

The Public Housing Plan will focus on opportunities to build more homes in communities of severe housing deprivation. The Far North - Te Taitokerau comprises a high Māori population. The plan will concentrate on areas which are now facing high population growth and where the Housing Register is growing exponentially.

## Focus area: **FAR NORTH - TE TAITOKERAU**

With dampness, mould, and a lack of basic amenities, Northland has the worst housing in New Zealand, amid low incomes and overcrowding. It is also a hot spot for rheumatic fever.

The rapid population growth has outstripped housing supply and it has the second highest rate of severe housing deprivation in the country.

Some areas have such low house prices that there is no financial incentive to build eg Hokianga, Kaikohe, Kaitaia. Other areas are unaffordable for local income levels eg Doubtless Bay, Bay of Islands.

Its remote location has an impact on construction costs and access to labour.

### Northland Supply Intentions

Far North, Kaipara, Whangārei



### Next steps

The Government is taking a deliberate, place-based and MAIHI approach in the Far North across Te Taitokerau and will invest in collaborative planning to develop and implement joined-up housing solutions. We are working with Iwi, Māori, central and local government and local stakeholders.

- **Partner with Iwi, Māori, private sector and NGOs to support achievement of housing aspirations, improve housing quality and support Māori housing on Māori land**
- **Increase delivery of appropriate public housing through the place-based and MAIHI approach with Kāinga Ora and Community Housing Providers (CHPs)**

The Public Housing Plan will focus on opportunities to build more homes in communities of severe housing deprivation. It will concentrate on areas which are now facing high population growth and where the Housing Register is growing exponentially.

## Focus area: **HAMILTON – KIRIKIROA**

Hamilton has experienced strong population growth fuelled by growing economic opportunities and improved transport links. Together with high unemployment and lower incomes, this means Hamilton has lower home ownership rates than other large cities.

High land prices are impacting further growth and elevating housing costs.

### Waikato Supply Intentions

Hamilton City, Hauraki, Matamata-Piako, Otorohanga, South Waikato, Taupō, Thames-Coromandel, Waikato, Waipa, Waitomo

Places  
already  
available

4,522

June 2018

+ 425  
additional  
net supply

4,947

June 2020

+ 302  
additional  
net supply

5,249

June 2022

+ 662  
additional  
net supply

5,911

June 2024

## Next steps

Provide land and infrastructure capacity through Urban Growth Partnerships, with a focus on the Future Proof partnership.

- Continue developing engagement with Iwi and Māori to support housing solutions
- Give priority to Iwi and Māori housing delivery through the Waikato Housing Strategy
- Continue plans for providing accommodation over the short-term
- Explore innovative solutions to increase the supply of affordable housing

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## Focus area: **TAURANGA**

Strong population growth has resulted in an increased demand for new housing.

Tauranga has some of the most unaffordable housing in New Zealand, with house prices going up 75% over five years.

Median rents have significantly increased across Bay of Plenty.

There is a shortage of available land for development.

### Bay of Plenty Supply Intentions

Kawerau, Ōpōtiki, Rotorua, Tauranga, Western Bay of Plenty, Whakatāne.



## Next steps

Recent district plan changes will enable intensification and provide opportunities to build more public housing. This is supported by an Urban Growth Partnership.

Local government-led Mayoral Taskforce Kāinga Tupu aims to eliminate homelessness in the Tauranga-Western Bay sub-region.

- Support Iwi and Māori to develop housing to respond to the high proportion of Māori experiencing housing need
- Continue to partner with Iwi and Māori
- Identify where land can be unlocked with advice from the SmartGrowth Partnership
- 'Shovel-Ready' funding to improve transport choices and enable intensification in central Tauranga

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## Focus area: **ROTORUA**

Rotorua city has experienced strong growth after years of stable population.

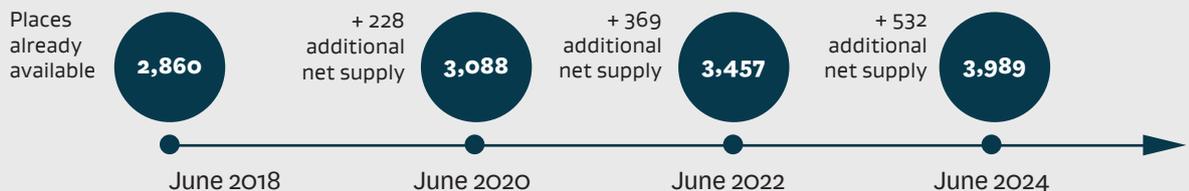
The Government is taking a deliberate, place-based and MAIHI approach in Rotorua and has invested in collaborative planning to develop and implement joined-up housing solutions, working with Te Arawa and Rotorua Lakes Council.

New construction has not kept pace with this increased growth with new building consents low. Available land faces infrastructure challenges, including flooding and stormwater.

A shortage of housing means more individuals and whānau are living in severe housing deprivation.

## Bay of Plenty Supply Intentions

Kawerau, Ōpōtiki, Rotorua, Tauranga, Western Bay of Plenty, Whakatāne



## Next steps

The Government is committed to supporting Te Arawa and Rotorua Lakes Council's (RLC) Housing Strategy and ensuring our engagement and activities are Treaty-anchored.

The partnership with Te Arawa and RLC will be critical to increasing housing supply.

- \$55m of shovel ready investment is unlocking land for development

- **Kāinga Ora partnership with Ngāti Whakāue to develop a large number of homes**
- **Work with Council to give effect to the National Policy Statement - Urban Development to provide for future growth**
- **Kāinga Ora has scaled up its build programme and is progressing further opportunities**

The Public Housing Plan will focus on opportunities to build more homes in communities of severe housing deprivation. Gisborne - Tairāwhiti comprises a high Māori population. It will concentrate on areas which are now facing high population growth and where the Housing Register is growing exponentially.

## Focus area: **GISBORNE - TAIRĀWHITI**

Gisborne is an isolated and predominantly Māori community experiencing strong employment and population growth.

Previous investment in public housing has focused on demolition, rebuilding and refurbishing existing housing stock rather than new builds.

The community is vulnerable to natural hazards and climate change.

### East Coast Supply Intentions

Central Hawke's Bay, Hastings, Napier, Wairoa, Gisborne



## Next steps

The Government is taking a deliberate, place-based and MAIHI approach in Gisborne - Tairāwhiti to work with communities and invest in collaborative planning, to develop and implement joined-up housing solutions. We are working alongside Toitu Tairāwhiti iwi collective, central and local government agencies, Manaaki Tairāwhiti and the Tairāwhiti Trust.

- **Partner with Iwi, Māori, private sector and NGOs to support the delivery of housing aspirations, improving housing quality and supporting Māori housing on Māori land**

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## Focus area: **NAPIER - AHURIRI**

Napier has some of the highest housing need in relation to population size. The population increased 9% between 2013-2018.

Population growth has outpaced construction and insufficient supply has resulted in a growing shortage of housing. There are also high levels of rental stress, particularly for low income households.

### East Coast Supply Intentions

Central Hawke's Bay, Hastings, Napier, Wairoa, Gisborne



## Next steps

The Government's investment in Hawke's Bay and its strong local level relationships have provided a platform for increased housing opportunities.

- Continue to build on existing community connections to develop housing solutions
- Support partnerships with local Iwi and Hapū to provide the support needed so Māori land owners can use their land to achieve their housing aspirations
- Work with local government to develop a medium-term housing plan
- Explore assisted home ownership products, progressive home ownership and ready-to-rent programmes (Hawke's Bay DHB initiative)
- Kāinga Ora has a strong investment plan for Napier

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## Focus area: **HASTINGS - HERETAUNGA**

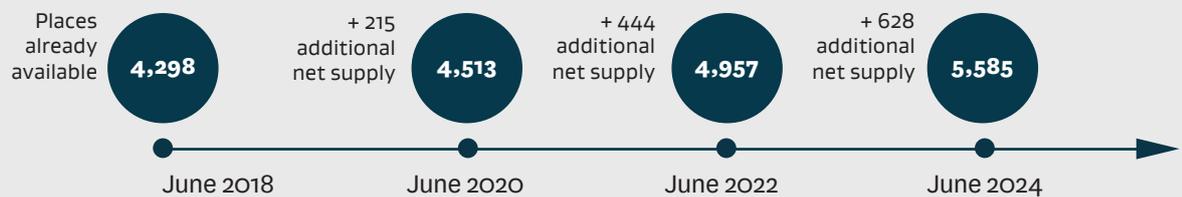
In Hastings, the Housing Register has grown rapidly and is now the 5th highest per capita in New Zealand.

Lack of housing supply has increased reliance on motels for emergency housing.

Māori make up 68% of those on the Housing Register and are over-represented in those with poor outcomes.

### East Coast Supply Intentions

Central Hawke's Bay, Hastings, Napier, Wairoa, Gisborne



### Next steps

In Hastings, the Ministry has partnered with Kāinga Ora, other central government agencies, Hastings District Council, Ngāti Kahungunu, Te Taiwhenua o Heretaunga and Hawke's Bay District Health Board to create a place-based collective response to the most pressing housing issues in the district.

- Support Hastings District Council to finalise and implement medium-term strategy
- Grow the pipeline of units in development
- Progress Iwi and Māori-led housing, services and place-making projects that attend to whānau needs, including papakāinga housing

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## Focus area: **WHANGANUI**

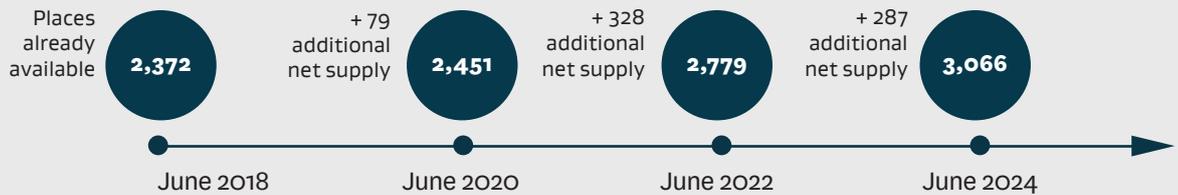
Whanganui is experiencing its strongest population growth since 1996, and a growing number of low income households are struggling to secure accommodation.

Median sale prices have doubled along with median rents increasing.

This situation is likely to worsen unless new housing stock is provided.

### Central Supply Intentions

Horowhenua, Manawatū, Palmerston North, Tararua, Whanganui



### Next steps

We are investing in housing to create an ongoing pipeline of work.

- Continue to work with Iwi and Māori to support achievement of their aspirations to address housing needs
- The Whanganui District Council has prepared its Housing Strategy (2019) and has committed to working with a range of partners including central government to deliver key actions
- Kāinga Ora has a strong investment plan for Whanganui

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## Focus area: **PALMERSTON NORTH – PAPAIOEA**

Population growth of 6% between 2013-2018 has created a housing shortage in Palmerston North, and nearby towns are growing after shrinking in the 1990s/2000s.

Previous focus on investing in redevelopments of existing public housing (i.e. demolition, rebuilding and refurbishing of existing stock) rather than new builds, and a shortage of land on the outskirts of the city, contribute to a housing shortfall.

## Central Supply Intentions

Horowhenua, Manawatū, Palmerston North, Tararua, Whanganui

Places  
already  
available

2,372

+ 79  
additional  
net supply

2,451

+ 328  
additional  
net supply

2,779

+ 287  
additional  
net supply

3,066

June 2018

June 2020

June 2022

June 2024

## Next steps

Ensure delivery of public housing under the Public Housing Plan 2021-2024. Continue to support Iwi and Māori to support their housing developments and bespoke solutions.

- **Palmerston North City Council is to review its land holdings to determine what is suitable for residential development**
- **Kāinga Ora has a strong investment plan for Palmerston North**