

Elected Member Briefing – 10 March 2021
Committee Room 1

| Time | Topic | HCC Presenter(s) | Open / Closed | Time Req'd (mins) |
|-------------|---|-------------------------|----------------------|--------------------------|
| 9.30am | Housing Strategy Strategic Growth Committee | Amy Trigg, Ben Scott | Open | 60 |
| 10.30am | Hamilton Heritage Plan Review Strategic Growth Committee | Alice Morris | Open | 30 |

An aerial photograph of Hamilton City, New Zealand, taken at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. A large river, the Waikato River, flows through the city, reflecting the sunset. The city is densely packed with houses and buildings, with a large park area in the foreground. The text "Housing Strategy" and "Elected Member Briefing" is overlaid on the image in a large, white, sans-serif font.

Housing Strategy

Elected Member Briefing

10 March 2021

Outcomes Sought

- Elected Members have an understanding of the progress made on the strategy and action plan
- Elected Members have an opportunity to see the final draft and discuss before Strategic Growth Committee – 30 March
- Elected Members are introduced to Mark Rawson – Kāinga Ora Waikato Regional Director

Introduction:

Mark Rawson

Kāinga Ora Waikato Regional Director

Background

- Purpose of the strategy: to provide a comprehensive vision, goals and outcomes for the city's housing, supported by an action plan to achieve these goals
- Developed by a working group of staff, Elected Members and Maangai Maaori
- Takes a human rights approach to housing; consistent with our regional partners and Central Government's approach to housing

Developing the Strategy

- Desktop analysis of current information held by Council.
- Research into international, national and local strategies, research and plans.
- Workshops with Council staff involved in housing.
- Engagement with Te Ngaawhaa Whakatupu Ake Hui.
- Discussions with key housing providers and community groups.
- Community engagement – Shape Your Future City.
- Workshop with the Waikato Housing Initiative.
- Engagement with Elected Members and Maangai Maaori through the establishment of a housing working group.

Strategy on a page

Our vision

Every person in Hamilton Kirikiriroa is well-housed, living in sustainable, flourishing and connected communities.

1

Goal one

Hamilton Kirikiriroa has a well-functioning housing system.

2

Goal two

Our homes are good quality and protect the health and wellbeing of our people.

3

Goal three

Our homes meet the diverse needs of our communities.

4

Goal four

Our housing system and urban form supports sustainable, resilient and connected communities.

Our principles:

- People first – housing as a human right.
- Leadership through partnership and advocacy.
- A collective impact approach.
- Honour Te Tiriti o Waitangi.
- Evidence-based decisions.
- Targeted, measurable goals.
- Getting the job done – mahia te mahi.

Goal 1: Hamilton Kirikiriroa has a well functioning housing system

Outcomes:

- Council is responsive to the housing need in Hamilton Kirikiriroa.
- More availability and choice of housing.
- More affordable homes.

Overview

Our housing system is under pressure. As demand continues to increase we need to work together to ensure growth is well-planned for and we have enough housing to meet the needs of our population.

This goal focuses on our core regulatory functions for housing that have a direct influence on the development potential for land, as well as the types of houses that are developed. It also focuses on our ability to collaborate and advocate for legislative change at a national level.

Things Council is already doing:

We are already undertaking a range of activities to ensure Hamilton Kirikiriroa has a well-functioning housing system. Some examples are:

- Leading the establishment of the Waikato Community Lands Trust including committing \$2 million to support the initial acquisition of land.
- Responding to the new National Policy Statement - Urban Development direction, which requires us to ensure our plan makes room for growth both 'up' and 'out'.
- Actively participating in a range of regional and national working groups including the Waikato Housing Initiative and Local Government New Zealand.

Key actions

We have identified the following key actions:

- ✓ **Action 1:** investigate the use of the Municipal Endowment Fund (MEF) for housing projects. These could be delivered in partnership with other public or private entities.
- ✓ **Action 2:** develop a housing advocacy plan.
- ✓ **Action 3:** undertake changes to the District Plan in parallel with National Policy Statement - Urban Development intensification changes. Changes will include investigation to as to how the District Plan can best achieve the outcomes identified in this Strategy.
- ✓ **Action 4:** enhance strategic partnership and investigate support of the Waikato Community Lands Trust.
- ✓ **Action 5:** Undertake a report examining the potential to introduce inclusionary zoning policies to the District Plan.

See the Housing Action Plan for more detail on the actions.

Goal 2: Our homes are good quality and protect the health and wellbeing of our people

Outcomes:

- More homes are safe, secure and resilient.
- More homes are warm, dry and energy efficient.
- More homes are environmentally sustainable.

Overview

Good quality housing is a vital element to ensure our residents can live well and contribute positively to the community. This goal is strongly linked with ensuring our residents are healthy and that we continue to become a more sustainable city.

This will be achieved through collaboration with our partners and education in the community to ensure both new and existing homes are safer, warmer, drier and more environmentally sustainable.

Things Council is already doing:

We have several existing initiatives that focus primarily on improving our resource use and encouraging adoption of sustainable products. These include:

- Smart Water and Fight the Landfill programmes to reduce our community's water usage and reduce waste.
- Fee waivers on building consents for solar and retrofit insulation.
- Achieving acceptance into the Green Star - Communities programme for Peacocke.

Key actions

We have identified the following key actions:



Action 6: investigate integration of certifications such as Lifemark and Homestar / Homefit into LIM Reports.



Action 7: investigate existing community education programmes to determine Council's role and where we can complement existing activities, e.g. Go Eco - Home Performance Analysis, Waikato DHB Whare Ora.

See the Housing Action Plan for more detail on the actions.

Goal 3: Our homes meet the diverse needs of our communities

Outcomes:

- More Hamiltonians can access and sustain a home.
- More homes are universally designed.
- More homes are culturally appropriate.

Overview

It is crucial we understand the needs of different segments of the population and ensure our housing system enables all groups to access housing that meets their needs. These include:

- The housing need of Maaori, Pasifika and the diverse cultures of Hamilton Kirikiriroa.
- The aged and youth.
- Small, large and multi-generational families.
- Migrants and refugees.
- People with disabilities.

As a planning authority and regulator, our District Plan, consenting processes, fees and incentives can encourage and enable developments which meet these needs and support the wellbeing of our communities.

Things Council is already doing:

We actively engage with our communities to understand their housing needs and wellbeing.

- Our community grants programme supports community organisations addressing homelessness and emergency accommodation provision.
- We offer rates reductions in addition to the Government rebate, where additional financial assistance is required.
- We are examining the housing need for Maaori in Hamilton Kirikiriroa as part of a broader analysis of housing demand for the National Policy Statement – Urban Development.

Key actions

We have identified the following key actions:

- ✓ **Action 8:** increase support for the community housing sector, including iwi/ Maaori housing providers, throughout the consents process.
- ✓ **Action 9:** investigate subsidies, waivers and other fee reductions we could adopt to support the outcomes of the strategy including universal design, sustainability, affordability and culturally appropriate housing.

See the Housing Action Plan for more detail on the actions.

Goal 4: Our housing system and urban form supports sustainable, resilient and connected communities

Outcomes:

- Housing supports connected communities and better placemaking.
- Housing is appropriately located and supports the wellbeing of our communities.

Overview

Housing is key to encouraging a sense of connection and social inclusion within and across diverse 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.

Things Council is already doing:

- Our Urban Design Advisory Panel provides free, professional and independent advice on proposed projects.
- The Peacocke growth cell is being developed using a place-based approach to deliver communities. We have expanded our focus to develop for the future community including providing for parks, community amenities and working closely with the Ministry of Education.
- The Hamilton Urban Growth Strategy and Hamilton-Waikato Metropolitan Spatial Plan set out how and where Hamilton Kirikiriroa and the neighbouring communities within Waipā and Waikato districts should grow, develop and move around long-term to ensure social, economic and environmental prosperity.
- The implementation of our community policies, strategies, and plans such as; the Disability Policy, Welcoming Communities, Hamilton Age Friendly Plan, Community Facilities Strategy, and Nature in the City 2020-2050 strategy, enhance our social infrastructure and community approach to growth and urban regeneration.

Key actions

We have identified the following key actions:



Action 10: develop a precinct plan for Enderley in partnership with Kāinga Ora.



Action 11: collaborate with the Ministry of Housing and Urban Development and Kāinga Ora to assist with the delivery and implementation of central Government's Public Housing Plan 2021-2024.

See the Housing Action Plan for more detail on the actions.

Project timeline and next steps

| | |
|--|----------------------|
| Elected Member briefing for awareness and final comments | 10 March 2021 |
| Final strategy and action plan to Strategic Growth Committee for adoption | 30 March 2021 |
| Action plan implementation and regular reporting to Strategic Growth Committee | April 2021 - ongoing |
| Implementation updates to Te Ngaawhaa Whakatupu Ake | Ongoing |

Discussion of Strategy and Actions



HOUSING STRATEGY

DRAFT OVERVIEW DOCUMENT



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



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the outcomes





Our vision:

**Every person in Hamilton
Kirikiriroa is well-housed,
living in sustainable, flourishing
and connected communities.**

Introduction

The purpose of this Strategy is to provide a vision and framework for Council to address the housing need in Hamilton Kirikiriroa.

Being a city that's easy to live in and where people thrive is central to our vision for Hamilton Kirikiriroa. A fundamental aspect of this is that Hamiltonians should have access to a decent home that is warm, safe, dry, affordable and meets their diverse needs. As a result, improving housing outcomes for all Hamiltonians is a significant priority for Council.

Being 'well-housed' in a decent home reflects the agreed global status of adequate housing as human right. It also emphasises that a home is more than a house and that values such as whanaungatanga (kinship), kaitiakitanga (stewardship), manaakitanga (respect), dignity, decency, fairness, equality, freedom, wellbeing, safety, participation, partnership, community and responsibility are embodied in the right to a decent home. These values are consistent with Te Ao Maaori and the Māori and Iwi Housing Innovation Framework for Action (MAIHI).

The Housing Strategy sets our vision that every person in Hamilton Kirikiriroa is well-housed, living in sustainable, flourishing and connected communities. This is about making sure all Hamiltonians can live in good quality homes that they can afford and that meet their diverse needs.

Four goals provide a high-level focus for working towards the vision:

1

Goal One

Hamilton Kirikiriroa has a well-functioning housing system.

2

Goal Two

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3

Goal Three

Our homes meet the diverse needs of our communities.

4

Goal Four

Our housing system and urban form supports sustainable, resilient and connected communities.

The strategy also provides a framework for our Housing Action Plan. It acknowledges the important role the Council will play in the housing eco-system in the drive towards ensuring all Hamiltonians are well-housed.

Background

Hamilton Kirikiriroa is a vibrant and growing city. As the city grows, so does the attraction of Hamilton Kirikiriroa as place to live, work and raise a family.

While this growth is welcome, it also brings challenges with increased demand for more housing. This leads to upward pressure on rental costs and house prices.

It also means families may be more limited in their housing options, resulting in families living in homes that are not right for them, or that are damp or overcrowded. These effects are felt most keenly by vulnerable households who are pressured in a highly-competitive housing market.

We also acknowledge that we have a specific obligation to achieve the economic, environmental, cultural and social aspirations of tangata whenua (indigenous people of the land) of our city. This includes addressing housing need for this group and further enabling housing diversity including traditional housing options such as papakaainga.

Looking forward, changes to our population will also need to be supported, such as projected increases in the number of one-person households and increasing diversity in the population. Increased choice and diversity of housing will be needed to meet the needs of our future population.

House prices
UP 24%
since 2014



Rents up
26%
since 2014



Housing
register up
190%
since 2018



Public housing
places
3,276

223
Transitional
housing places

2,968
Emergency housing
Special Needs Grants

For sources
see page 14.



Strategy on a page

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- Targeted, measurable goals.
- Getting the job done - mahia te mahi.



The housing continuum and 'well-housed'

This Strategy sets a vision for every person in Hamilton Kirikiriroa to be 'well-housed'. This is the idea of all Hamiltonians being able to live in a safe, warm, dry, affordable home that meets their diverse needs.

This aligns with the United Nations Human Right to Adequate Housing. These rights include a framework of seven principles that are used to determine whether people are 'well-housed':

1. Affordable
2. Accessible
3. Habitable
4. Culturally appropriate
5. Appropriately located
6. Security of tenure
7. Availability of services.

The housing ecosystem operates along a continuum from private market housing through to assisted housing and emergency or transitional housing options. This continuum is used to demonstrate the differing needs of housing across a broad scale.

Improving these principles of well-housed across the housing continuum is essential for our vision to be achieved. It will require a partnership approach with the public, private and philanthropic sectors. It will involve working collaboratively with mana whenua, the construction and development community, service providers and policy makers.

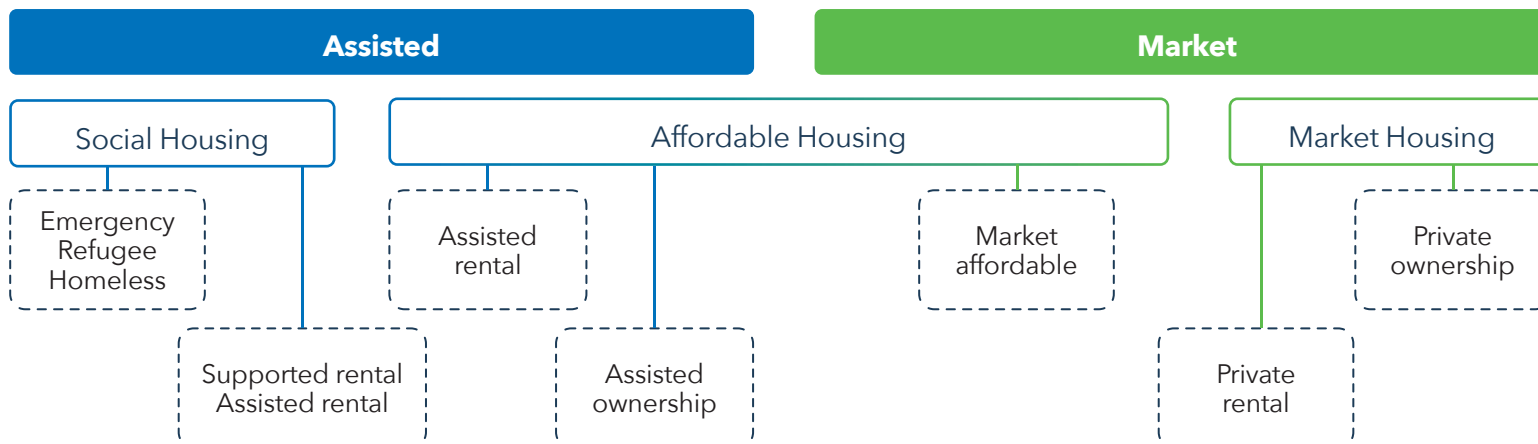


Housing Continuum



Housing Adequacy Framework

Secure, affordable, habitable, accessible, culturally appropriate, location and services.



Definitions

Emergency housing: short-term temporary accommodation for individuals and families in urgent need of accommodation. Includes transitional housing and generally is a place to stay while searching for longer-term accommodation.

Social housing: public rental housing provided for people in housing need for as long as their need exists. In most instances rent is subsidised.

Assisted rental: housing schemes that support targeted groups to access and afford private market rentals.

Private rental: rentals on the private market, regulated by supply and demand.

Assisted ownership: schemes that support individuals into home ownership through financial support and/or capped purchase prices.

Private ownership: properties purchased in the private market.

Developing the Strategy

To ensure we've developed a strategy that focuses on the right things for Hamiltonians, we've drawn on a number of sources of information and tested ideas with a range of people and organisations within the community.

We established a working group of Elected Members and Maangai Maaori when we started developing The Housing Strategy to provide leadership and shape its development.

Early in the development of this Strategy we decided to align with the Waikato Housing Initiative (WHI). The WHI is a working group of regional stakeholders that work across the housing continuum with an aim to lead, connect and facilitate the delivery of affordable, quality and accessible homes in the Waikato.

This ensures our strategy and actions are consistent with our regional partners while still enabling us to focus on the areas where we have the most impact to collaborate, lead and facilitate.

Engagement and process

- Desktop analysis of current information held by Council.
- Research into international, national and local strategies, research and plans.
- Workshops with Council staff involved in housing.
- Engagement with Te Ngaawhaa Whakatupu Ake Hui.
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You told us having an affordable city is important with options for renters and home owners and social housing for the community.

Shape Your Future City - feedback on wellbeing

Safe

Easy
to get
around

Affordable
to live in

Healthy

Sustainable

Goals and
outcomes

1

Hamilton Kirikiriroa has a well-functioning housing system

How we develop our housing

Outcomes:

- Council is responsive to the housing need in Hamilton Kirikiriroa.
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Overview

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See the Housing Action Plan for more detail on the actions.

A stylized green house with a chimney and a window is visible in the background. A large white number '2' is overlaid on the left side of the house.

2

Goals and
outcomes

**Our homes are good
quality and protect the health
and wellbeing of our people**

What our homes are like



Outcomes:

- More homes are safe, secure and resilient.
- More homes are warm, dry and energy efficient.
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A stylized illustration of a diverse group of people, including a man, a woman, and a child, rendered in shades of orange and white. The illustration is positioned in the background, behind the main text.

Goals and
outcomes

3

Our homes meet the diverse needs of our communities

What housing opportunities are provided

Outcomes:

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- More homes are universally designed.
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See the Housing Action Plan for more detail on the actions.

The background of the slide features a teal color with a faint, stylized illustration of a diverse group of people's faces and upper bodies. The illustration is composed of simple line art and flat colors, blending into the teal background.

4

Goals and
outcomes

Our housing system and urban form supports sustainable, resilient and connected communities

How our communities live

Outcomes:

- Housing supports connected communities and better placemaking.
- Housing is appropriately located and supports the wellbeing of our communities.

Overview

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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.

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See the Housing Action Plan for more detail on the actions.

Delivering the outcomes: next steps

The Housing Strategy provides a vision of how housing need can be addressed holistically to ensure all Hamiltonians are well-housed.

A collaborative approach will be essential to the success of this Strategy. This will involve Council partnering with the housing sector, our community stakeholders and our partners in central and local government.

Implementing an Action Plan

To achieve our vision and goals for housing we have developed a Housing Action Plan.

The Plan identifies the key strategic moves we are taking to advance us towards each of the goals. They are a combination of activities that are new to us, as well as extensions of our existing work programmes.

Projects in the plan are aligned with one main goal but in most cases contribute to more than one of the four goals.

Update and review

A review of the Strategy will take place after three years. The review will provide the opportunity to refresh our direction considering the significant legislative change planned for the next several years including reform of the Resource Management Act 1991 (RMA).

The Housing Action Plan will be updated as current projects are delivered and new projects developed.


The Housing Strategy and current version of the Action Plan are also available on the Council's website at: www.hamilton.govt.nz



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hamilton.govt.nz



Elected Members Briefing: 2016 Hamilton Heritage Plan - Review and Findings

10 March 2021

D-3615063

AGENDA

To inform Elected Members of the:

- Findings of the review of the Hamilton Heritage Plan
- Staff recommendations arising from those findings

Why review the Hamilton Heritage Plan?

- Part of the Matters of Cultural Significance Work Programme
- Council's strengthened recognition of Maaori to ensure stronger emphasis on mana whenua perspectives and maataa waka views
- Alignment is necessary with Council's vision and the Community Wellbeings
- Need for greater strategic direction on how Council and the community manage, preserve and protect the city's whole history

Council's roles in heritage management

Assists with:

- Providing accurate accounts of the many layers of the city's heritage
- Ensuring the on-going recognition, preservation and protection of the city's past, present and future stories so they are captured to inform and frame the city's whole history for the city's future generations

Council's roles in heritage management

All legislation governing heritage protection and preservation that Council must adhere to:

- Local Government Act 2002
- Local Government Amendment Act 2010
- Resource Management Act 1991
- Heritage New Zealand Pouhere Taonga Act 2014
- Building Act 2014
- Reserves Act
- Arms Act 1983
- Arms Amendment Act 1992
- Arms Regulations 1992
- Copyright Act 1994
- Public Records Act 2005
- Protected Objects Act 1975
- Protected Objects Amendment Act 2006
- Film, Video and Publications Classification Act 1993
- Marine Mammals Protection Act 1978
- Marines Reserves Act 1977
- Wildlife Act 1953

Council's roles in heritage management

| Legislation | Council | | | | | |
|--|-----------|--------|-----------------|----------|----------|------------|
| | Libraries | Museum | Parks & Gardens | Planning | Building | Facilities |
| Local Government | * | * | * | * | * | * |
| RMA | | | * | * | * | * |
| Building | | | | * | * | * |
| HNZPTA | | | * | * | * | * |
| Reserves | | | * | * | | |
| Copyright | * | * | | | | |
| Public Records | * | * | | | | |
| Protected Objects | * | * | | | | |
| Films, Videos & Publications Classifications | * | * | | | | |
| Arms | | * | | | | |
| Marine | | * | | | | |
| Wildlife | | * | | | | |

Findings from the review

- It remains important to provide strategic direction on heritage management
- Not all of the strands of Hamilton's heritage and taonga tuku are presently represented
- Greater alignment is needed with Council's vision and the Community Wellbeings
- The actions and indicators under each goal required greater cross council prioritisation and resourcing
- All legislation Council must adhered to when governing heritage protection and preservation are not identified
- The criteria and process for allocation of the heritage fund could be refined

Refresh the Heritage Plan into a Heritage Strategy to:

Create a long-term vision for the protection, preservation and recognition of the city's whole heritage

Ensure the partnership between Mana Whenua and Council is embedded into the strategy

Ensure Council coherently leads the protection, preservation and recognition of Hamilton's heritage

Achieve a holistic process that incorporates all aspects of heritage and the roles Council undertakes in protecting it

Provide direction on how and why Hamilton's heritage is not static; it is both tangible and intangible; and always evolving

Incorporate the heritage of Hamilton's diverse communities

Recommendations

- Convert and refresh the 2016 Hamilton Heritage Plan into the Hamilton Heritage Strategy
- Articulate the partnership between Mana Whenua and Council
- Identify the diversity of heritage and the processes Council undertakes
- Update the Hamilton Heritage Funding Guidelines
- Provide overarching strategic guidance and focus to ensure all Council business applies the 'heritage lens'

Next Steps

- Internal project team draft the strategy document
- April 2021 - Targeted engagement
- Finalise draft strategy
- June 2021 - EM Briefing/drop in session
- Report the proposed strategy and funding guidelines to 12 August 2021 Council Meeting


Questions

FURTHER INFORMATION

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 @CouncilHamilton

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hamilton.govt.nz