

9 August 2024

# Membership Event SUMMARY

Designed to bring together leaders across the housing continuum in the Waikato.



**WAIKATO  
HOUSING  
INITIATIVE**

## **Who we are**

The Waikato Housing Initiative (WHI) is a cross-sectoral group working towards our vision:

“Every person and every family in the Waikato region is well-housed, living in sustainable, flourishing and connected communities”.

The WHI work group includes representatives from across the housing spectrum and is responsible for progressing the work of the WHI to realise this vision.

## Disclaimer

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# Kia ora tatou,

On the 9th of August, WHI held another membership event, designed to bring together leaders across our housing continuum (Homeless, through to the Private Market). Thank you to the 150 plus who could come out and join in the conversation!

A huge thank you to Minister Tama Potaka and the WHI Leadership Group for bringing insightful updates from across the various workstreams across housing continuum. Thank you also to our local councillors and mayors for your attendance and support as our community groups continue to look to you for local leadership in this housing space. Without our community and leaders in this space, much of what we are trying to do together would not be possible – thank you. We appreciated your questions, feedback and commitment to advancing more affordable housing and integrated commitment to communities.

We covered a range of topics crucial to our sector, including some positive updates from the Ministry of Social Development( MSD) and Kainga Ora (KO).

The Minister's update on Emergency Housing and general discussion on Government's current Housing Sector focus was a good opportunity for the continuum to better understand priorities.

The updates for the developer forum, policy review for 'Fasttrack', practically defining affordability within the housing continuum and a summary of the latest Waikato Housing Stocktake findings.





# Key Takeaways

- Special thanks from the Minister to all the community groups and leaders involved in keeping this Waikato Housing Initiative current and relevant. This Kaupapa remains an exemplar of cross continuum stakeholder engagement and focus for affordable housing. Keep going!
- There is an ongoing reduction in the number of households in emergency housing.
- There was a significant increase in new public housing stock over the last 3yrs.
- The Waikato Region still faces a shortfall of approximately 8,000 homes, despite a record number of new homes be built since the stocktake.
- Current forecast for total new homes required for the region by 2043 is now forecast at 82,000 (previously 75,000).



- Despite circa 4,000 new homes per annum being delivered, we still do not deliver enough affordable housing stock. The private sector remains the biggest lever for affordable housing and integrated community outcomes.
- Affordability remains a significant issue, whether through rental or ownership. How can we prioritise affordable housing within normal market delivery? Who will commission the Affordable Homes the community needs.
- Fast track to accelerate and advance affordable housing and integrated communities – not just building more.
- Data informed decision making is being done – now we need the decisions





It's clear that we still have a long way to go in addressing the ongoing housing challenges our communities face, particularly in terms of affordability and availability. However, it is encouraging to hear about the progress being made and continual challenges of how we measure the progress that currently matters.

**Utilise Our Resources:** This presentation, along with our housing stocktake and upcoming reports, are designed to give all involved in the continuum the opportunity of one source of regional housing information unashamedly. It has been created by the community and should be used accordingly.

Thank you again for your help, participation and commitment,

**Waikato Housing Initiative.**



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# WHI STRUCTURE



**Lale  
Ieremia**

Waikato Plan  
Leadership Group  
WHI Sponsor  
WHI - Chair



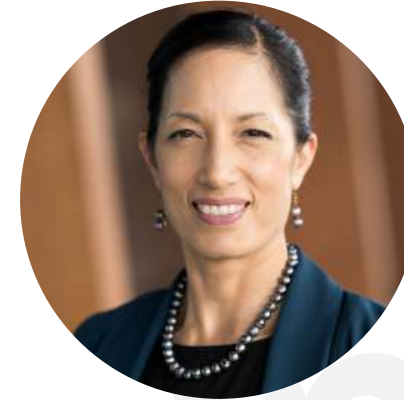
**Edgar  
Wilson**

Leadership Group  
WHI - Trustee



**Julie  
Nelson**

Leadership Group  
WHI - Trustee



**Keaka  
Hemi**

Leadership Group  
WHI - Trustee



**Thomas  
Gibbons**

Leadership Group  
WHI - Trustee

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## Leadership Group

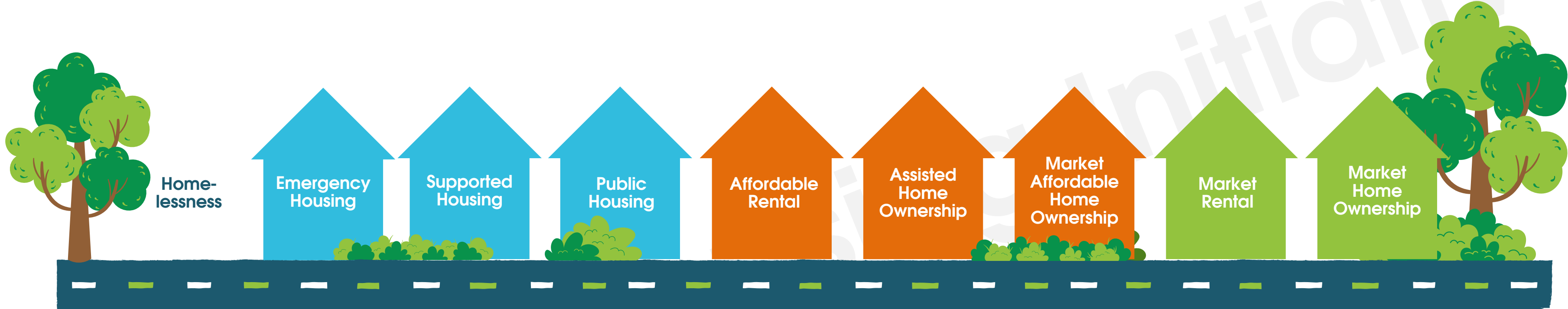
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## Wider Membership

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# WORKING ACROSS THE CONTINUUM



Waikato Housing Initiative

# Associate Minister of Housing Update



## Hon Tama Potaka

Minister for Māori Development  
Minister for Whānau Ora  
Minister of Conservation  
Minister for Māori Crown Relations: Te Arawhiti  
Associate Minister of Housing (Social Housing)



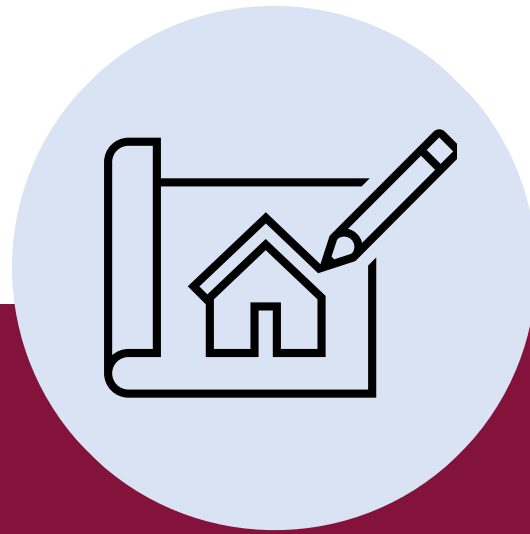
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## Key focus areas for Emergency Housing

### Target 8

75% Fewer households in  
Emergency Housing by 2030



**Reducing demand  
by improving  
eligibility settings**

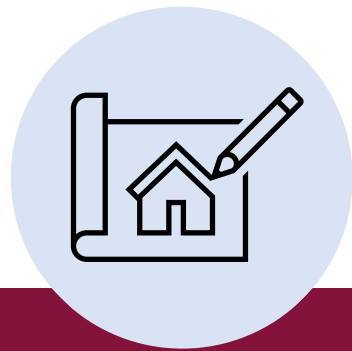


**Ensuring people are  
well-supported in  
emergency housing  
and supporting  
pathways out.**



**Increasing housing  
supply, including  
alternatives such as  
private rentals or  
social housing.**

# How we are tracking



**Reducing demand:  
Introducing tighter  
eligibility settings from  
26 August 2024**



**Pathways out of EH:**

- **Priority One: 350 whānau housed since 30 April**
- **Support: \$84m committed over 2 years**
- **CEH Rotorua end-2025**



**Housing Supply:**

- **Tenancy reviews restarted in March**
- **1500 social housing homes in Budget 24**
- **MSD and KO - need and supply**



# Key focus areas and where Associate Housing fits in

Housing Agenda	Going for Housing Growth	Rental Improvements	Building and construction	Delivering Better Social Housing	RMA Reform
<p><b>Description</b></p>	<p>Unlocking barriers around land supply; infrastructure funding and financing; and incentives for councils to go for growth</p>	<ul style="list-style-type: none"> <li>• Restore interest deductibility on rentals, and no-cause 90-day termination notices</li> <li>• introducing pet bonds.</li> <li>• Simplify overseas investments for Build to Rents.</li> </ul>	<ul style="list-style-type: none"> <li>• Streamline build consenting system (e.g. more scrutiny on consent delays by publishing processing times by councils every quarter).</li> <li>• Drive down building product costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Clean up KO</li> <li>• Put families in EH at the front of the housing register</li> <li>• Increase number of social housing places.</li> <li>• Establish a procurement function at HUD to allocate funding on a contestable basis</li> </ul>	<ul style="list-style-type: none"> <li>• Remove NBEA and restore RMA</li> <li>• Introduce 'Fast-track' legislation</li> <li>• Replace RMA with a new regime</li> </ul>

WHI Updates

# Waikato Housing Stocktake



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# EXECUTIVE SUMMARY

**194,000**

Available  
homes

~**194,000** available homes out of ~**216,000** total homes, when adjusting for the census classified "empty homes"

**20,000**

Homes  
built

A record ~**20,000** homes constructed since 2018, despite the Covid 2019 epidemic, global supply chain issues, building costs increasing by ~30% and extreme weather events. The lower interest rate environment (sub 4%) during this period supported the market.

**8,000**

Housing  
shortfall

This report has adopted a household estimate for the Waikato region of ~**202,000** homes, which compares to available homes of ~**194,000** resulting in this shortfall for the Waikato region.

**62,000**

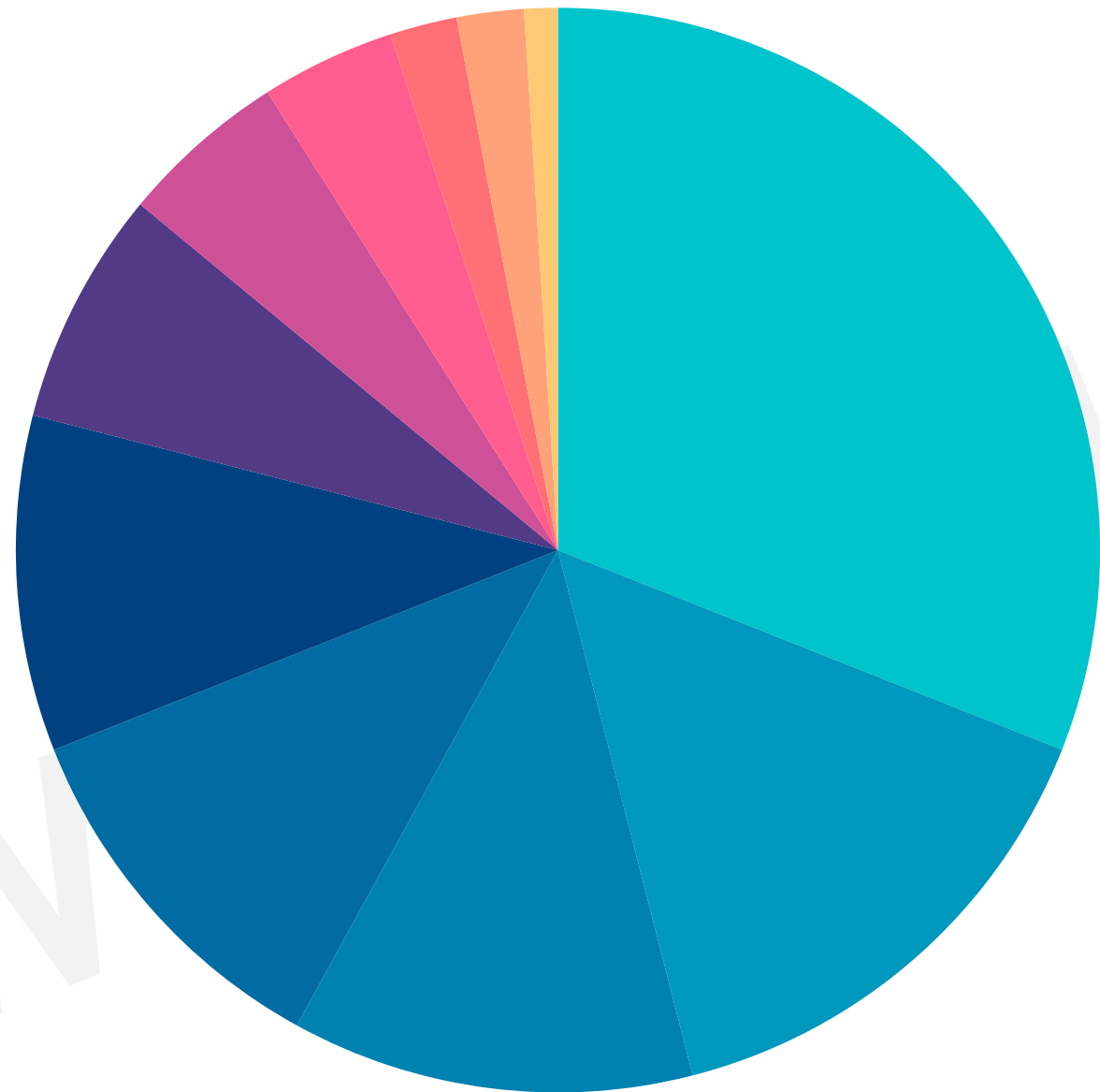
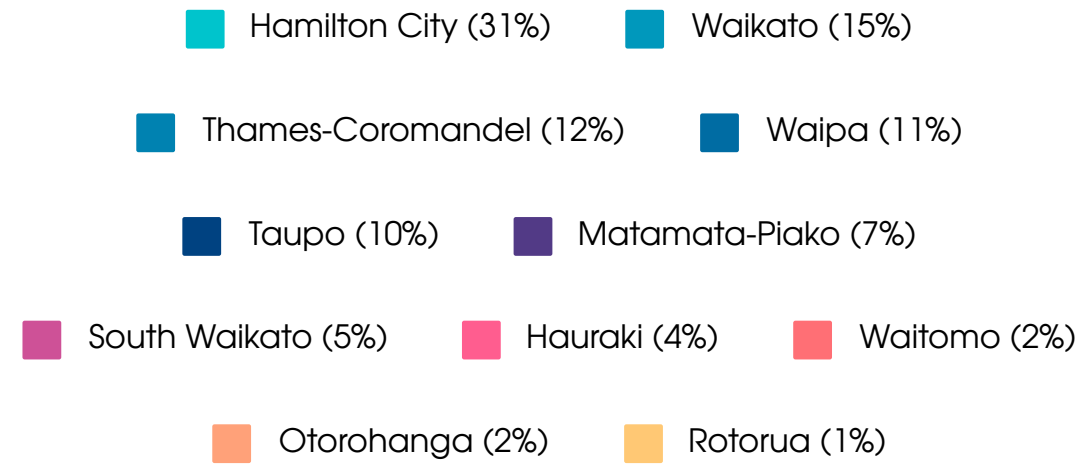
Homes  
required by  
2043

Projections indicate a need for ~**62,000** additional homes in the Waikato region by 2043. These projections serve as an initial reference point, from which various scenarios may emerge.



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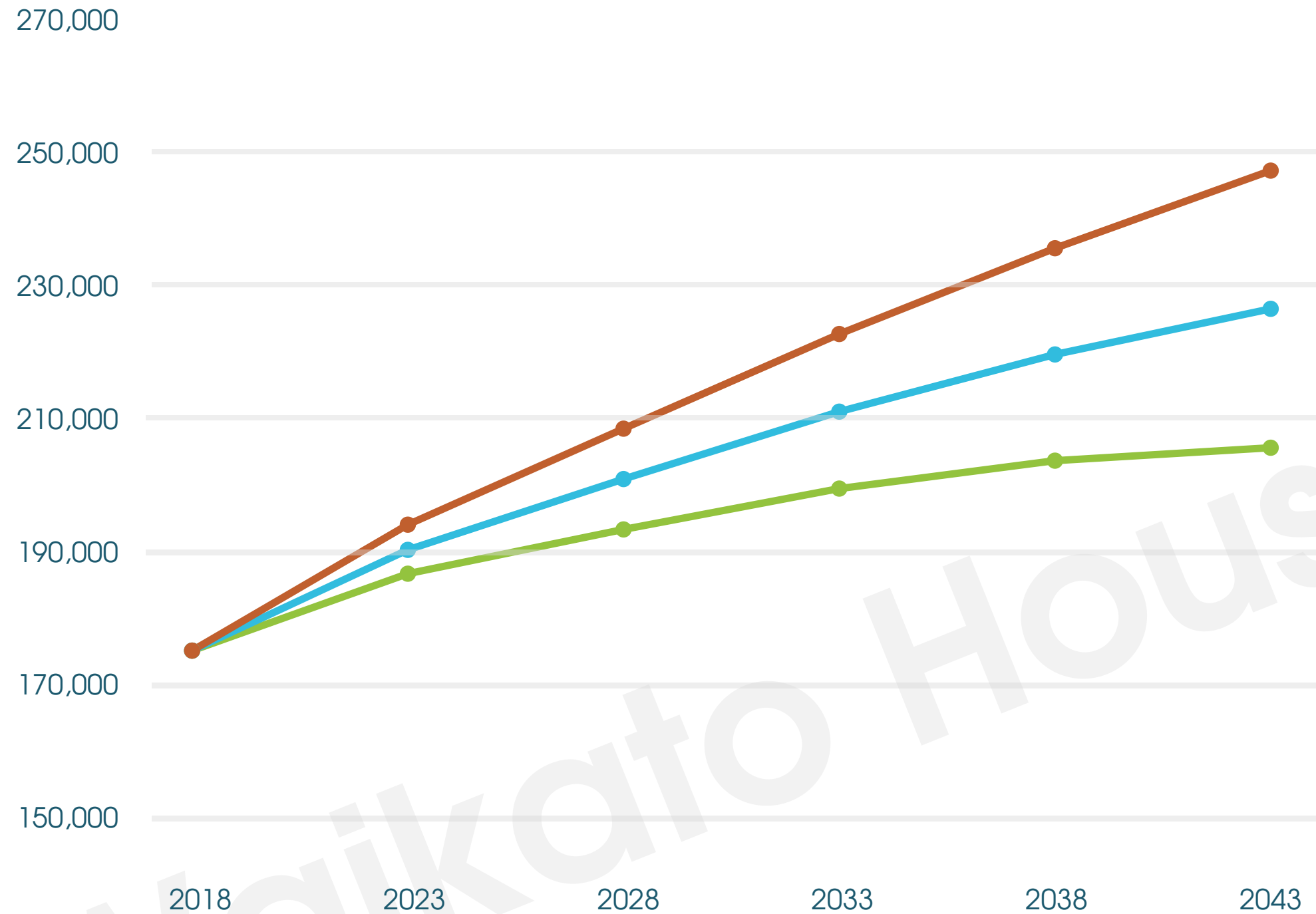
# WAIKATO HOUSING STOCK



Total private homes over time	2006	2013	2018	2023 Estimate
Total occupied and unoccupied homes	166,000	181,000	195,000	216,000
Incremental increase per record		15,000	14,000	21,000
Average increase per year		2,200	2,800	3,900



# SNZ HOUSEHOLD ESTIMATES



## 2018-2023 additional households

During the period **2018 to 2023** the scenarios had shown an additional housing requirement of:

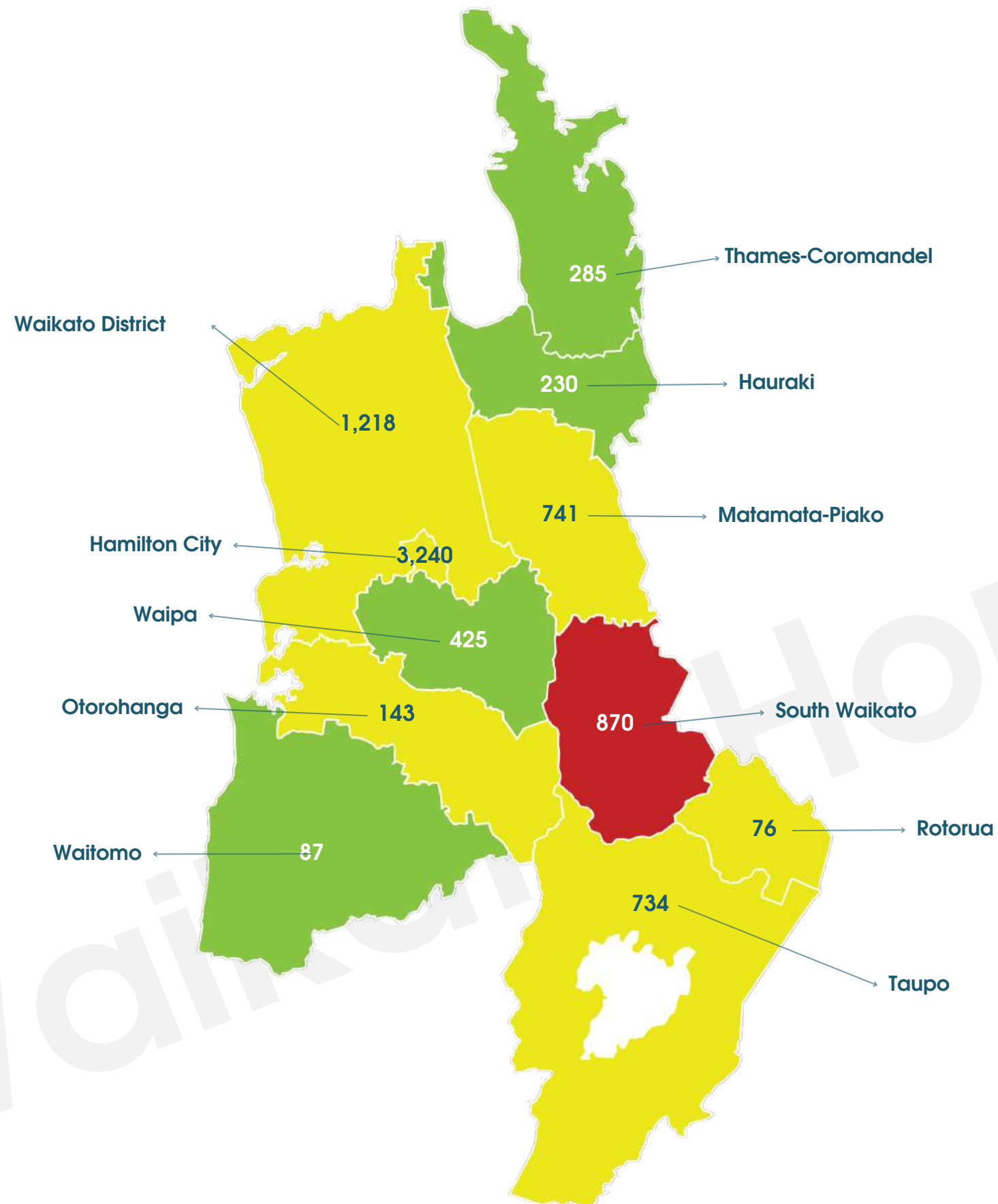
- High scenario: ~19,000
- Medium scenario: ~15,000
- Low scenario: ~11,000

## 2018-2043 additional households

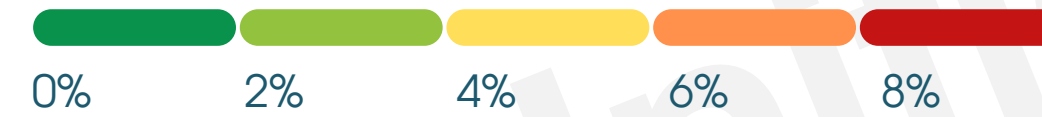
The projections scenarios show that from **2018 to 2043** the number of households will increase and therefore additional homes will be required as shown below:

- High scenario: ~71,000
- Medium scenario: ~50,000
- Low scenario: ~30,000

# CURRENT HOUSING SHORTFALL



Percentage of additional homes required to meet need

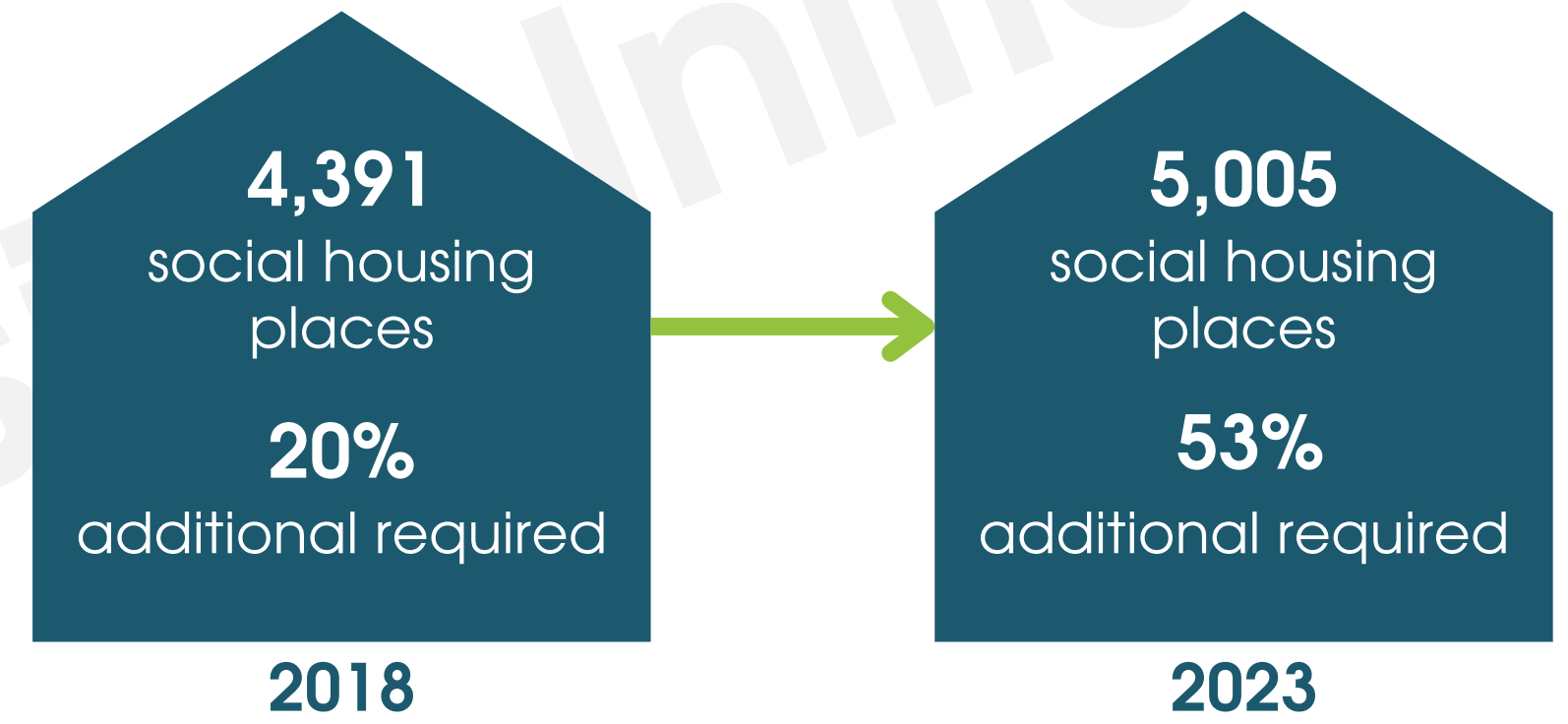
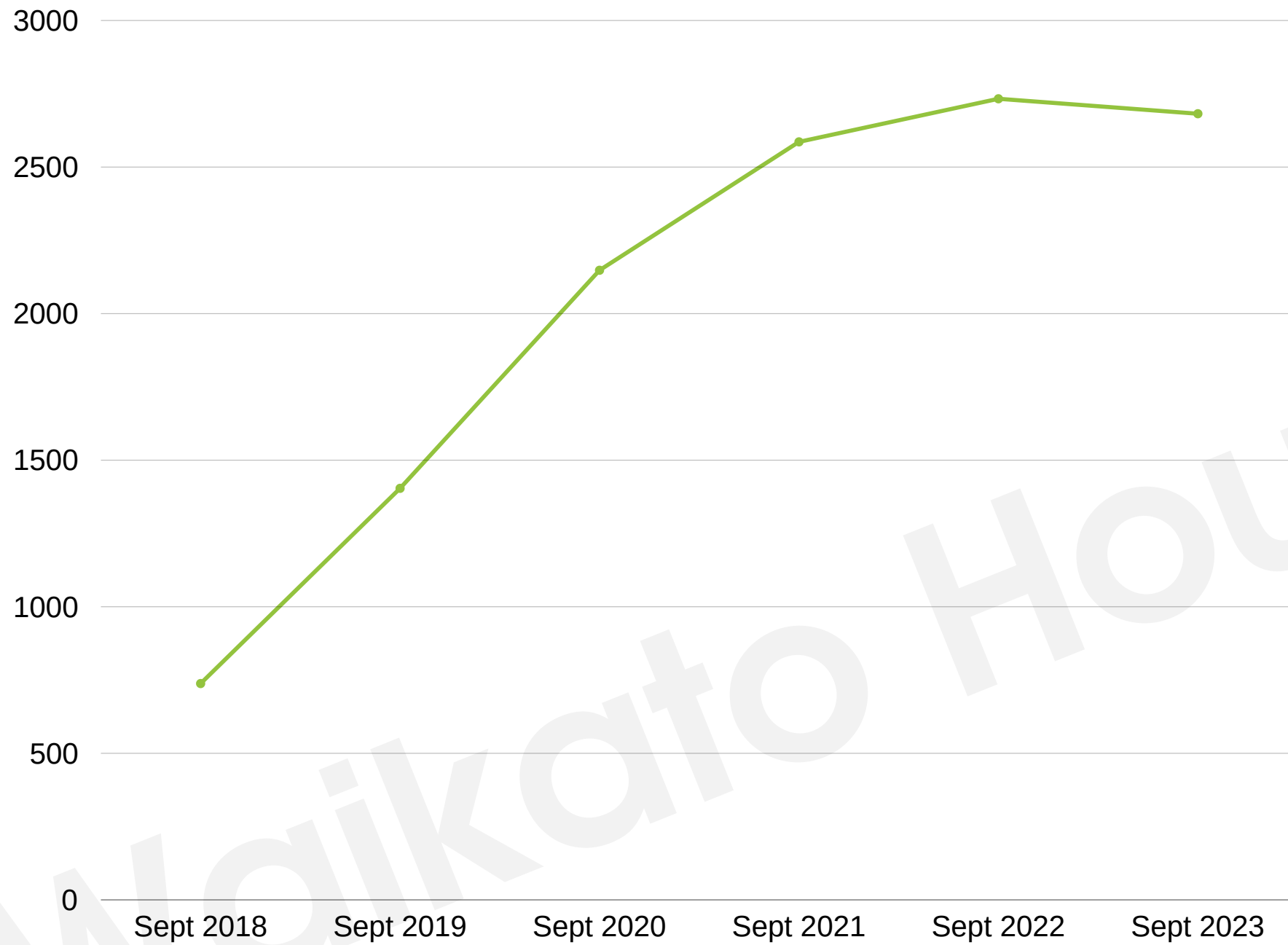


## WAIKATO REGION

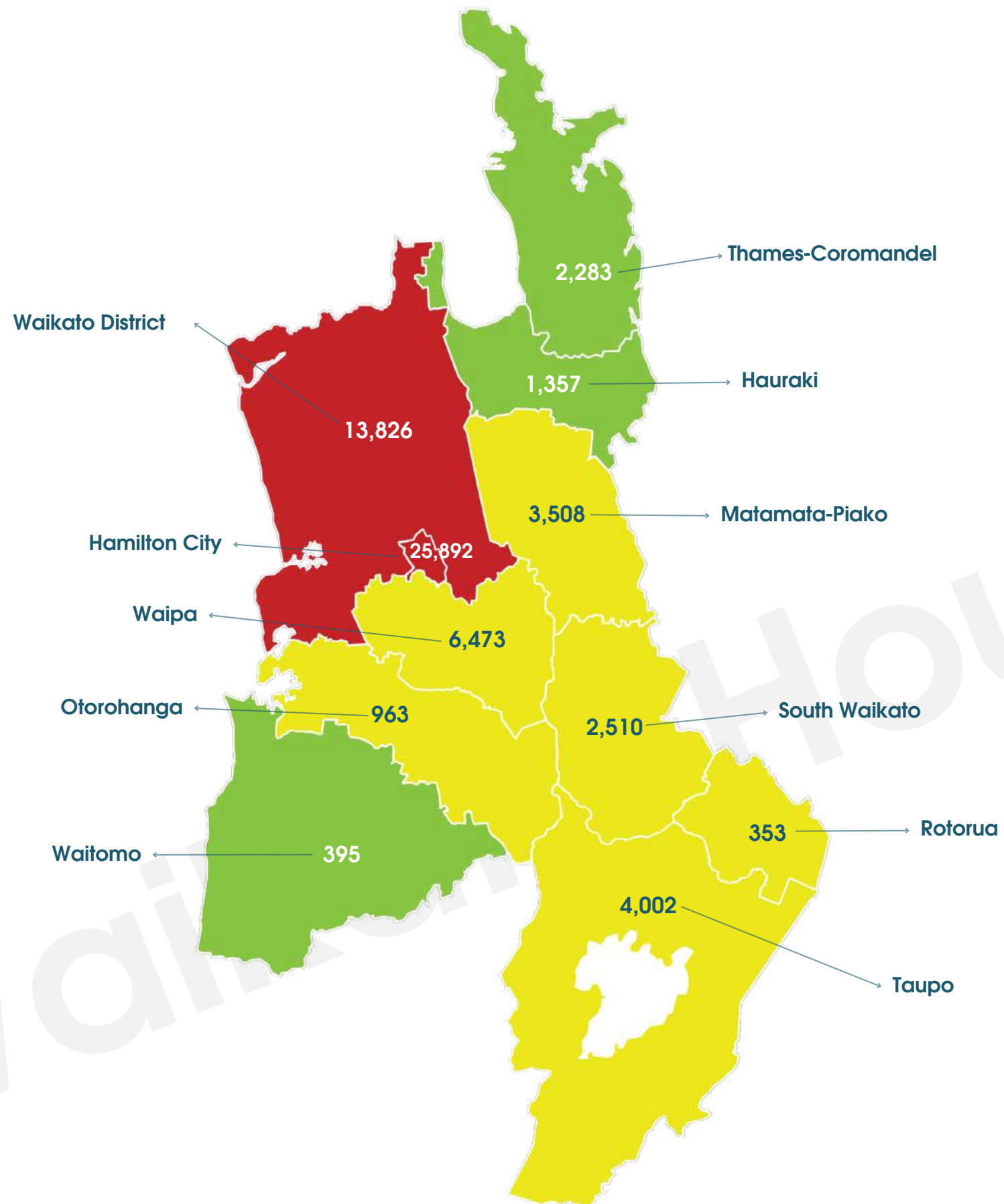




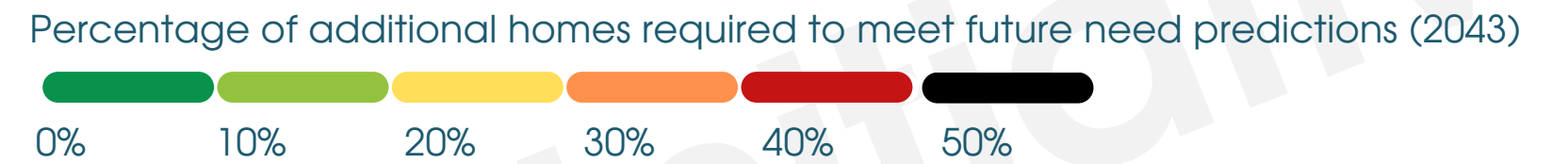
# DEMAND FOR SOCIAL HOUSING



# LOOKING AHEAD TO 2043



The following shows the predicted shortfall across the regions in 2043 if current trends and predictions provide accurate.



## WAIKATO REGION





WHI Updates

# Developer Forum Feedback



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# DEVELOPER FEEDBACK

It's **too expensive** to develop land and include affordability - what's affordable

I'll sit and wait if there are **no incentives** to do what you want

Councils make it **too hard**, process is too long and too expensive

Why would we give land for affordability to others - **leave it to us.**

**Land - You Zone It, You Enable It.** DC's should have funded what's needed



# DEVELOPER FEEDBACK

**Affordability:** Why should I do it if others aren't?

Who will **commission** the affordable homes - need some certainty

Councils are **inflexible** with their city / town plans - their way or no way

How do you then **retain affordability** and create **sustainability** that we created at the outset?

Ultimately, **supply** will calm the market?

WHI Updates

# Defining Affordability

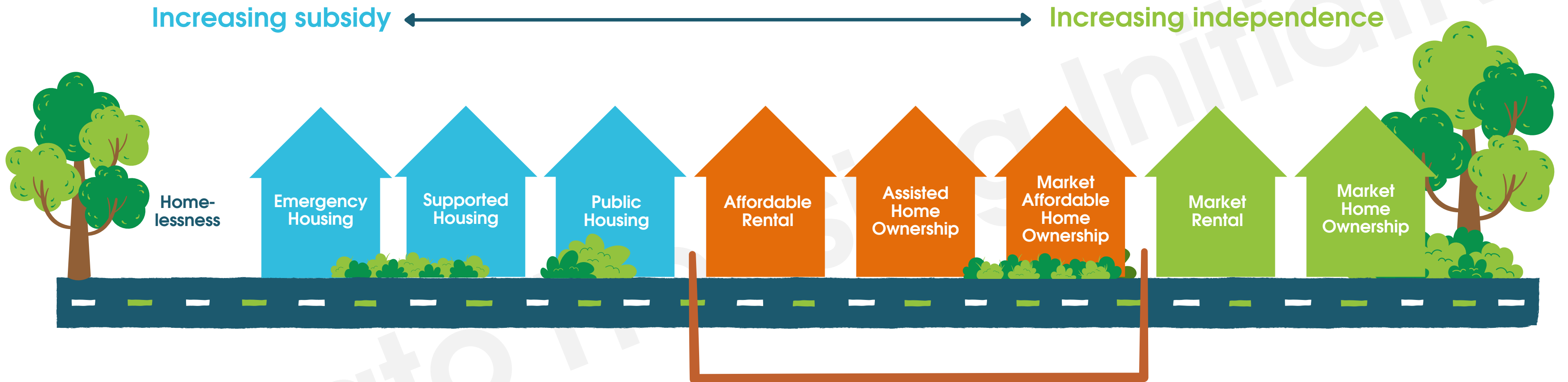


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# HOUSING CONTINUUM NOW...

Affordable housing **NOT** being built at the scale required



WHI Focus Area:  
Increase Integrated  
Affordable Housing  
20% Target  
15,400 20 years - 770pa

# HOUSING AFFORDABILITY

Social  
Support  
Zone  
(~ 5%)

Affordable  
Zone  
(~ 5%)

Market  
Zone  
(~ 90%)



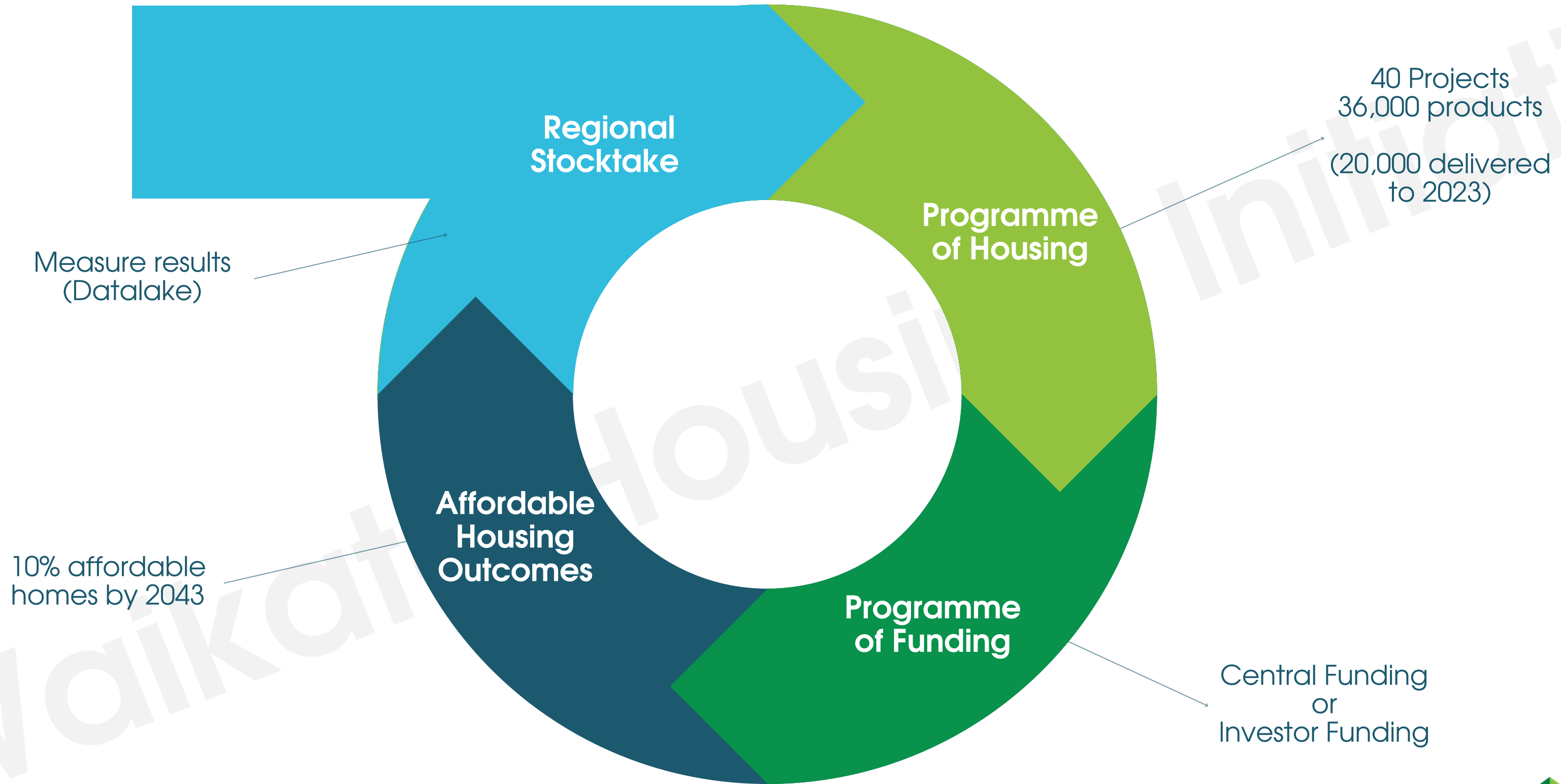
Community Housing Providers  
State Housing  
Supported Housing  
Transitional Housing  
Emergency Housing



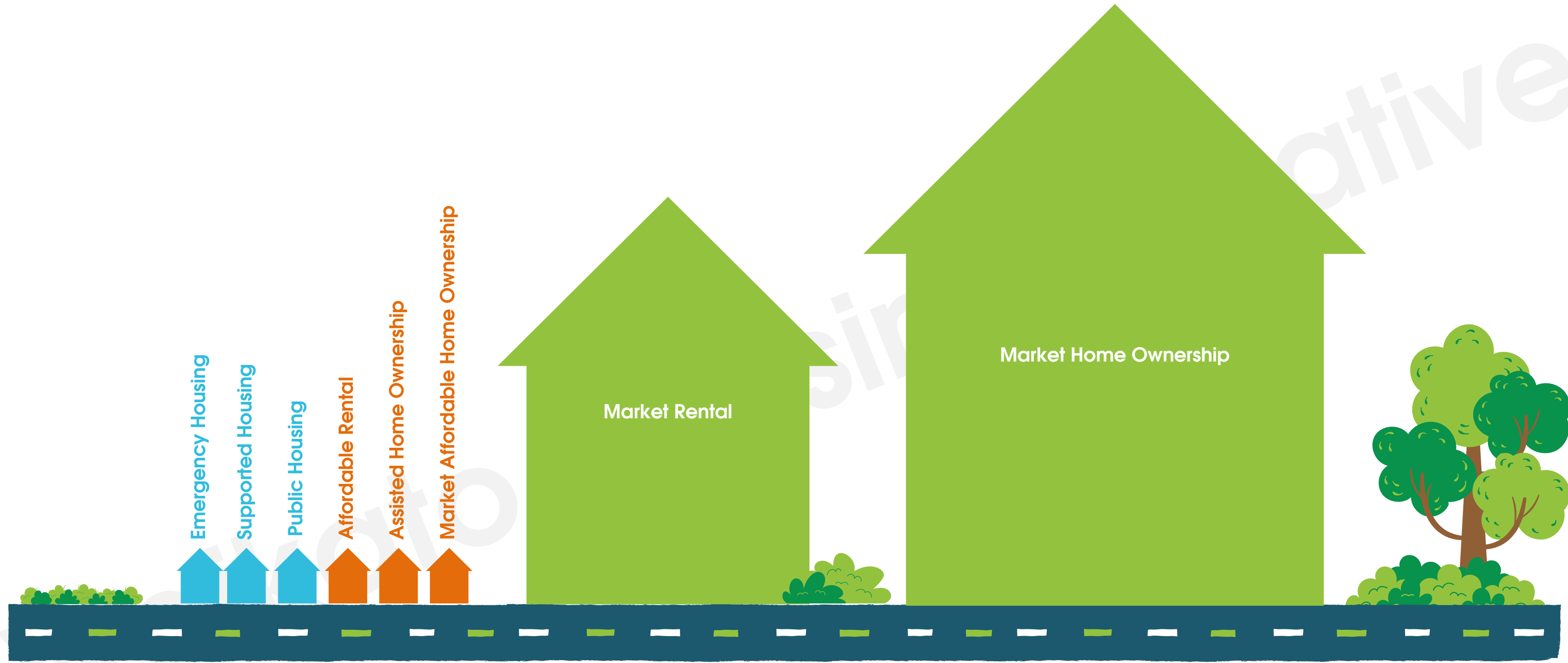
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# AFFORDABILITY CYCLE



# HOUSING CONTINUUM NOW...



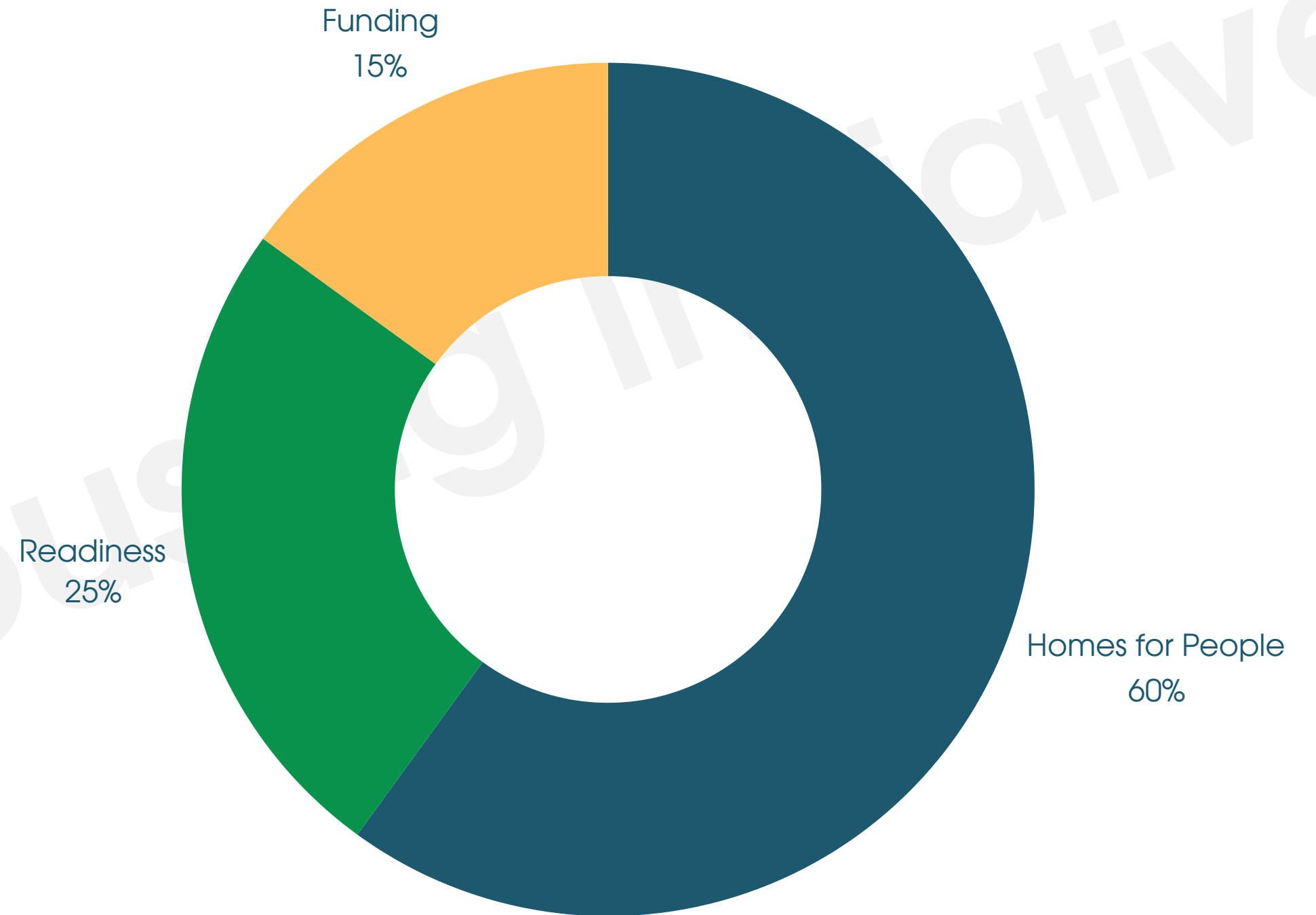
# AFFORDABILITY SCORECARD

## Affordability Scorecard Overview

The purpose of the Scorecard developed by the Waikato Housing Initiative aims to determine the effectiveness of a development project in providing affordable homes by assessing three key areas: Homes for people, readiness and funding. The Scorecard was developed in collaboration with Deloittes and Nifa.

## Affordability Definition

An affordable home is equal or less than 3 times the household income.





# AFFORDABLE HOUSES PIPELINE

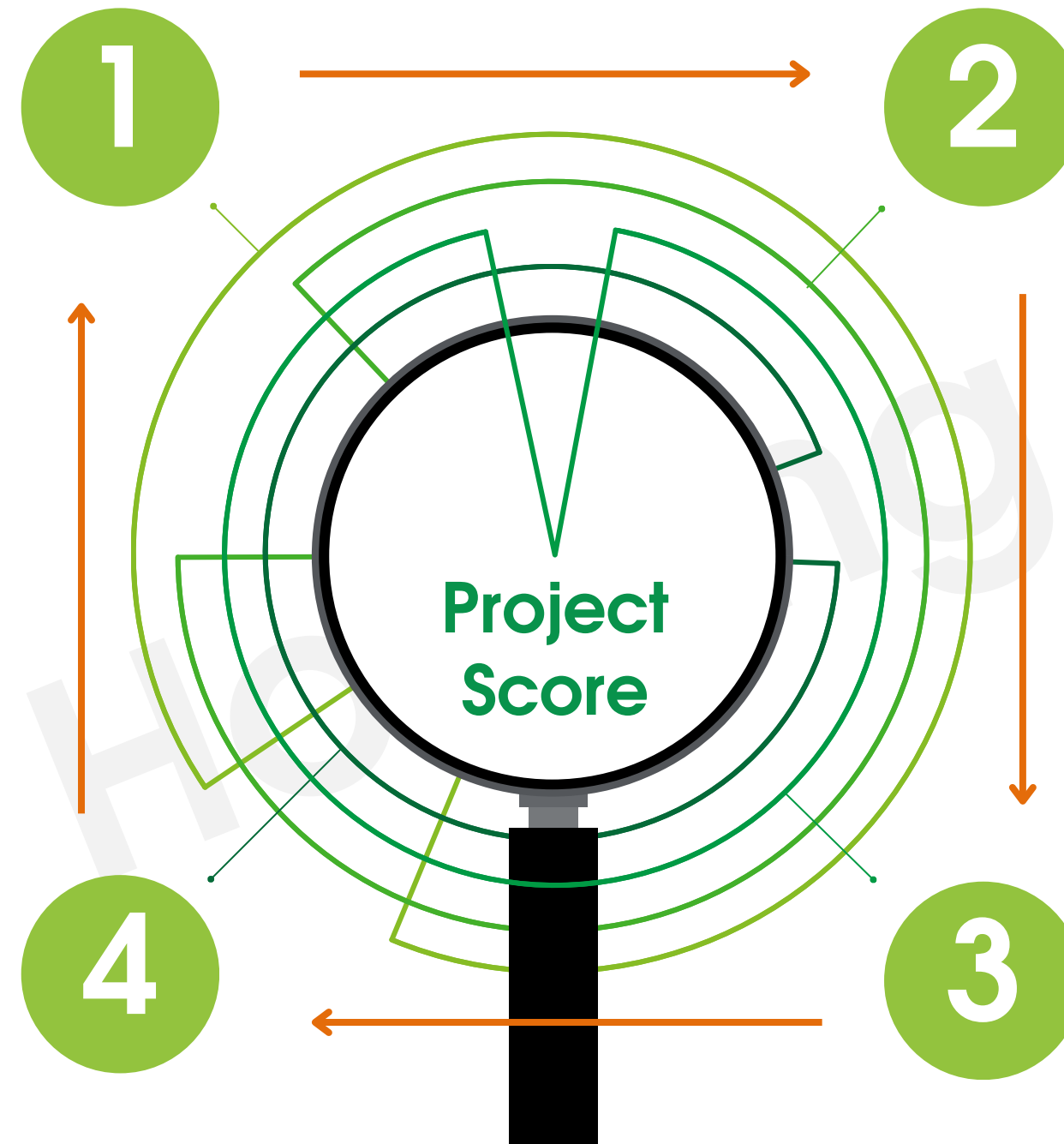
## Project Scorecard

### Key criteria

- Projects are scored based on an investigation of four key criteria:
  - **Housing outcomes**
  - **Funding considerations**
  - **Cost**
  - **Capability and readiness**

### Project score

- A score for the project is determined and added to the project factsheet dataset.



### Sub-criteria

- Each of the four key criteria are made up of a set of sub-criteria.
- For example, **housing outcomes** includes sub-criteria such as:
  - project **location**,
  - **size/scale** of project (number of houses delivered),
  - **affordable houses delivered** (under different affordability metrics), etc.

### Scores & weighting

- Each **sub-criteria** is scored and weighted in line with the WRHI's vision and goals.
- For example **affordability** and **mixed tenure communities** are key areas of concern; therefore, these are assigned a larger weighting.



# HOUSING AFFORDABILITY

**Social Support Zone**  
(~ 5%)

**Affordable Zone**  
(~ 5%)

**Market Zone**  
(~ 90%)

Housing Minister Chris Bishop sets 'long-term' price target of three to five times household incomes (RNZ, 02/24)

Houses Price, 3x Median Household Income

Houses Price, 5x Median Household Income

30% Gross Income on Housing Costs

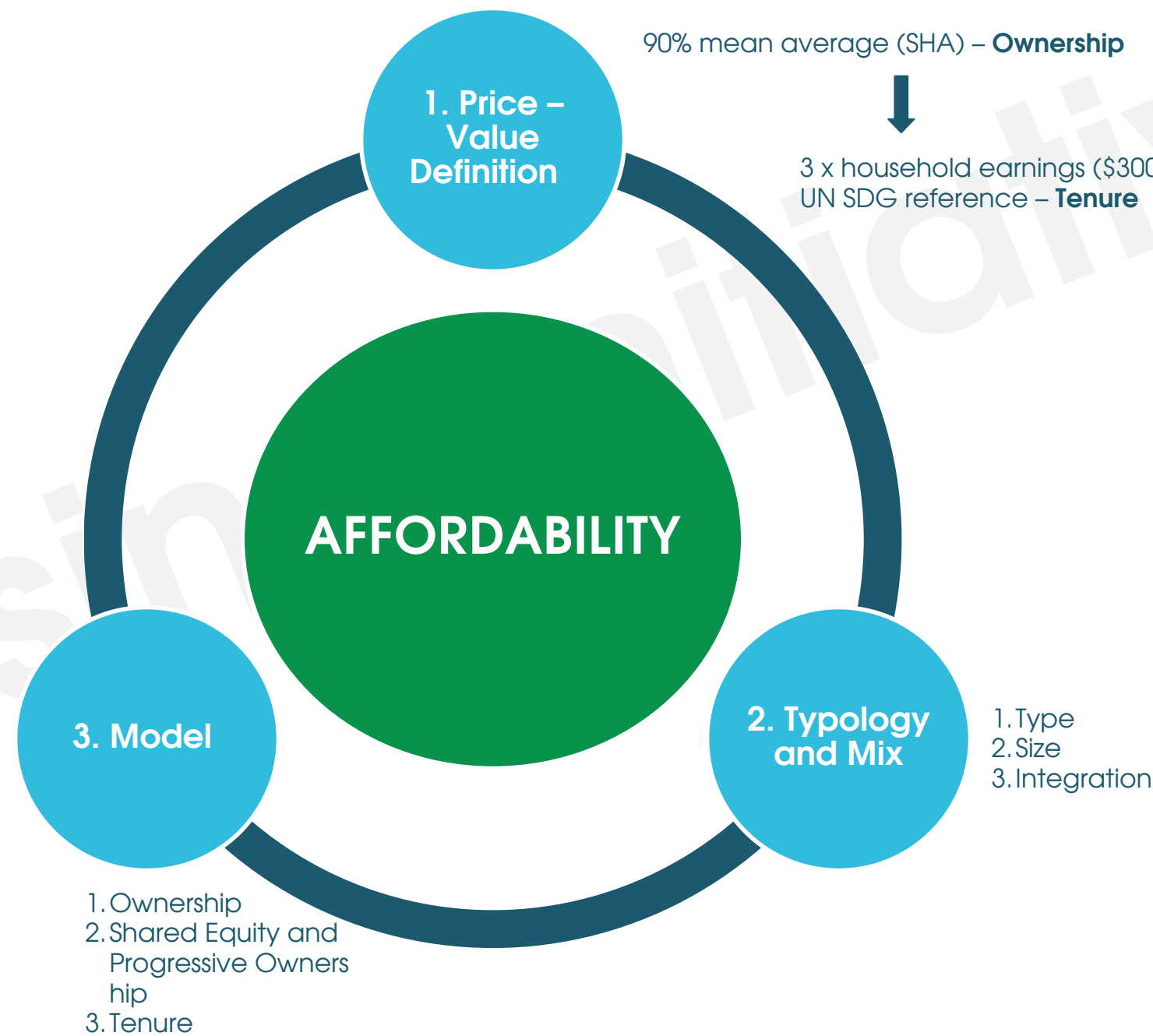
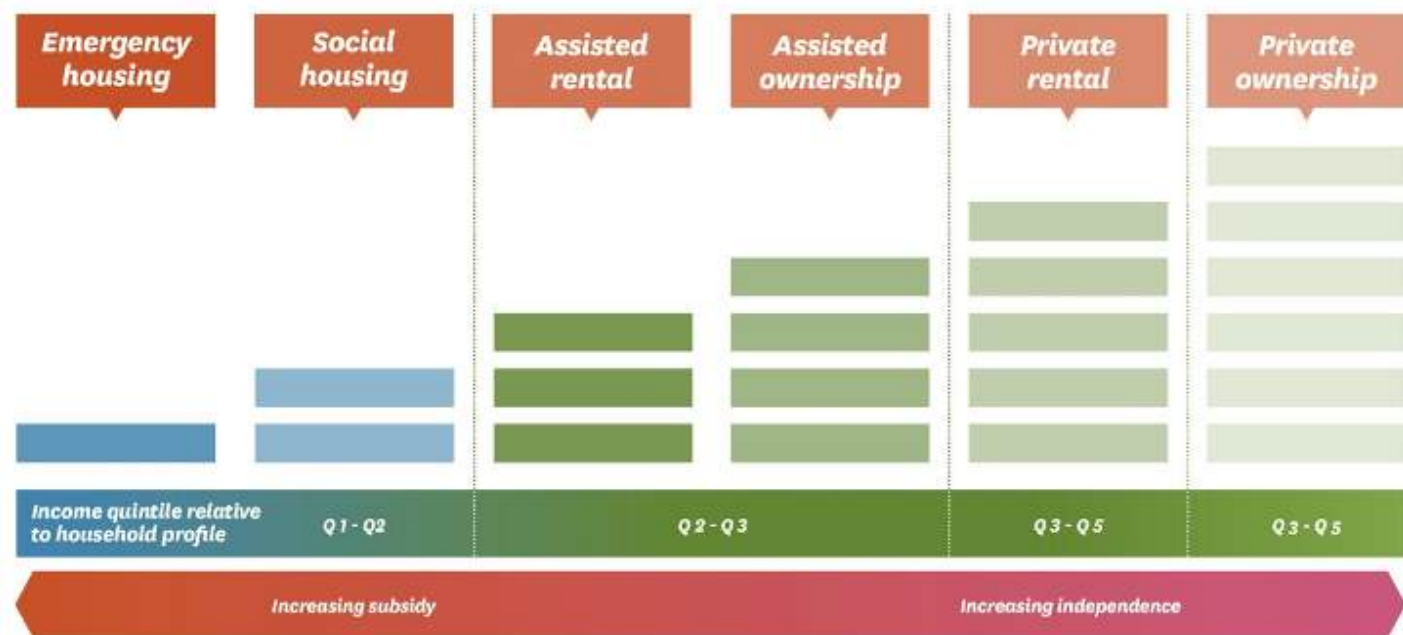
KiwiBuild House Price Levels

90% Local Median House Price

## Affordable Zone Tools

- Progressive Home Ownership
- Rent to Buy
- Shared Equity
- Leasehold
- Build to Rent
- Affordable Rental

# HOUSEHOLD AFFORDABILITY



3x Household Earnings

90% Mean Average House Price



# HOUSEHOLD AFFORDABILITY

## 1. Price - Value Definition

90% mean average (SHA)

**Ownership**  
(North Pole)



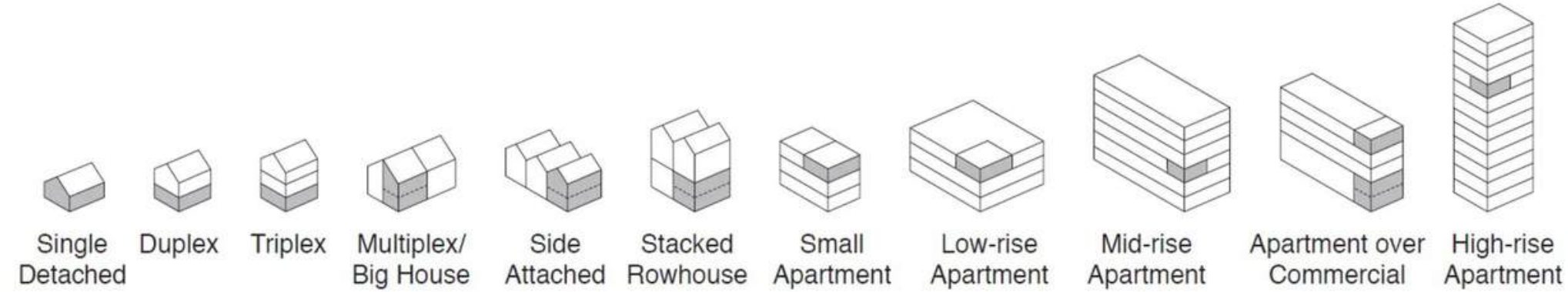
3 x household earnings (\$300k)

\*UN SDG reference

**Tenure**  
(South Pole)

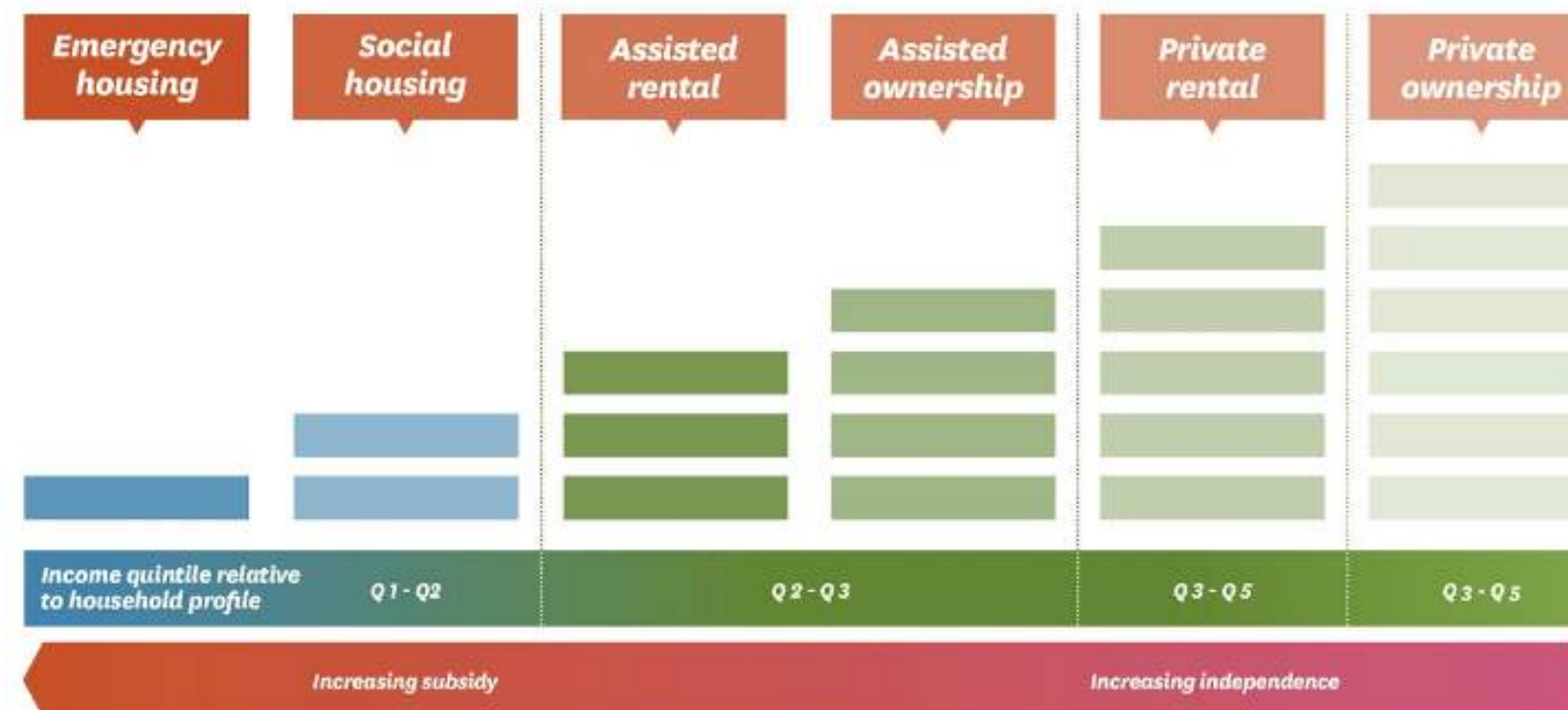
## 2. Typology and Mix

- a) Type
- b) Size
- c) Integration



## 2. Model

- a) Type
- b) Size
- c) Integration



# MASTER PLANNING AFFORDABILITY

Private, Public,  
Philanthropic Partnership  
(PPPP)....

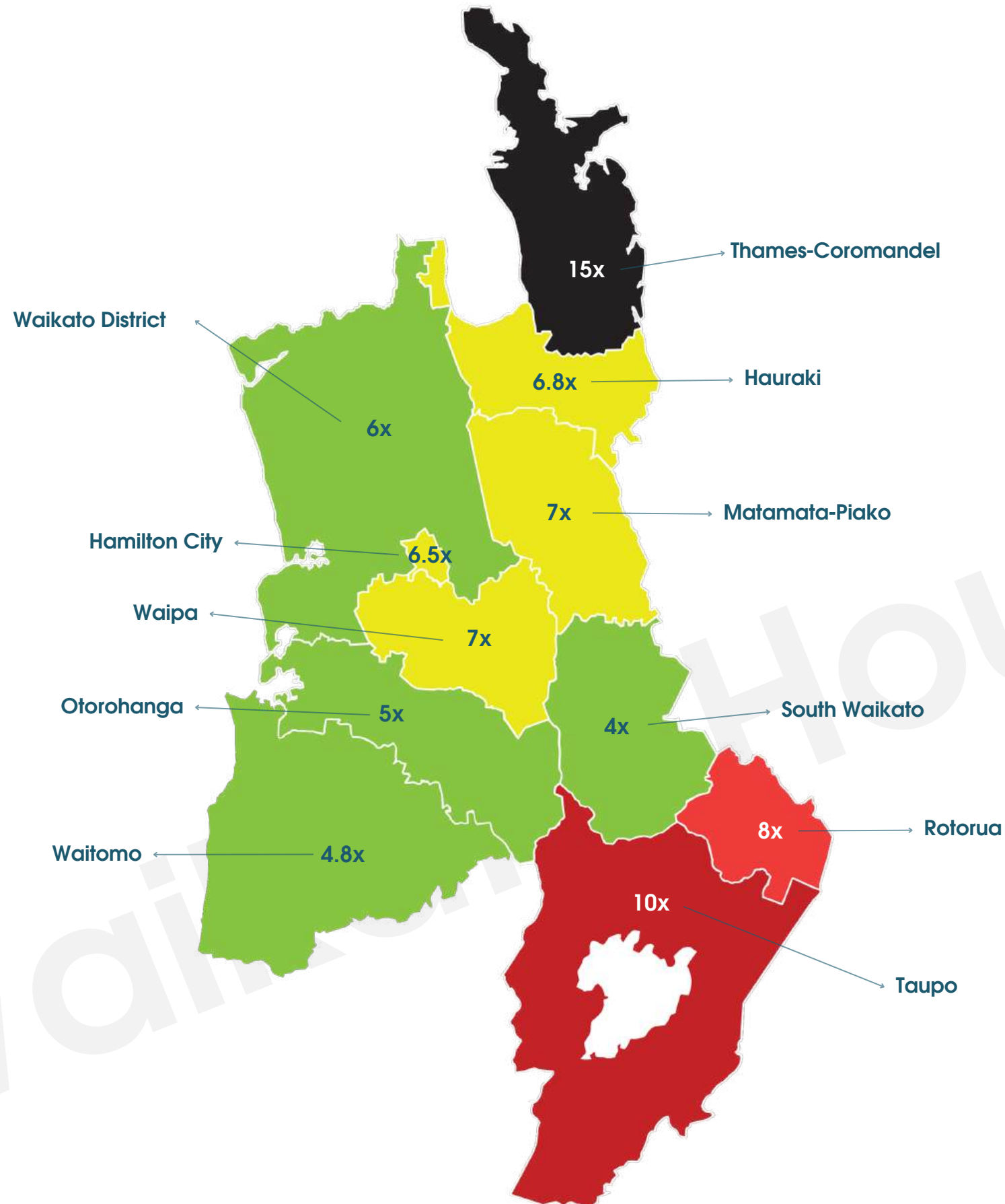


# HOUSEHOLD INCOME vs HOUSE PRICES

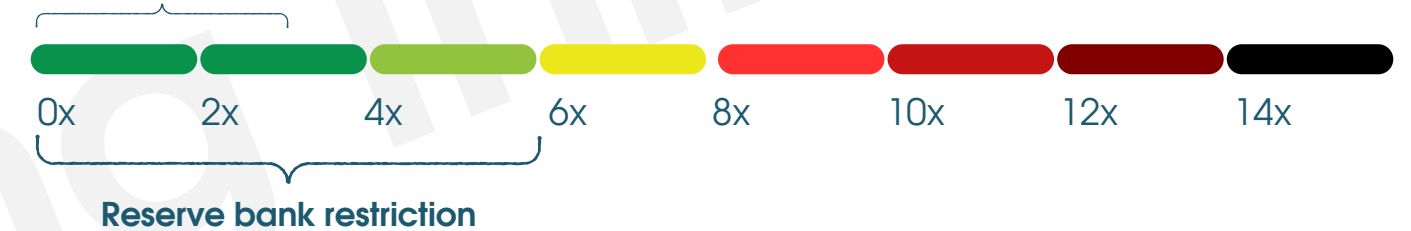
Published by the Reserve Bank 28 May 2024:

“Reserve Bank of New Zealand has confirmed the activation of Debt-to-Income (DTI) restrictions”

This change will occur from the 1st of July, resulting in owner occupiers being restricted to borrowing **six times their gross income**. For landlords, this limit will be seven times.



UN Definition of Affordable



## WAIKATO REGION



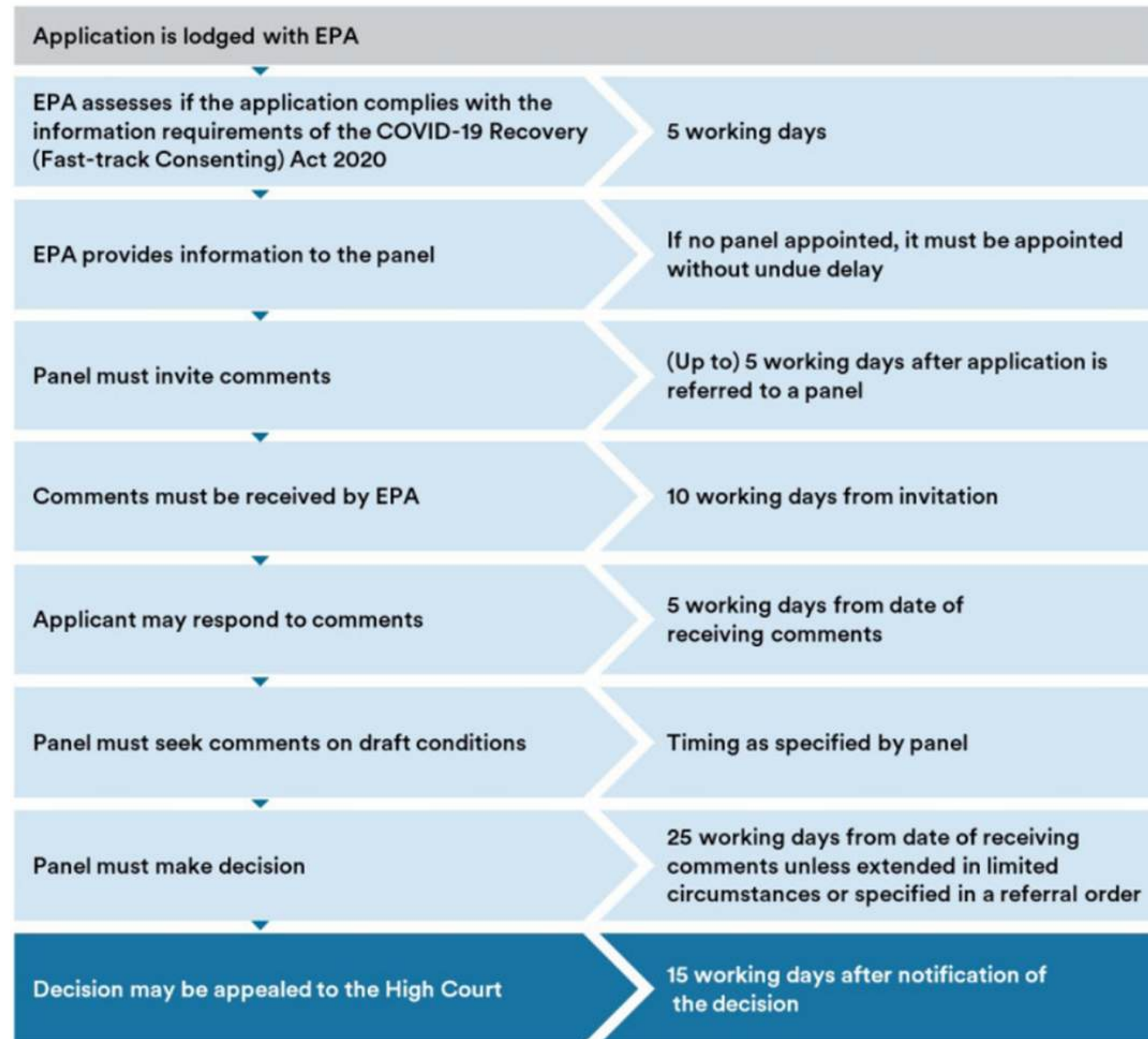


# Legislation Updates



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# COVID-19 Recovery (Fast-track Consenting) Act 2020



# COVID-19 Recovery (Fast-track Consenting) Act 2020

**4**  
Applications  
withdrawn

**27**  
Lodged and in  
progress

**7**  
Projects  
Declined

**82**  
Projects  
approved

**16**  
Referrals  
deemed  
unsuitable to  
proceed under  
legislation

## HAMILTON PROJECTS

Peachgrove Mixed Use precinct (260 apartments and hotel development)

Rotokauri North - residential subdivision and development

Rotokauri Greenway and minor arterial transport corridor



## **Fast-track Approvals Bill**

Government Bill

31—1

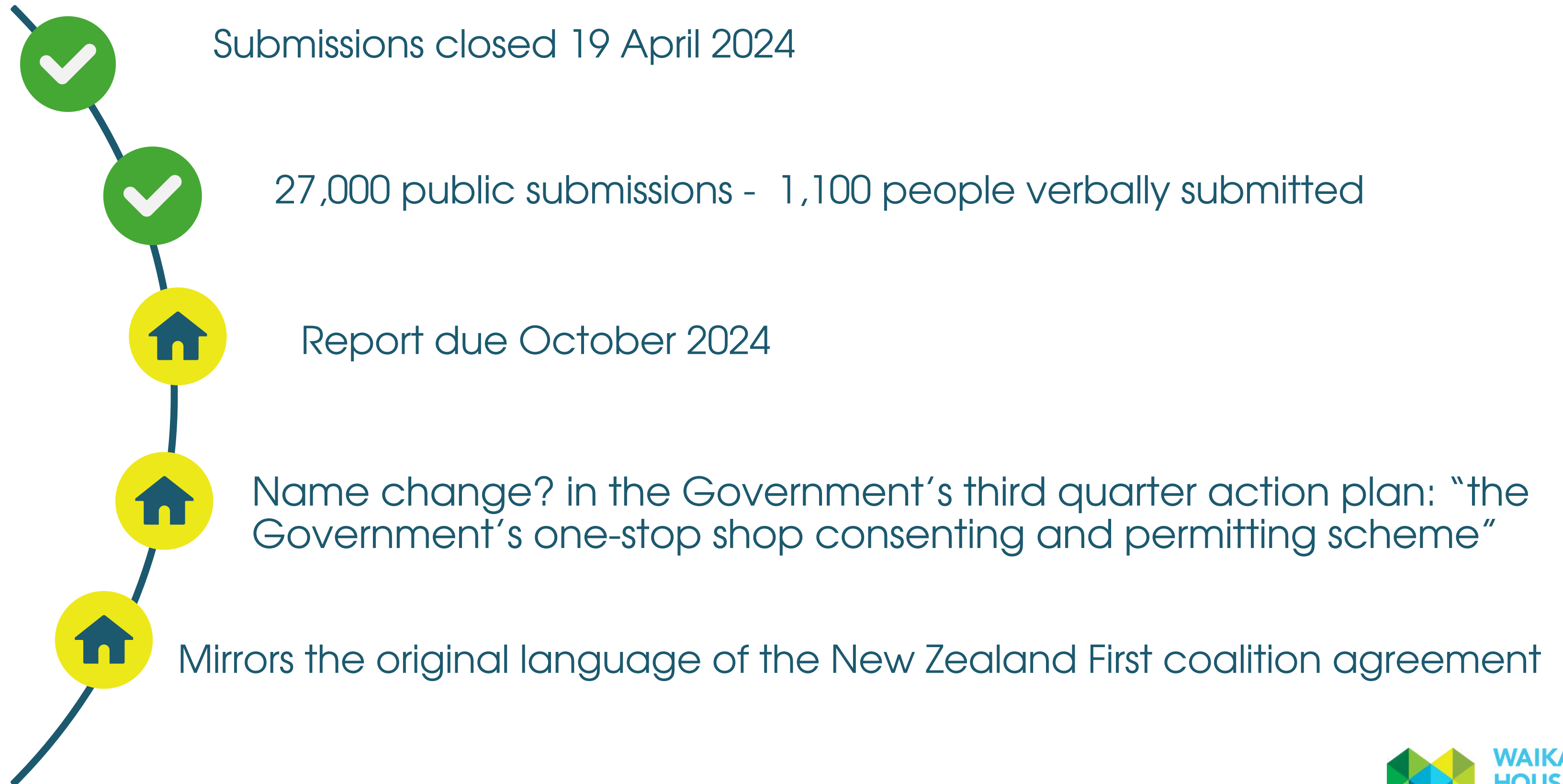
### **Explanatory note**

#### **General policy statement**

##### *Purpose of Bill*

The Fast-track Approvals Bill (the **Bill**) is an omnibus Bill introduced in accordance with Standing Order 267(1)(a). The purpose of the Fast-track Approvals Bill is to provide a streamlined decision-making process to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

# FAST-TRACK APPROVALS BILL



# ONE-STOP SHOP

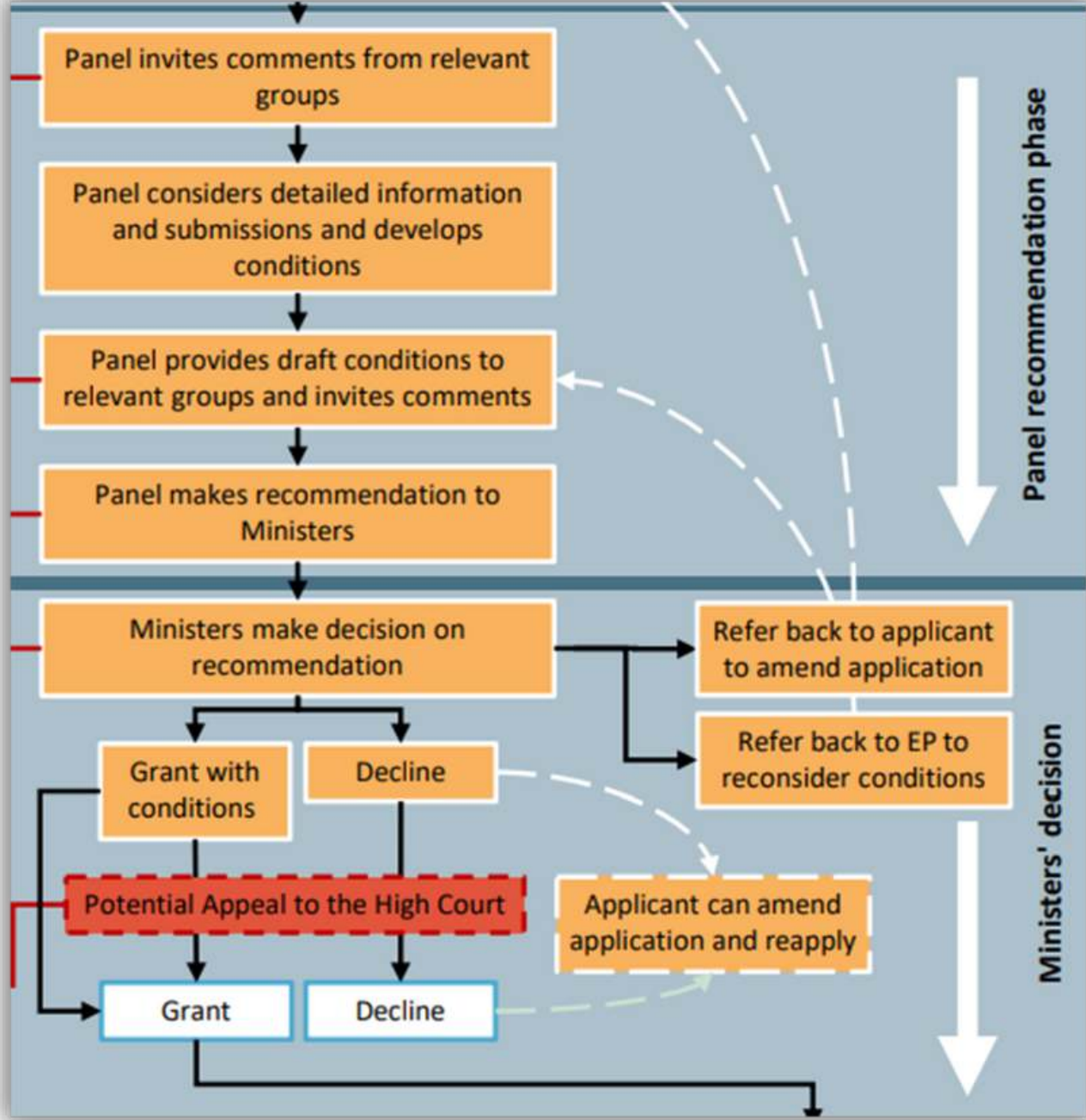
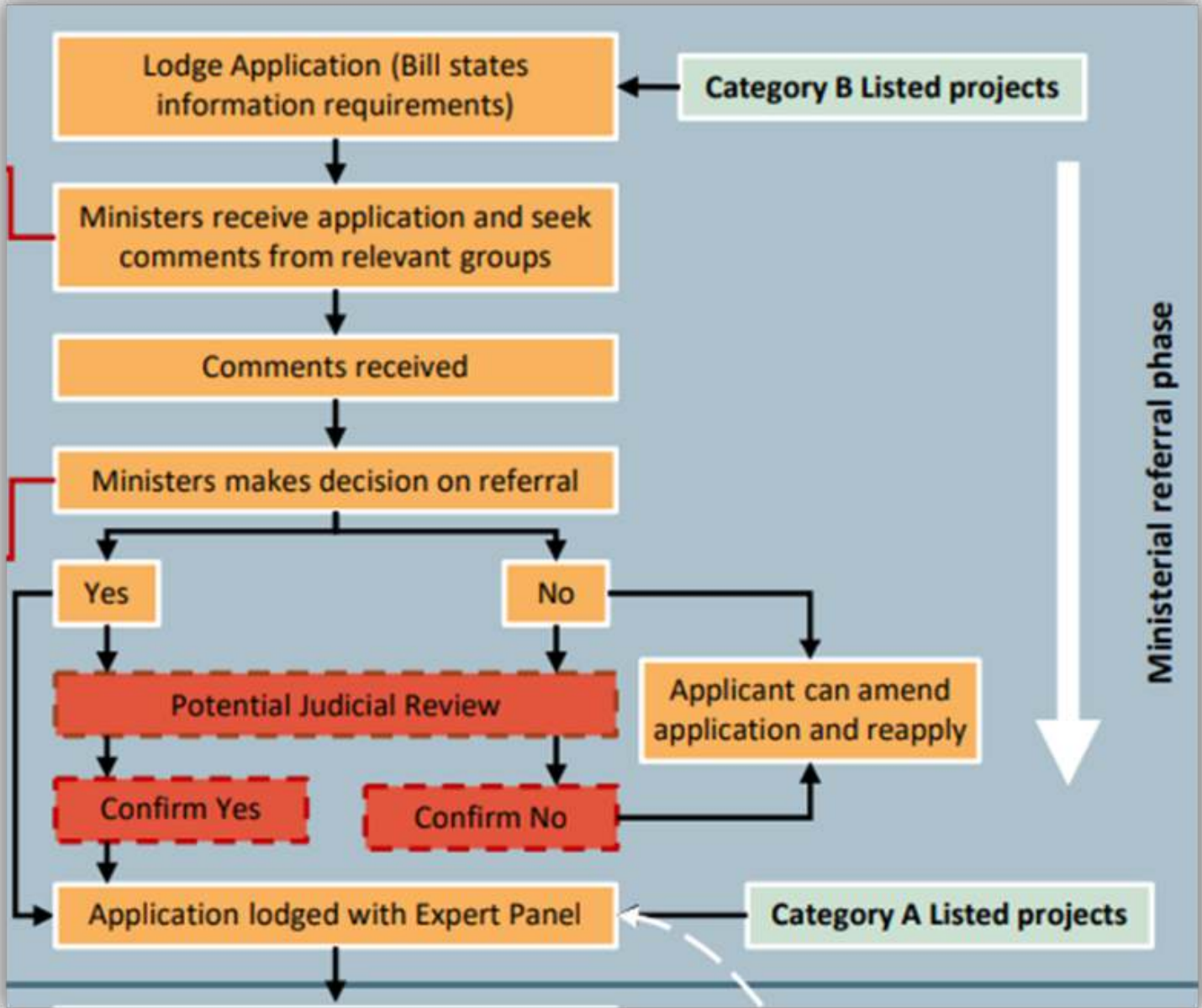
**The Bill is designed to serve as a one-stop shop for consenting, offering a separate process for a variety of approvals such as:**

- Resource consents, notices of requirement and certificates of compliance under the Resource Management Act 1991;
  - Concessions under the Conservation Act 1987;
  - Authority to do anything otherwise prohibited under the Wildlife Act 1953;
  - Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014;
  - Marine consents under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012;
  - Land access under the Crown Minerals Act 1991; and
  - Aquaculture activity approvals under the Fisheries Act 1996
- There are also changes to Environment Court processes under the Public Works Act 1981 for projects dealt with under the Bill



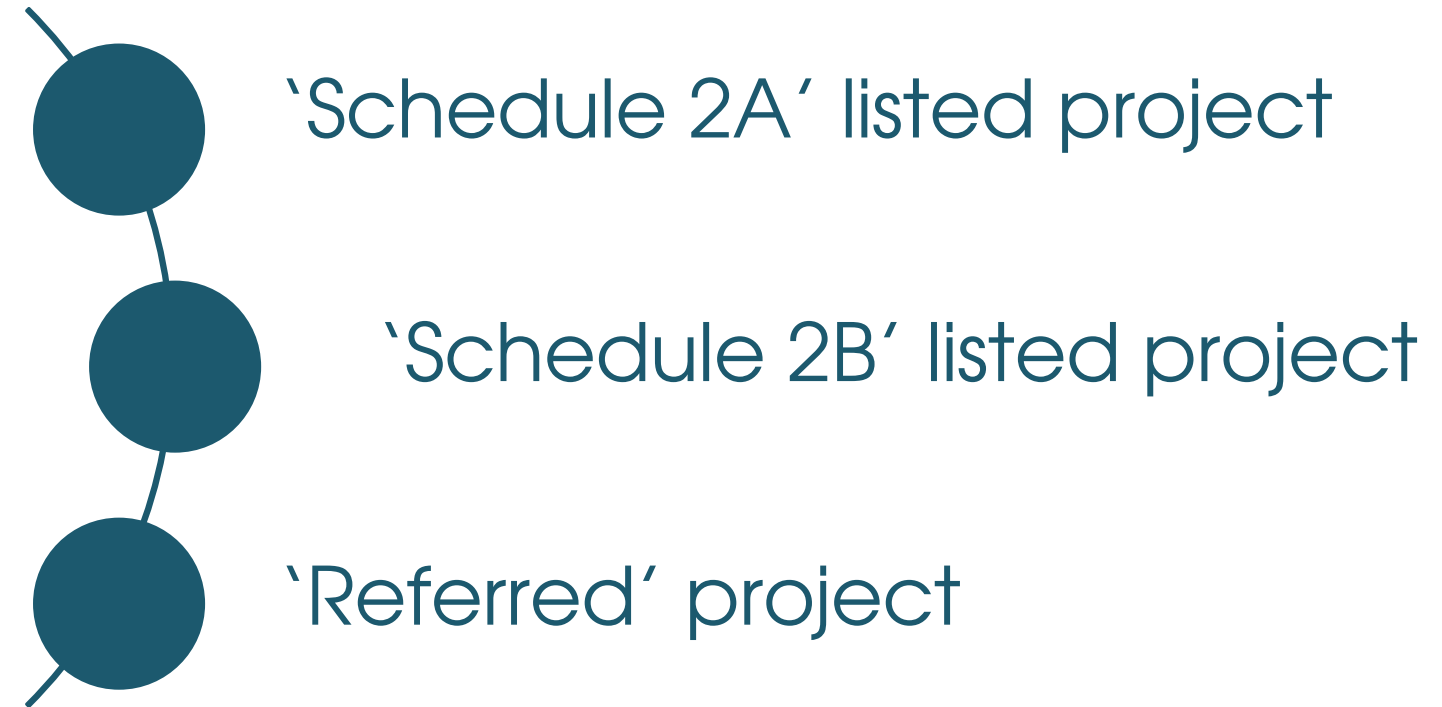


# FAST-TRACK APPROVALS BILL



# ONE-STOP SHOP

Projects become eligible one of three ways:



## A" Category Project

- Applications closed 3 May 2024
- Will be listed in the legislation
- Referred directly to an Expert Panel and will not go through the Ministerial referral process
- Projects which apply to be included in "A", but are not found to be eligible can still be considered for inclusion in "B"

## "B" Category Project

- Projects will still need to be referred by the Minister to the Expert Panel, but have demonstrated that they are regionally or nationally significant

## Next Steps

- The Fast Track Advisory Group will provide independent recommendations to the Ministers of Infrastructure, Regional Development and Transport
- Ministers consider the recommendations and decide which projects to include in the Bill

# “REFERRED” CATEGORY PROJECT

- Person applies to have their project fast-tracked
- Ministers receive application and seek comments from certain groups (including other Ministers, Māori groups, local government)
- Ministers consider the project against the eligibility criteria (e.g., does it have significant regional and national benefits) and any comments received and decide whether to fast-track the project
- Ministers must decline projects at this stage if they don't meet the criteria





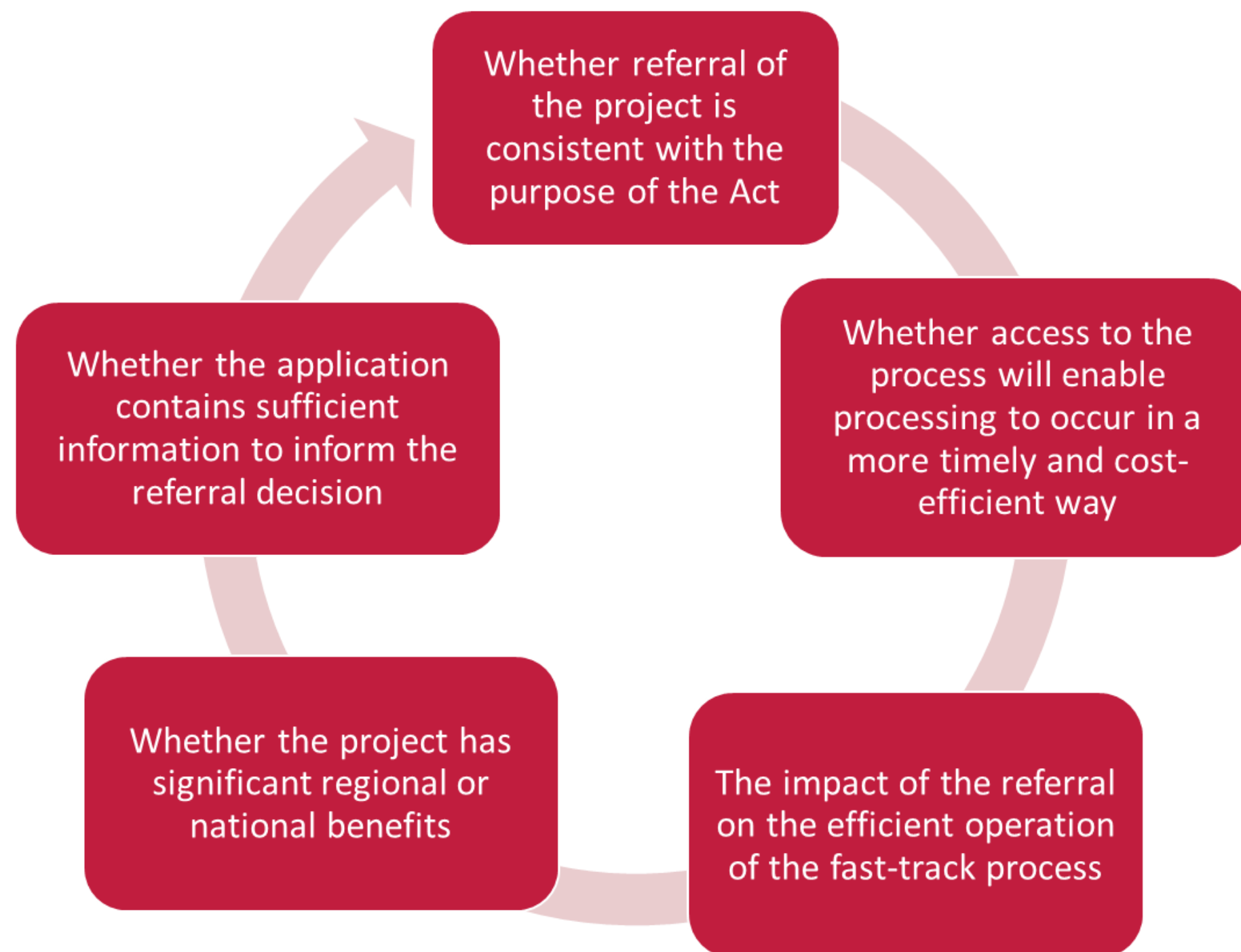
# ELIGIBILITY

The Ministers must decline an application to become a referred project if:

- it is inconsistent with the purpose of the bill;
- does not meet the eligibility criteria; or
- the project includes an ineligible activity

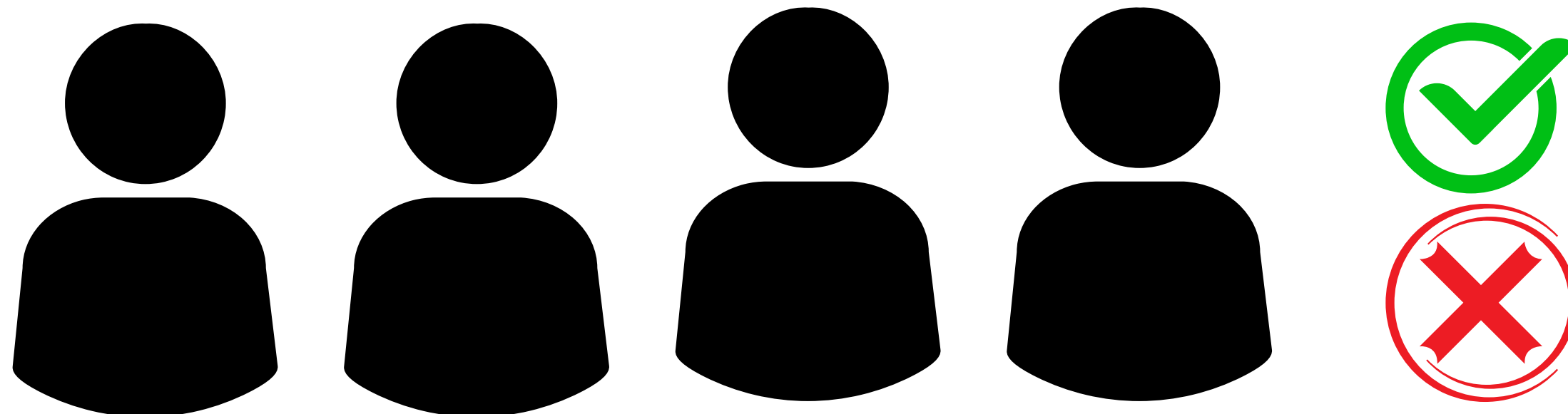
Significant regional or national benefits?  
Clause 17

*(c) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020)*



# EXPERT PANEL

- Ministers will appoint a former (including retired) Environment Judge or High Court Judge to be the panel convener
- Expert panels will have four members, but may have more if extra knowledge or expertise is needed
- The panels will at least include one person nominated by the relevant local authority and one person nominated by the relevant iwi authority
- The Panel will consider the effects of the project and propose conditions to manage the effects (overturned)



# PUBLIC RESPONSE

- Ministers get the final say on whether the project should go ahead and those Ministers are not bound to the decisions of the expert panel
- No end date
- Lack of public engagement
- Cost recovery – no provision to recover costs unless prescribed by the Expert Consenting Panel
- Market rates for expert panels
- Council resourcing
- “promote sustainable management of natural and physical resources”
- Enabling projects to be approved for ‘prohibited’ activities





# Ministry of Social Development Update



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# Waikato Housing Initiative

August 2024

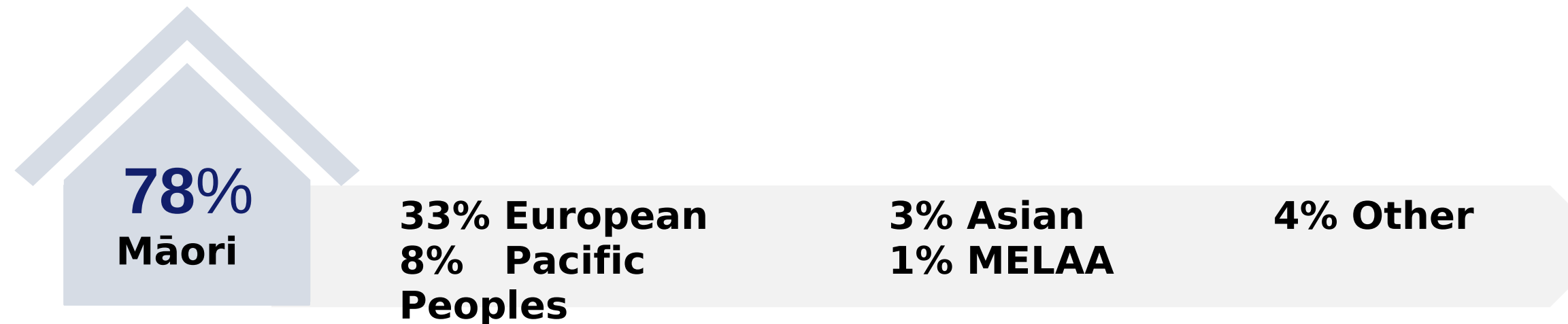


MINISTRY OF SOCIAL  
DEVELOPMENT  
TE MANATŪ WHAKAHIATO ORA



# Emergency Housing data

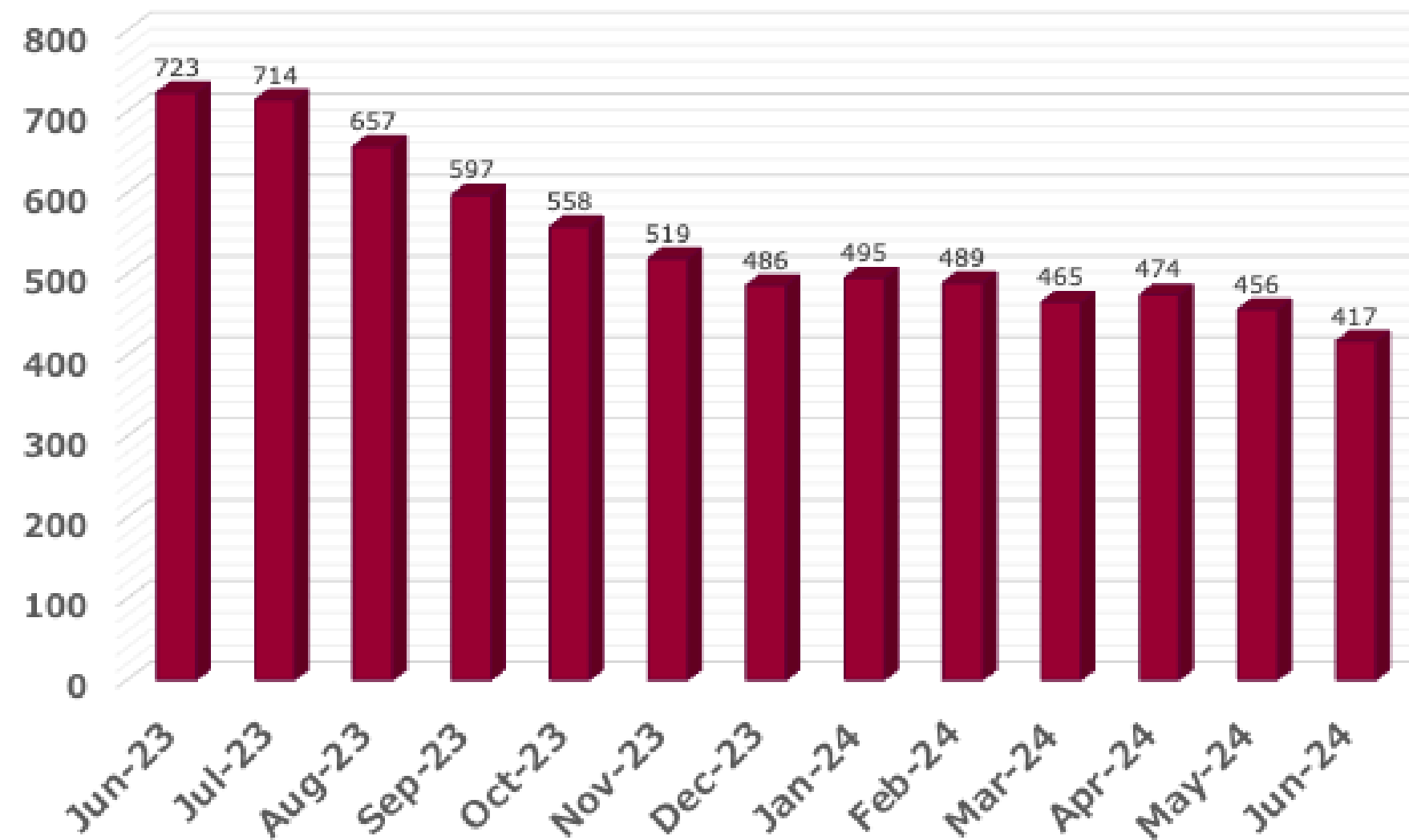
## Hamilton City



**Note:** Hamilton City data is based on EH suppliers in Hamilton city, and may not align exactly with reporting by region or TLA which is based on client address on file



# Emergency Housing data - Hamilton City



**Number of households in emergency housing**  
at the end of each month

# Priority 1 fast track

The Priority 1 fast track on the Social Housing Register prioritises whānau with tamariki on the social housing register who have been living in emergency housing for longer than twelve weeks.

**How long a family waits (even if fast-tracked) depends on**

What their specific needs are.

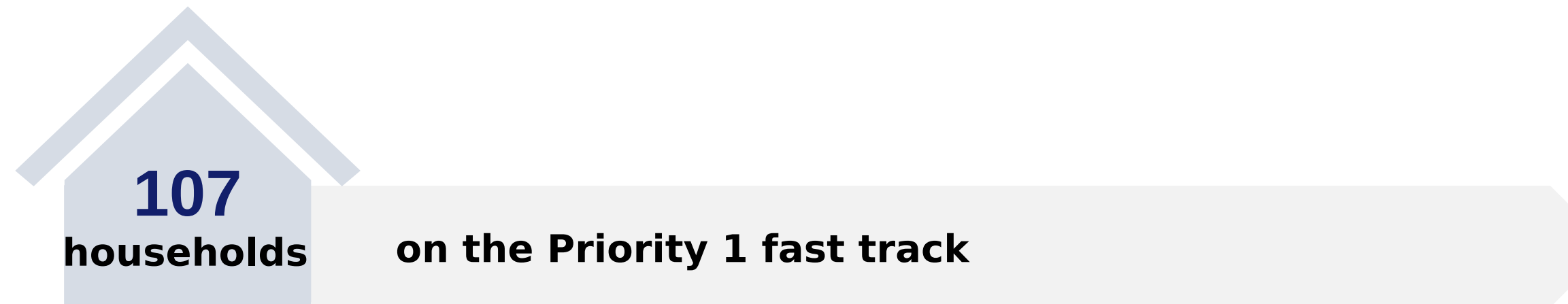
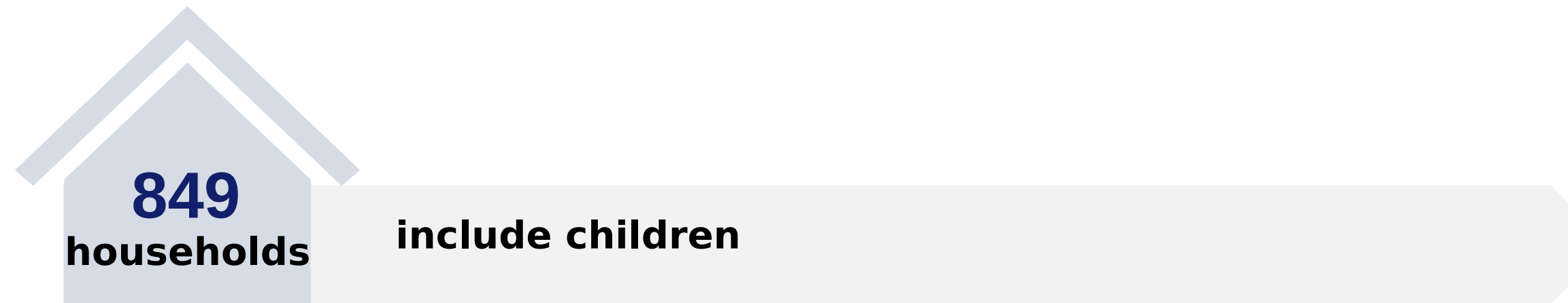
How quickly a suitable property becomes available.

The number of other families who are also fast tracked.

We work collaboratively with Kainga Ora. This has been vital in 57 whanau placed from emergency housing in Hamilton with a further +/-70 currently working through the placement process.

# Social Housing Register data

## Hamilton City





# Emergency Housing Support Services

**Funding to extend emergency housing support services, including housing navigators, rental readiness programme and housing brokerage, is available for an additional two years.**



# Kāinga Ora Update



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# Waikato Kāinga Ora

**Everyday across our Waikato we work with a range of partners to support the 13,000 people who are in our 5,250 homes to live well.**

Across 2024–25 we anticipate delivering another 500 new warm, dry and safe homes. By June 2025, the number of our homes will be 27% higher than in 2021. Priority focus this year is on reducing the number of households living in Emergency Accommodation. This begins with those families with Tamariki.

**Here is a snapshot of activity occurring across the Waikato.  
Recently Completed in the last 12-months (580 new homes)**

- 8 one-bedroom homes
- 285 two-bedroom homes
- 204 three-bedroom homes
- 76 four-bedroom homes
- 7 five-bedroom homes

**238 Redevelopments  
336 Market Deliveries  
+ 6 existing homes**



Between July 2023 and June 2024, Kāinga Ora housed 871 households in a new home. 647 of these were new customers from MSD, and 224 were customers moving.





# WHI Goals and Workstreams

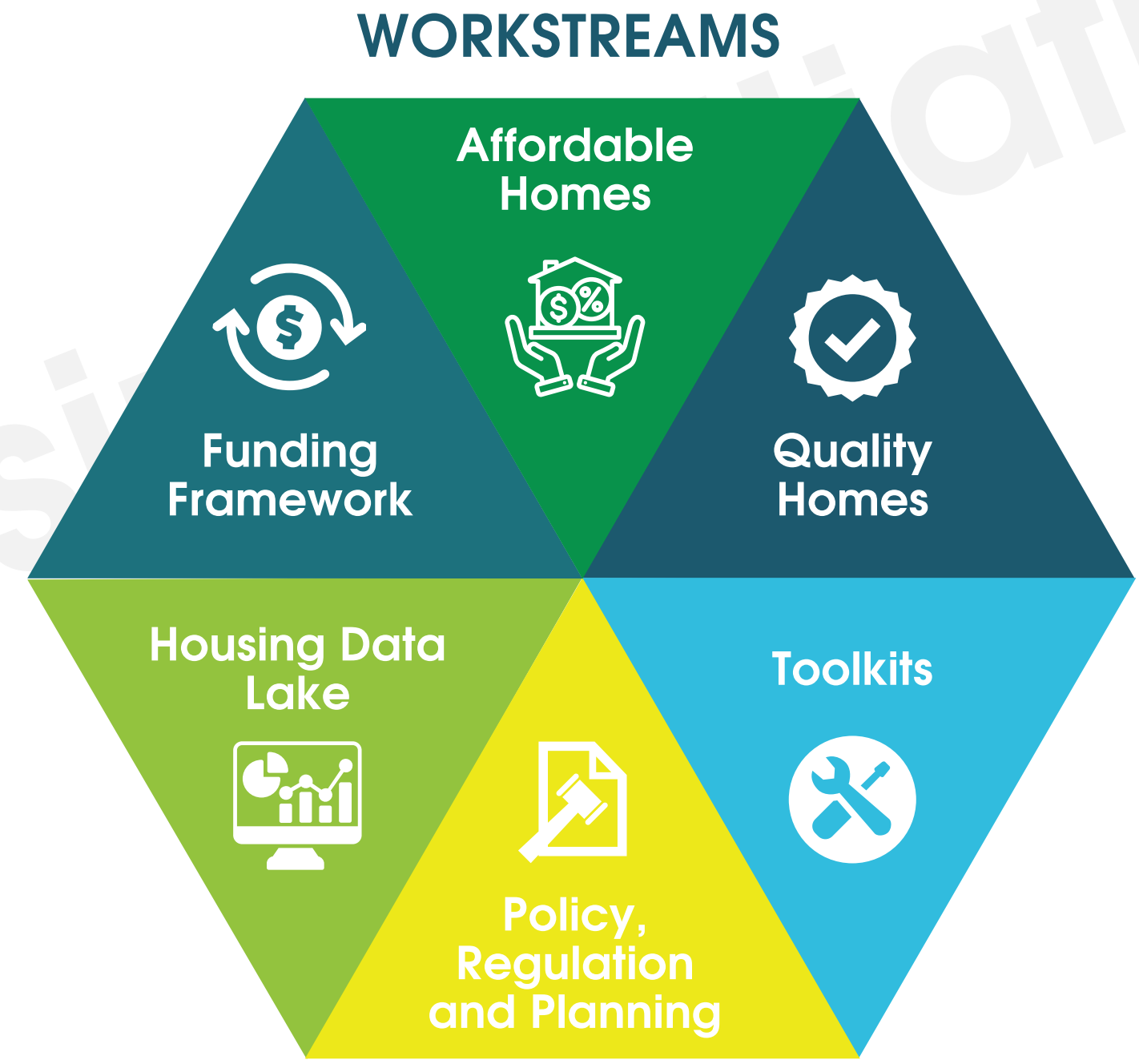


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# OUR GOALS



# WORKSTREAMS





**See you at our next  
event!**



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