower than the national figure, indicating lower productivity than the rest of the country.

The lower productivity is attributable to lower levels of skilled employees and underinvestment by companies in research and development, and in plant and equipment.

As a result, the region sits in the lower quartile of productivity in the country.

PRODUCTIVITY (2021)



\$105,646

GDP per employee



\$124,890

Aotearoa



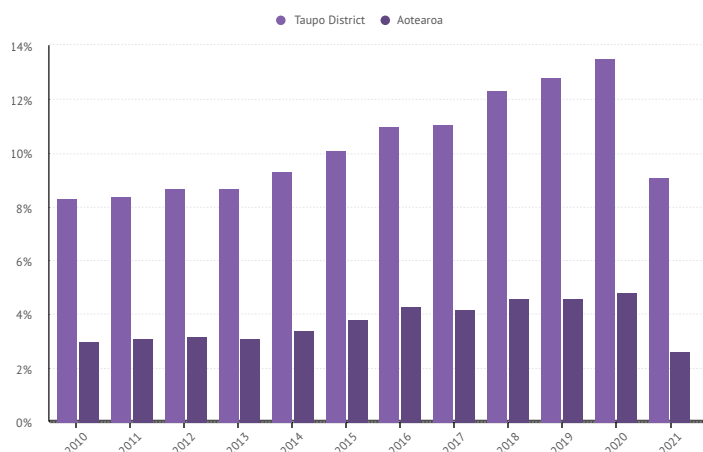
18%

lower

SUPPORTING INFORMATION

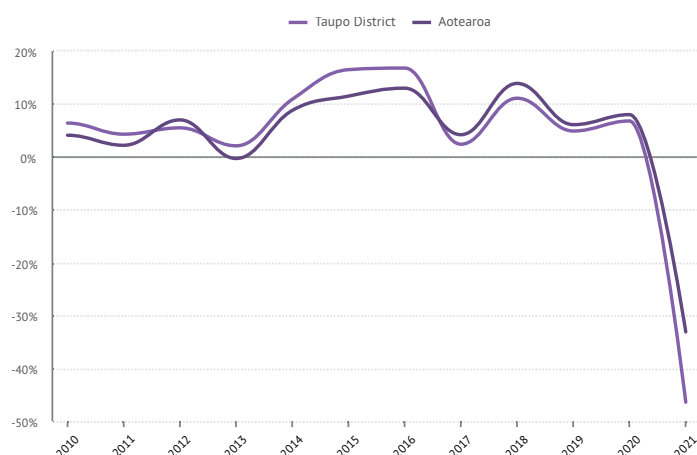
The graph below shows the tourism share of Taupō's GDP compared with Aotearoa as a whole. The tourism share of GDP in Taupō has been growing steadily over the last ten years, before dropping in 2020 due to the Covid-19 pandemic. At the peak in 2020, tourism made up close to 14 percent of Taupō's GDP.

TOURISM SHARE OF GDP



The next graph shows that Taupō's tourism industry didn't suffer as much as the rest of the country, declining by 32 percent compared to 47 percent nationally. This is likely due to an increase in the number of domestic tourists visiting Taupō while international travel isn't an option, owing to the district's outstanding tourism offerings.

TOURISM GDP GROWTH



Tourism spending is highly discretionary, so is extremely vulnerable to external disruptions, as the pandemic has shown. The result has been a boom and bust cycle for tourism, as shown in Graph 3.

The region's reliance on tourism makes it more vulnerable to these troughs than other parts of the country.

SUPPORTING INFORMATION

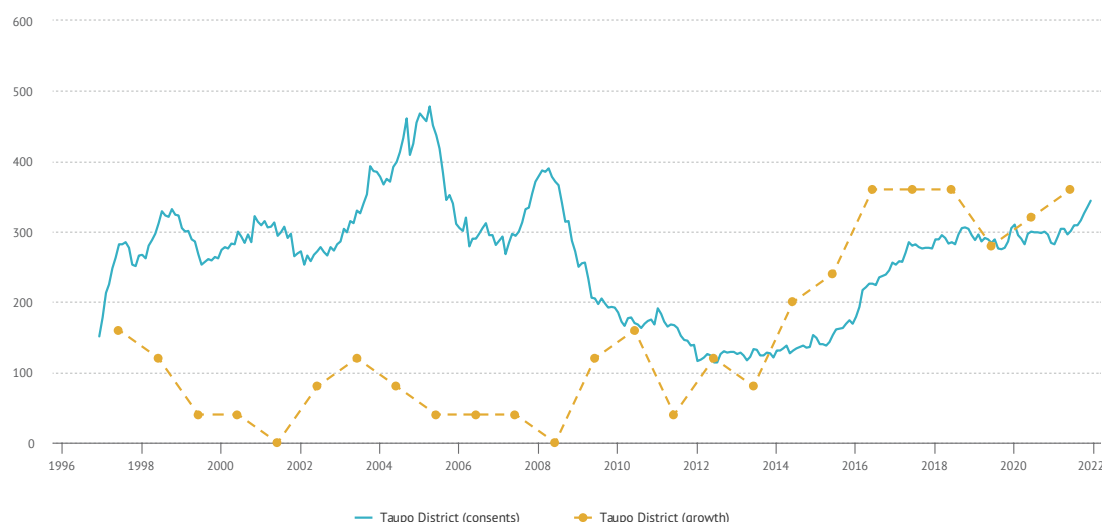
DEMAND AND SUPPLY

Housing trends in Taupō differ from New Zealand's larger centres. For many years Taupō was considered an ideal location to have a holiday home. From the early 90s through to 2008, New Zealand experienced a period of uninterrupted economic growth. During this time a growing cohort of wealthy people invested in second homes in Taupō. This is evident from the high number of building consents for new dwellings from the late 90s to mid-2000s, shown in the next graph.

After the 2008 Global Financial Crisis (GFC), people began to significantly reduce their spending. As a result, the number of second homes being purchased decreased and many people listed their second homes for sale in a bid to reduce their personal debt. This increased the number of homes on the market in tourist locations like Taupō. House prices began to drop, which depressed the market for new builds - the graph below shows a sharp drop in building consents from 2008.

Building consents began to pick up again around 2015 as New Zealand began to recover from the GFC. However, the reduction in housing construction over the last seven years meant the local construction market decreased in capacity and would take some time to build up again. Additionally, consenting became much harder and more expensive. These factors contributed to a lag in housing construction.

NEW DWELLING CONSENTS COMPARED TO HOUSEHOLD GROWTH



Sources: Stats NZ GDP data, Stats NZ household income data, The Unassuming Economist. (2018, July 15). The Surge in Second Home Investments: Causes, Consequences, and Cures. Retrieved from The Unassuming Economist: www.unassumingeconomist.com/2018/07/the-surge-in-second-home-investments-causes-consequences-and-cures/, Graph source: Urban Development Dashboard.

As discussed in the previous section of this document, population growth in provincial areas such as Taupō increased around 2014 as domestic migration shifted from metro areas to provincial areas.

The combination of a lag in housing construction and a relatively rapid increase in population has meant that growth in the number of households has exceeded the number of new dwellings constructed in Taupō over the last seven years. Part of the household growth has been accommodated by the existing housing market, but more recently we have seen a shortage of rental properties at all ends of the market and housing affordability in the district has significantly decreased.

This is discussed in more detail in the next section of the document.

SUPPORTING INFORMATION

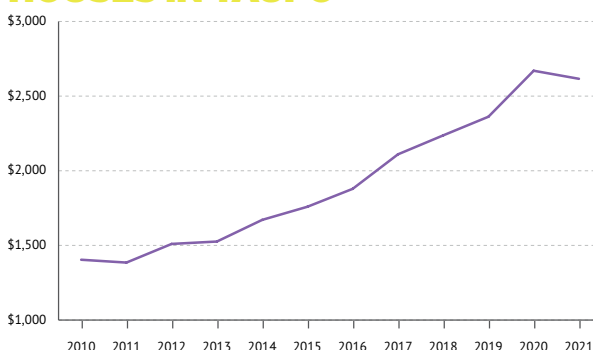
CONSTRUCTION CONSTRAINTS

The following graphs show the difference between the cost of building an average sized three-bedroom home (115.2m²) and the average house value for a three-bedroom home.

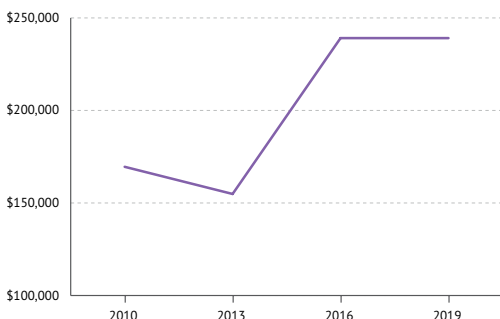
From 2010 to 2015 the difference is negligible, which demonstrates there was likely little incentive for buyers to construct a new home instead of purchasing an existing home unless they had a particular desire to build a new home. During this same period, it would have only been commercially viable for developers to build expensive homes at the top of the market as this is the one market segment where the value of the property was likely to exceed the cost of construction. As a result, there has been limited supply of lower-end homes in Taupō.

Although the difference between the cost of a new build and the cost of an existing home is widening, land values and construction costs are rising, which makes prices for new builds unaffordable for many buyers and the market is unable to meet the need for lower income earners. This is not helped by the fact that rising construction costs limit profits from new builds, especially for affordable housing options.

COST PER SQUARE METRE FOR HOUSES IN TAUPŌ



LAND VALUE OF DWELLINGS IN TAUPŌ (AVERAGE)



Notes:

1. New build cost calculated using average land value (Urban Development Dashboard) plus cost per square metre (Stats NZ) for a 115.2m² house (standard three-bedroom prefab house)

DIFFERENCE BETWEEN NEW BUILD COST AND AVERAGE HOUSE VALUE FOR A THREE BEDROOM HOME



Sources:

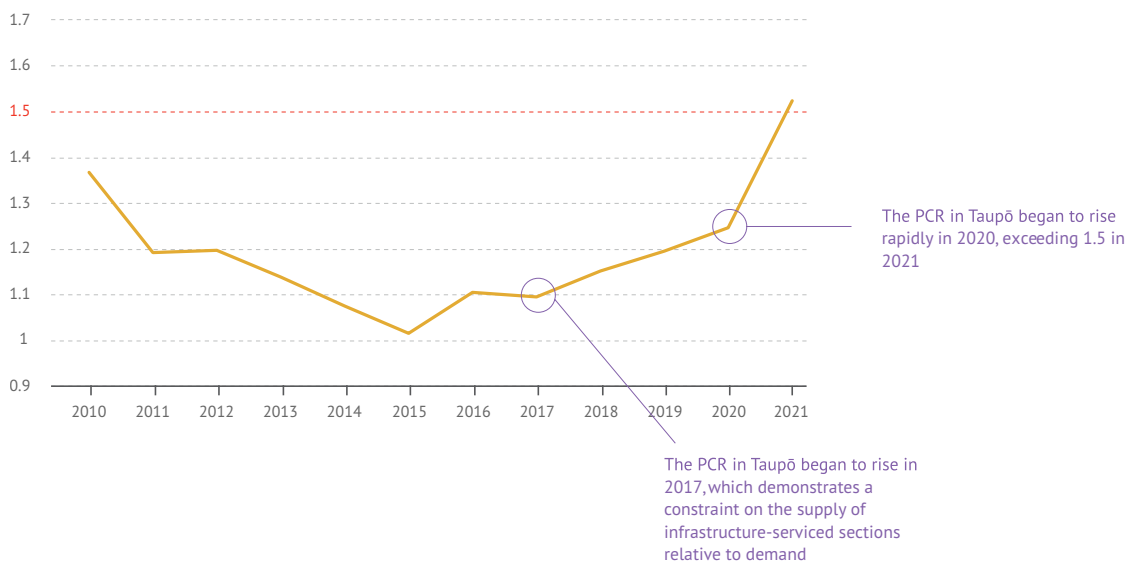
1. Urban Development Dashboard and Stats Infoshare, building consents by territorial authority (annual-Sep)
2. Stats Infoshare, building consents by territorial authority (annual-Sep)
3. Urban Development Dashboard

Price-cost ratios (PCR) show the extent to which house prices are driven by construction costs versus the cost of land (infrastructure-serviced sections). If there is enough land to meet housing demand, the price of a home is primarily made up of construction costs and the cost of land is not a key driver. MBIE and MfE carried out analysis on PCRs across the country. Over time, except during periods of rapid growth, most areas show PCRs below 1.5 (where the cost of sections comprises less than one third of the price of a house). These results suggest a threshold of 1.5, below which land markets are operating well, and above

SUPPORTING INFORMATION

there are constraints on the supply of infrastructure-serviced sections relative to demand¹. The following graph shows the PCR in Taupō began to rise gradually from 2017, rapidly increasing in 2020 where it exceeded 1.5 by 2021. This demonstrates there is a shortage of infrastructure-serviced sections in Taupō.

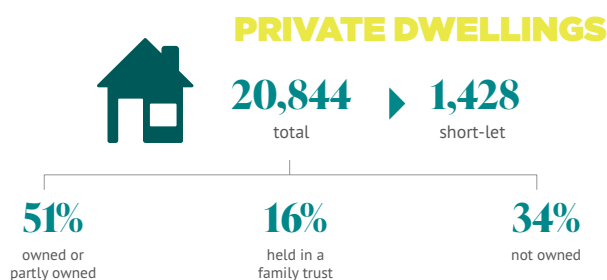
PRICE-COST RATIO



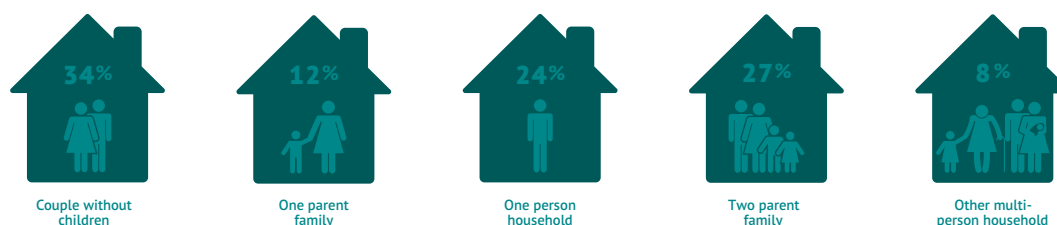
CURRENT STATE

Taupō has around 20,844 private dwellings. 67 percent of households live in a home they own or partly own or is held in a family trust and 34 percent of people rent their home or have some other living arrangement in a home they don't own.

Couples without children make up over one third of households in Taupō, followed by two parent families and one person households who make up 27 percent and 24 percent of households respectively. One parent families and other multi-person families make up a smaller proportion of households in Taupō at 12 percent and 8 percent respectively.



HOUSEHOLD COMPOSITION

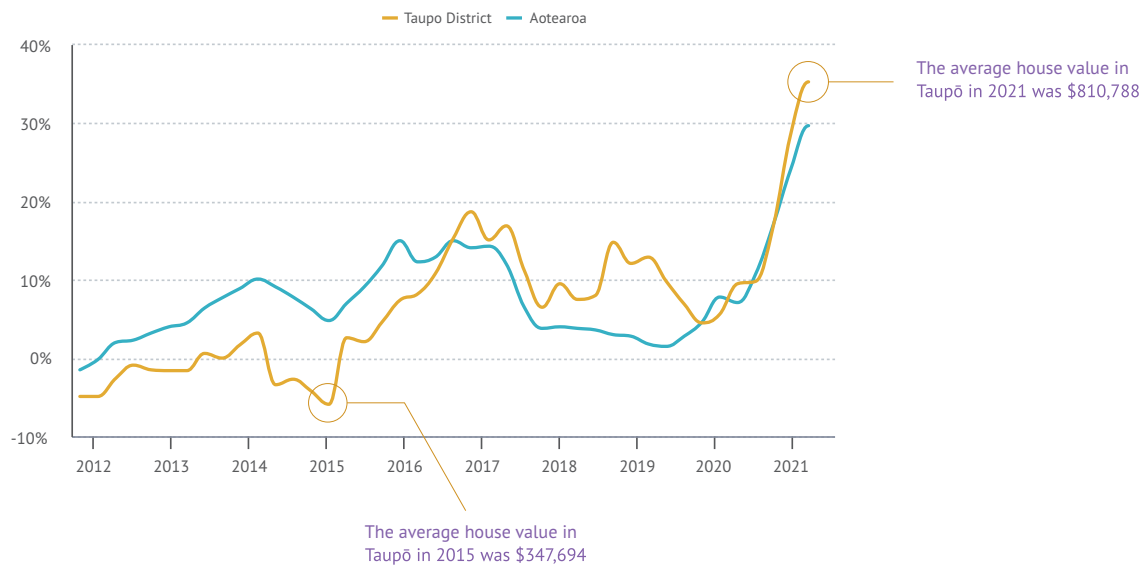


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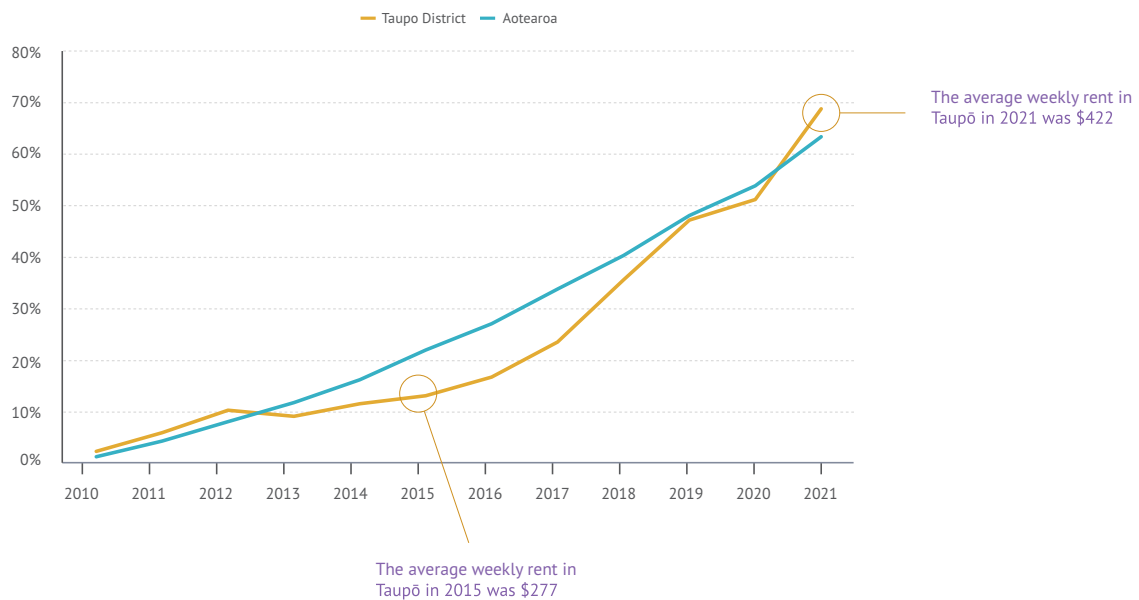
THE AFFORDABILITY GAP

The cost of housing in Taupō - to rent and to buy - began to increase steadily around 2015. In the last seven years the average house value in Taupō has increased by 140 percent and the average rent has increased by 52 percent. This is shown in the following graphs:

HOUSE VALUE GROWTH



GROWTH IN AVERAGE RENT

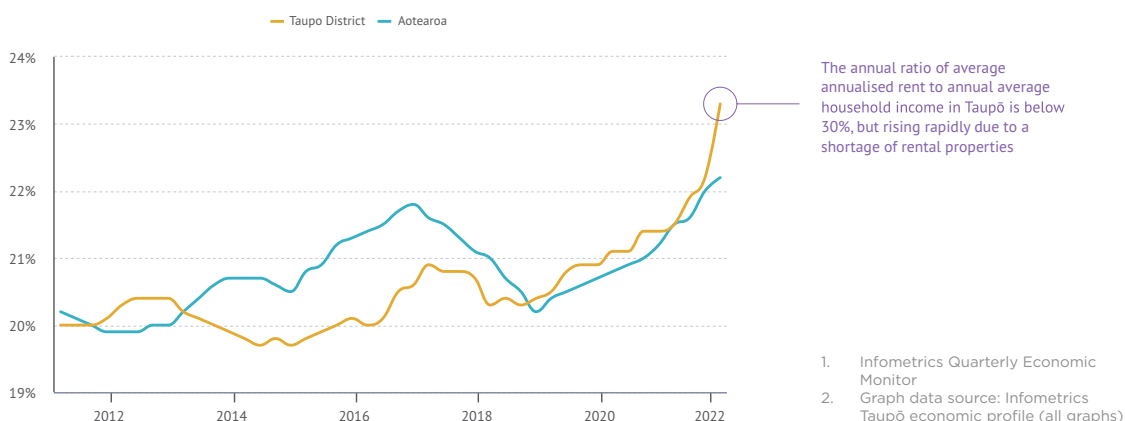


SUPPORTING INFORMATION

The graph below shows the rental affordability index. This data is taken from Infometrics and shows the annual ratio of average rent to average household incomes.

Average rent in Taupō is still under 30 percent of average household income, so is deemed affordable under HUD's definition of affordable rent. However, with the recent sharp increase in the rental affordability index, it is likely this ratio will exceed 30 percent in the near future if the supply of housing doesn't increase. There are currently only 20 rental properties listed on Trademe for the whole of the Taupō District (as at 15 June 2023).

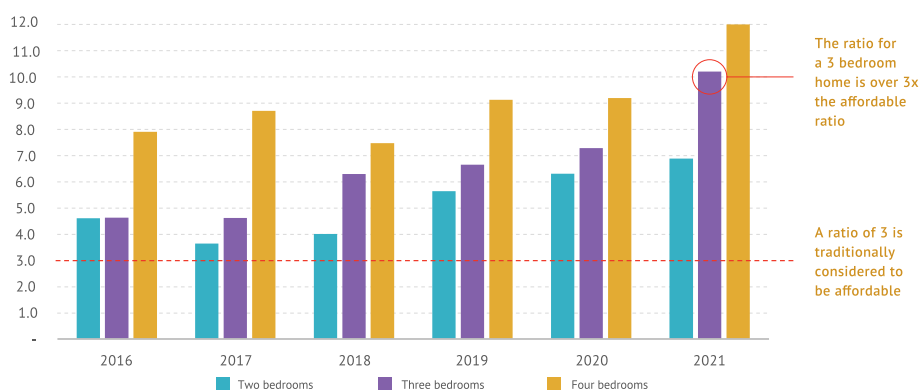
RENT AFFORDABILITY INDEX



The Median household income graph shows how median household income has tracked alongside a 20 percent deposit on a median value house over the last eight years. In 2014, a 20 percent deposit on a median value house in Taupō was around \$8,000 more than the median household income. House values began to significantly outpace growth in household incomes in 2015.

Since 2018 house median house values have increased 63 percent, while median household incomes have increased only 8 percent. This makes it extremely difficult for households to save for a deposit.

MEDIAN HOUSEHOLD INCOME VS 20 PERCENT DEPOSIT ON MEDIAN VALUE HOUSE IN TAUPŌ

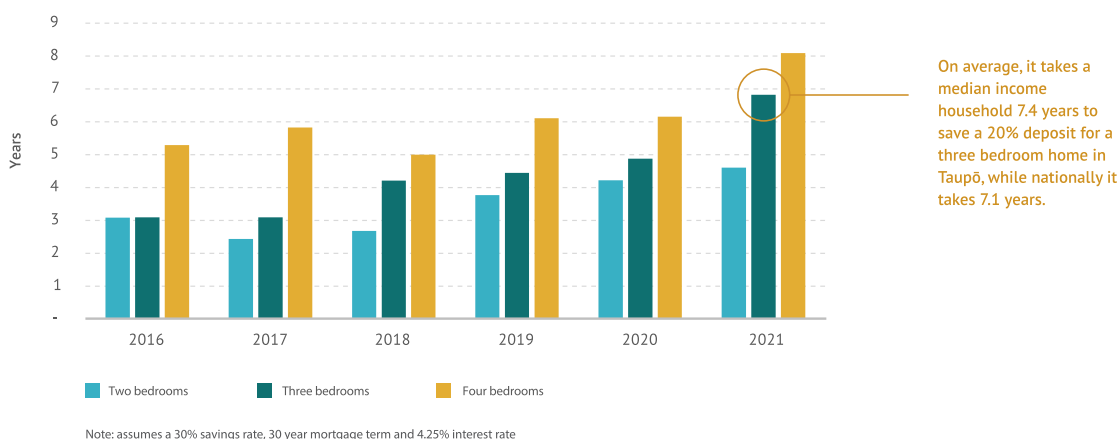


Graph sources:
 1 & 3: Stats NZ household income and housing-cost statistics: year ended June 2020; and REINZ property prices
 2: Stats NZ (Incomes); Infometrics Taupō Economic Profile (house values)

SUPPORTING INFORMATION

The graph below shows that on average, it takes a median income household 7.4 years to save a 20 percent deposit on an average three-bedroom home in Taupō. This doesn't take into account increases in house values over those 7 years. If house values continue to rise at a higher rate than household incomes, the goal posts will continue to shift out of reach for many households, essentially locking them out of the housing market.

YEARS TO SAVE A 20 PERCENT HOUSE DEPOSIT



Increases in rent and other living costs only add fuel to the fire, making it even more difficult to save for a deposit.

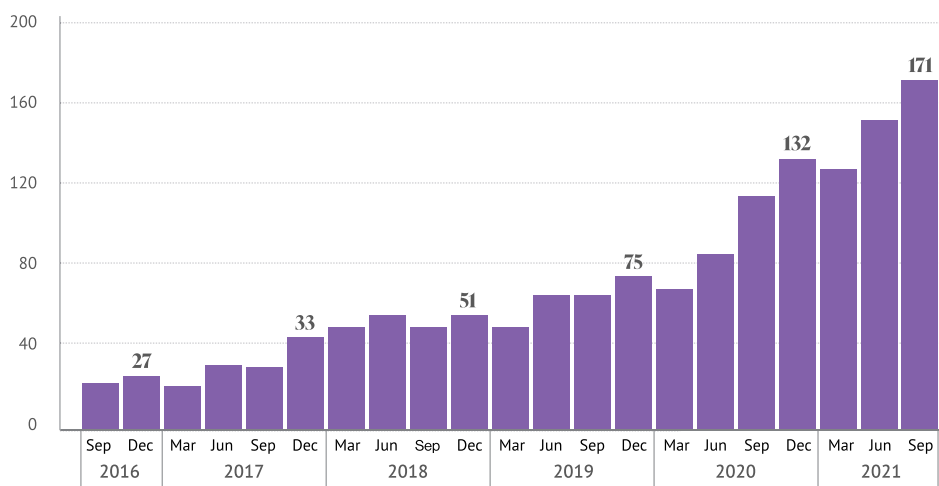
TAUPŌ HOUSING REGISTER

Many households who wish to purchase their own home have been locked out of the housing market due to unaffordability. As a result, these households are spending longer in rental properties than they otherwise would have. There is a shortage of rental properties in Taupō and rents are increasing to a point where they are becoming unaffordable for median income households. Many rental properties in the district are already unaffordable for low-income households.

Households who can't afford to rent a home are pushed into social housing. The number of applicants on the Housing Register in Taupō has increased by 850 percent in the last 5 years, compared to 452 percent nationally. Housing affordability is a national problem - anecdotal evidence suggests housing register applicants are being pushed into Taupō from other regions when they cannot be housed locally.

SUPPORTING INFORMATION

TAUPŌ HOUSING REGISTER



FUTURE HOUSING DEMAND

We commissioned Infometrics to produce population projections for Taupō.

Infometrics followed a traditional cohort component projection approach, where the population is broken up into age and gender cohorts. Each cohort is analysed and projected separately - considering the probabilities of different life events for each cohort in each five-year period. The life events include:

- Fertility
- Mortality
- Migration
- Household formation
- Labour force participation

As a country, our population is aging as the baby boomer generation moves through to retirement. Natural increase, the margin between deaths and births, is projected to ease over the next 30 years in Taupō, with deaths outnumbering births after 2033.

This means net migration will become increasingly important for the population to grow or even hold steady. Net migration is expected to ease from its recent highs but remain at a high level from much of the 2020s and 2030s, driven by strong employment growth.

Employment is forecast to grow across a broad range of industries, led by tourism-related industries which will recover from Covid-19 disruption and grow further. Notable employment growth is also forecast for professional services, health, public administration, and manufacturing.

The number of households in Taupō is forecast to grow steadily, driven by a growing population, and decreasing average household size. Taupō's average household size is set to decrease due to an ageing population which will increase the proportion of one-person and couple-without-children household types. In addition, average household size is being driven down by nationwide trends of women having smaller families, deferring childbirth, and not having children at all.

SUPPORTING INFORMATION

Stats NZ also projects how the population could change over time at both a national and regional level. Stats projections are based on assumptions about fertility, mortality, and migration.

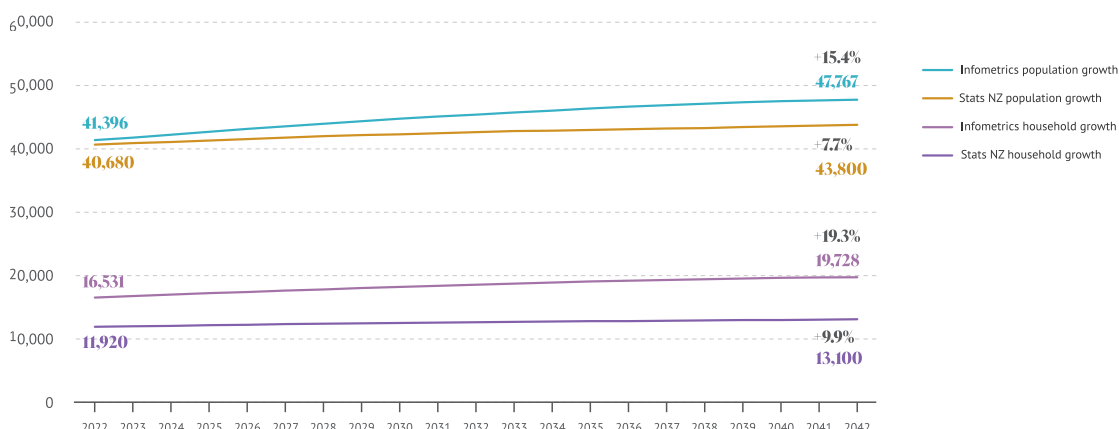
The Stats projections forecast more modest growth in both population and household number in Taupō. This is likely due to the fact that Stats hasn't taken account of the employment growth projected by Infometrics. Both projections are displayed on the graph below and form two different scenarios for growth in Taupō.

We used the Infometrics household projections to determine the required dwellings to accommodate growth over the next 20 years.

Required dwellings are based on the minimum bedrooms required to accommodate a household. This is calculated by the average household size for each household:

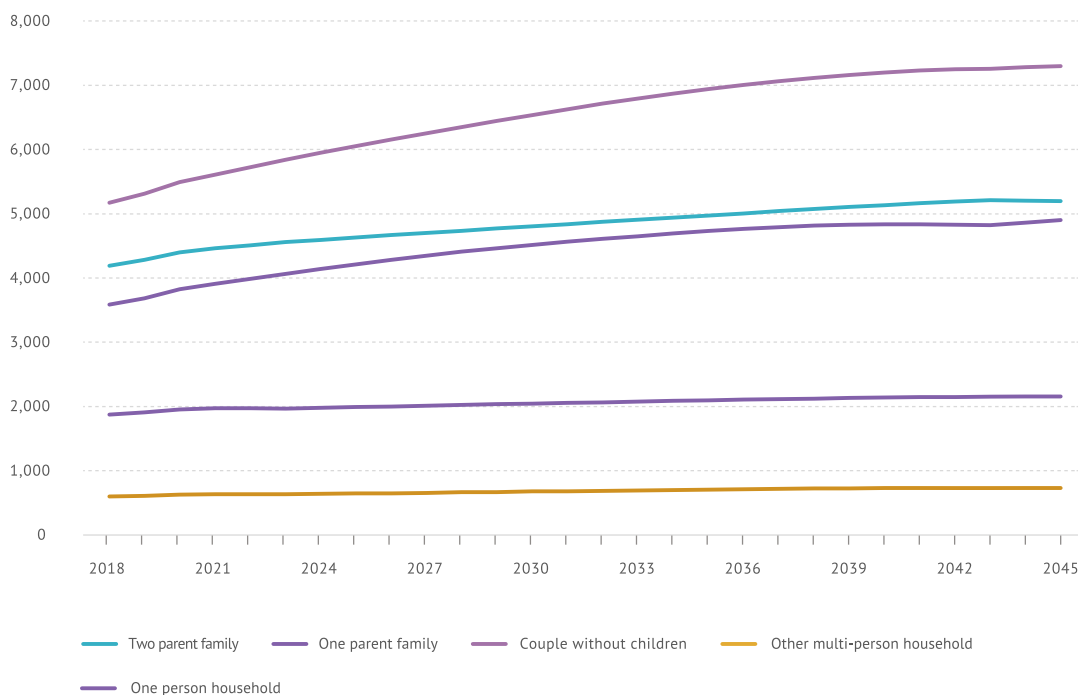
- Couple without children - 1 bedroom
- Two parent family - 3 bedrooms
- One parent family - 2 bedrooms
- Other multi-person household - 5 bedrooms
- One person household - 1 bedroom

TAUPŌ HOUSEHOLD AND POPULATION GROWTH PROJECTIONS



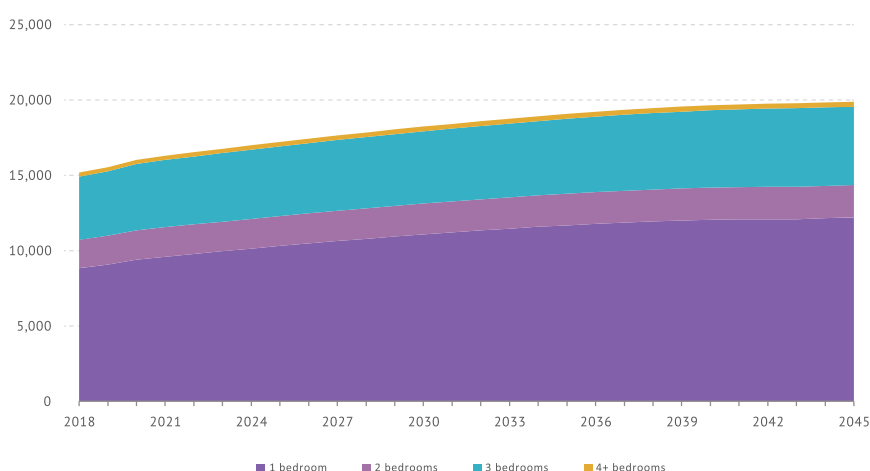
SUPPORTING INFORMATION

GROWTH IN HOUSEHOLD TYPES



The graph below shows the majority of dwellings required are 1-bedroom dwellings. This is due to high growth in couples without children and one person households. The next largest category is 3-bedroom dwellings, resulting from growth in two parent families.

These projections don't take account of household preferences for dwelling size or configuration as we



currently don't have this type of data. Additionally, we aren't able to ascertain what households can afford to spend on housing due to data limitations, which are discussed on the following page. Because of this, it is difficult to determine the actual demand for housing products of different typologies and configurations.

SUPPORTING INFORMATION

THE DATA CHALLENGE

Making projections about market housing is relatively straightforward, given there is a well- functioning market and a predictable level of demand. However, making projections about the likely mismatch between demand and supply for entry level and affordable housing is much more difficult, due to the absence of some key data and the impact of behavioural economics.

HOUSEHOLD INCOME

To be able to assess the affordability of a house to purchase or rent, it is necessary to understand the level of household income. This is the standard used by banks to assess mortgage affordability and by the Government to calculate support levels.

However, most income data is collected at the individual level, not the household level. And in many cases, households change over time – for instance, young adults may choose to go flatting together, and 3-4 people earning lower incomes can translate to a comfortable household income.

But given the level of data collection, it is not yet possible to ascertain whether a household is made up of a single person with a child earning \$60,000 per annum – resulting in high levels of rental stress – or two people with a child earning \$60,000 per annum each, resulting in the possibility of purchasing an entry-level home.

BEHAVIOURAL ECONOMICS

In addition, people make decisions for reasons other than money. People may choose to live in certain situations because they need to be close to family support, or simply because they have no other choices. And once circumstances change or better options become available, they will rapidly move.

In this context, existing housing circumstances are a poor indicator for the actual demand for new housing products. If there is negligible supply of entry-level housing, constructing it and making it available is likely to induce new demand at levels that can be difficult to predict ahead of time.

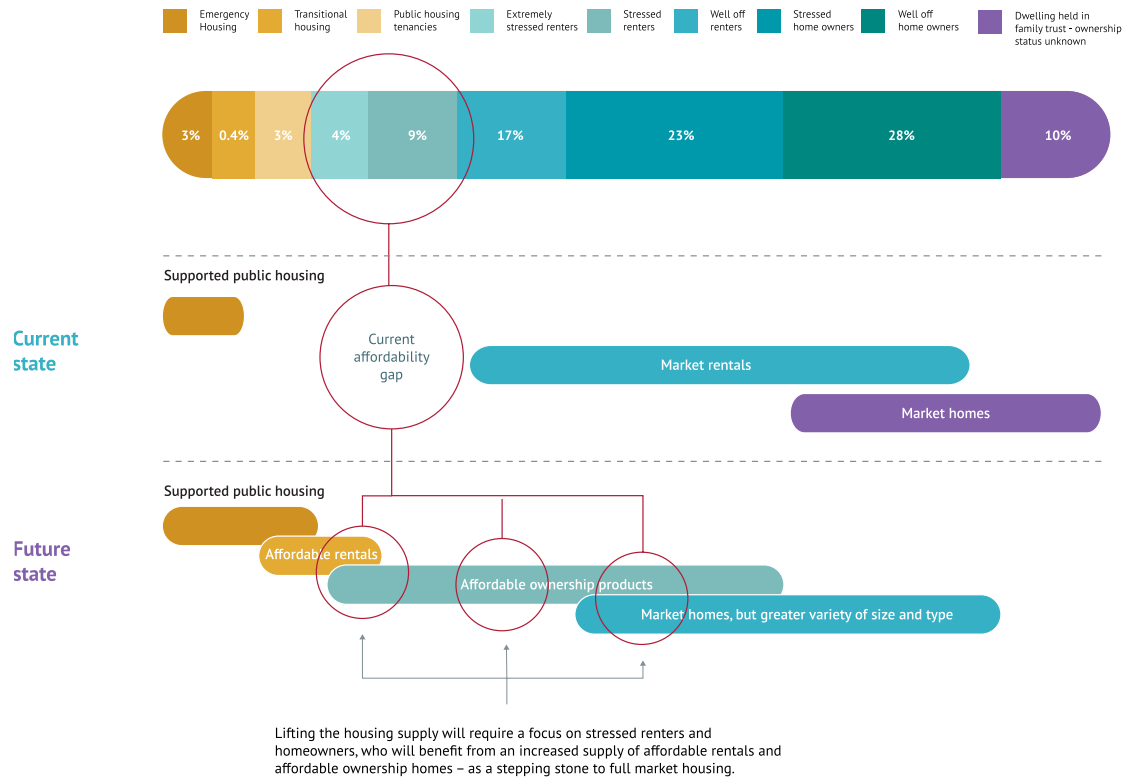
For this reason, the estimates for how much land is required to address the needs for entry level and affordable housing will be significantly more variable than those for market housing.

THE GAPS IN THE MARKET

Different households require different housing types, driven by life stages (single, couple, family, empty-nest, multi-generational, retirement, and others) and by financial resources. In a great many cases for a great many New Zealanders, the housing typology they require is not necessarily the typology they can afford.

The diagram below shows how the housing market is segmented, ranging from people in emergency housing through to market rental and ownership. The percentages are based on national analysis from 2018 – so prior to the pandemic and the subsequent housing boom – and are likely to vary significantly for Taupō. As can be seen – and as is evidenced from the Taupō data – there is a reasonable match between supply and demand for market homes, and for the upper areas of the rental market. However, there is widespread evidence of market failure in affordable rentals and affordable ownership, based on Taupō's income levels.

SUPPORTING INFORMATION



Graph sources: Statistics NZ 2018 Census data, interpolation and summary by Habilis NZ Ltd and Polis Consulting Group.
Note: data is representative only, actual Taupō percentages will vary.

SUPPORTING INFORMATION

HOUSING FOR MĀORI / HAPŪ / IWI

IN TE AO MĀORI, 'HOME' TIES TO THE CONCEPTS OF WHĀNAU AND WHANAUNGATANGA, WHAKAPAPA, WHENUA, WAIRUA AND KĀINGA.

The data is clear that Māori are significantly worse off in finding healthy affordable housing for their whānau. Poor quality housing continues to impact long-term health and social and economic aspirations for Māori. Overcrowding, higher exposure to dampness and mould, and higher rates of homelessness are all issues that need to be addressed by Council and other housing agencies / organisations.

Engagement on the Housing Strategy has begun to touch on the elements that support appropriate development and highlight some of the housing issues for Māori. Further work is needed to better understand:

- Housing aspirations for iwi and hapū across the district
- Infrastructure needs to support the development of Māori land.
- Actions that council can take to help improve housing outcomes for Māori, including improving the quality of our housing stock across the district.

URBAN DEVELOPMENT

Hapū, iwi and Māori values and aspirations are often diverse. Underpinned with Te Ao Māori values such as manaakitanga, kaitiakitanga and orangatanga, hapū, iwi and Māori aspire to shape 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 National Policy Statement on Urban Development emphasises the importance of 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.

PAPAKĀINGA

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.

Barriers to papakāinga development are complex, they may include:

1. Central and local government processes that 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 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.

SUPPORTING INFORMATION

3. The costs associated with development contributions and rates can be 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.

DEVELOPMENT OF MĀORI LAND

Many owners of Māori land have raised long standing issues about barriers to the use and retention of their land. Barriers to land development can include:

1. Lack of resources: whānau or hapū may lack the resources and financial capital needed to develop their land.
2. Complex land ownership: Māori land is often owned communally meaning there must be collective decision-making about the development and use of the land.
3. Regulations and restrictions: statutory processes and planning compliance can make it difficult to use the land for housing purposes. In some situations, there are paper roads and public works matters that also need to be resolved.
4. Historical trauma: The history of land confiscation and loss in Māori communities can also create a lack of trust in government and development processes, making it difficult to move forward with development initiatives.

Further work is continuing on how to provide practical support to Māori landowners to resolve some of these problems.

HOUSING IN THE TOWNSHIPS

Taupō has a number of dispersed townships within the district that have their own unique housing challenges. Because of these factors, it makes sense that the housing action plan will look different depending on which area of the Taupō District we are looking at.

The following provides Statistical Area 2 data for the three townships that are the focus of our Action Plan. Full statistical analysis for the Taupō District is included in the appendices.

TAUPO TOWNSHIP

Taupō township is home to 24,500 or 66 percent of the district's usual resident population, as of 2018. Census data on income, employment, and housing indicates that around 45 percent of the township population earn less than \$30,000 per year in personal income. Around 64 percent of people are employed, and 30 percent are not in the labour force (majority are retirees).

The median house price stood at \$745,000 in mid-2022 and around 43 percent of the resident population do not own the home they live in. Deprivation scores vary across areas with Tauhara, Taupō Central-East and Waitahanui scoring relatively high while Acacia Bay and Nukuhau score relatively low. The higher the deprivation score, the higher the level of hardship for people living in that area.

Our Council is in a unique position because we own the 197 hectare East Urban Lands block. The EUL provides significant opportunities for council to play a major role in shaping the future of housing and urban development in the Taupō township.

SUPPORTING INFORMATION

MAROTIRI STATISTICAL AREA (INCLUDING MANGAKINO)

Marotiri is home to 2391 people with around 58 percent of European ethnicity, 33 percent Māori and 9 percent of other ethnicity. Census data on income, employment and housing indicates that around 51 percent of the Marotiri's population earn less than \$30,000 per year in personal income. Around 67 percent of people are employed and 27 percent are out of the labour force (majority are retirees).

The median house price stood at \$495,800 in mid-2022 and around 55 percent of resident population do not own the home they live in. Marotiri scores an 8 out of 10 on the deprivation index.

TŪRANGI TOWNSHIP

The Tūrangi area is home to 3444 people and is one of the largest population centres outside of the Taupō town area. Around 51 percent of residents are Māori and 42 percent are of European ethnicity.

Census data on income, employment and housing indicates that around 63 percent of Tūrangi's population earn less than \$30,000 per year in personal income. Around 56 percent of residents are employed and 37 percent are not in the labour force (majority are retirees).

Median house price stood at \$500,000 in mid-2022 and around 48 percent of resident population do not own the home they live in. The deprivation score for Tūrangi is 10 indicating that residents face a high level of hardship.