



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

AGENDA

**Statutory Management Committee – Policy
and Bylaws Meeting
30 July 2019
Proposed Housing Strategy**

NOTICE IS HEREBY GIVEN that a Meeting of Statutory Management Committee – Policy and Bylaws will be convened on:

Date: Tuesday, 30 July 2019

Time: 9.30am

**Location: Council Chamber
101 Guyton Street
Whanganui**

**Kym Fell
Chief Executive**

Statutory Management Committee – Policy and Bylaws**Hearing Members**

Mayor Hamish McDouall (Chair), Deputy Mayor Cr Jenny Duncan,
Cr Charlie Anderson, Philippa Baker-Hogan, David Bennett,
Josh Chandulal-Mackay, Murray Cleveland, Helen Craig, Kate Joblin, Hadleigh Reid,
Alan Taylor, Rob Vinsen and Graeme Young.
Wanganui Rural Community Board Representative: Chair David Matthews

Terms of Reference:**1. Regulatory:**

- (a) To hear and determine matters under the Dog Control Act 1996;
- (b) To hear and determine objections to urban and rural temporary road closure objections.
- (c) Delegated power under section 67A of the Building Act to grant a waiver or modification of section 162C (1) or (2) of the Building Act.
- (d) Delegated power under clause 16.2 of the Wanganui District Council Streets Infrastructure Bylaw 2015 to confirm, reverse, or modify the decision or conditions made by an authorised officer.

2. Policy and Bylaws:

- (a) To hear and make recommendations to Council on the adoption of a bylaw.
- (b) To hear and make a determination on those submissions on proposed policies except those policies required to be adopted and consulted on under the Local Government Act in association with the long-term plan or developed for the purpose of the Local Governance Statement.

3. Hearings under the Resource Management Act 1991:

- (a) To hear and make recommendations to Council on changes to the District Plan pursuant to the Resource Management Act 1991.
- (b) To hear and determine resource consent applications pursuant to the Resource Management Act 1991 to the extent authorised by the Council delegation.

Hearing of Submissions

The Committee welcomes the opportunity to hear from the public in person during our consultation processes.

- Submitters have been allocated a time to speak to Council.
- Each submitter is allocated a ten-minute slot. This slot includes any time you need to make PowerPoint or video presentations and receive questions from the Committee.
- The Committee has already received a copy of your written submission and will have it in front of them. As a result, it is best you use the time you have in your oral submission to emphasise your main points and present any new information.
- Importantly, this is also an opportunity for the Committee to ask any questions in relation to your submission.
- When it is your time to present to the Council, the Chair will introduce you and invite you to come to the table to speak.
- Submitters are asked to sit at the table facing the chair of the meeting. There will be a microphone on the desk which you can use if you wish.
- After you have finished your submission, the Committee may want to ask you questions so they can better understand your position. Please allow for this within your allocated speaking time.

- Please be aware there are often journalists or other members of the public at the meeting. It is, therefore, possible that what you say could appear in a news report or elsewhere.

Order Of Business

| | | |
|----------|--|----------|
| 1 | Apologies | 5 |
| 2 | Declarations of Interest | 5 |
| 3 | Confirmation Of Minutes | 5 |
| 3.1 | Minutes of the Statutory Management Committee – Policy and Bylaws Meeting held on 16 May 2019 | 5 |
| 3.2 | Minutes of the Statutory Management Committee – Policy and Bylaws Meeting held on 30 May 2019 | 5 |
| 4 | Reports to Committee | 6 |
| 4.1 | Hearing and Deliberations on public submissions to the proposed housing strategy..... | 6 |

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Elected Members will be provided with the opportunity to declare any disclosable pecuniary or other non-pecuniary interest in any matter to be considered at this meeting, or declare any new conflicts that have arisen since last completing the Elected Members' Interests Register.

3 CONFIRMATION OF MINUTES

3.1 MINUTES OF THE STATUTORY MANAGEMENT COMMITTEE – POLICY AND BYLAWS MEETING HELD ON 16 MAY 2019

Author: Kim Fielder - Governance Services Officer

Authoriser: Kate Barnes - Senior Democracy Advisor

References: 1. Minutes of the Statutory Management Committee - Policy and Bylaws held on 16 May 2019 - Arts and Culture Strategic Plan (under separate cover)

Significance of decision – In terms of the Significance and Engagement Policy 2018, the recommended decision is not significant.

Recommendation

THAT the Minutes of the Statutory Management Committee – Policy and Bylaws Meeting (Arts and Culture Strategic Plan) held on 16 May 2019 are confirmed as a true and correct record.

3.2 MINUTES OF THE STATUTORY MANAGEMENT COMMITTEE – POLICY AND BYLAWS MEETING HELD ON 30 MAY 2019

Author: Kim Fielder - Governance Services Officer

Authoriser: Kate Barnes - Senior Democracy Advisor

References: 1. Minutes of the Statutory Management Committee - Policy and Bylaws Meeting held on 30 May 2019 - Sport and Recreation Facilities Strategy and Water Supply Bylaw Review (under separate cover)

Significance of decision – In terms of the Significance and Engagement Policy 2018, the recommended decision is not significant.

Recommendation

THAT the Minutes of the Statutory Management Committee – Policy and Bylaws Meeting (Sport and Recreation Facilities Strategy and Water Supply Bylaw Review) held on 30 May 2019 are confirmed as a true and correct record.

4 REPORTS TO COMMITTEE

4.1 HEARING AND DELIBERATIONS ON PUBLIC SUBMISSIONS TO THE PROPOSED HOUSING STRATEGY

Author: Lauren Tamehana - Manager Safer Whanganui

Authoriser: Stephanie Macdonald-Rose - Policy & Governance Manager
Charlotte Almond - General Manager Strategy

References:

1. Hearing Timetable
2. Volume of Speakers Submissions
3. Summary of Submissions Received on the Draft Housing Strategy
4. Deliberations Agenda
5. Draft Housing Strategy

Significance of decision – In terms of the Significance and Engagement Policy 2018, the recommended decision is significant.

Recommendation

1. THAT the oral submissions to the proposed Housing Strategy be heard.
2. THAT all submissions on the proposed Housing Strategy be considered.
3. THAT as per the Statutory Management Committee’s Terms of Reference, the committee determines that Council adopts a final Housing Strategy.
4. THAT all decisions made during the deliberations will be incorporated into a final Housing Strategy.

Executive summary

The purpose of this meeting is for the Committee to consider all submissions and make decisions to be incorporated into a final Housing Strategy.

Background

A total of 38 submissions were received, with 11 submitters electing to present their submissions to Council. A submission hearing timetable is attached (**Ref1**). A copy of the submissions being spoken to is attached (**Ref2**).

An analysis of all submissions follows, with a summary of submitter comments and themes raised during public consultations. Officer comments and recommendations in response to these points are also provided (**Ref3**).

Based on submitter feedback, officers have tracked proposed changes to the Housing Strategy (**Ref 5**). One change has been requested – stronger wording from the Labour party submission – submission 9.

The Whanganui District Council’s Draft Housing Strategy guiding principle be amended to read:

This strategy is owned by the Whanganui District Council but will require a collaborative effort to achieve its results. This will involve Council working in partnership with other housing stakeholders

and agencies to COLLABORATE, ADVOCATE, EXPLORE and IMPLEMENT. *The Council will not rely on housing providers and others coming to it but will actively show leadership by seeking out and promoting opportunities to increase the number and capacity of housing providers in Whanganui.* This will happen across the entire housing market for all Whanganui residents.

A copy of all submissions is available on the Council website.

A deliberations agenda (**Ref 4**) is attached.

Key issues

Summary of consultation process:

Public consultation on the proposed draft Housing Strategy ran from 26 May 2019 until 5 July 2019. It was publicly notified in the district's newspapers as well as on Council's website.

A range of methods were used to engage people in the process and to gather their feedback on what was being proposed. This included pre-engagement during the drafting of the strategy.

The following is a summary of the tools and techniques used to engage with the community.

Pre-engagement

Development of the draft Housing Strategy involved pre-engagement input from a number of sources. This included a series of focus groups with key stakeholders and one-on-one meetings with people and groups who have an interest in housing. This pre-consultation provided guidance on the draft framework and enabled Council to canvass views. We had a set of four questions that were asked at all of the pre-consultation meetings and these were also on Council's 'Have your Say' page. The information received as part of the pre-consultation was used to shape the draft Housing Strategy document.

Consultation information

The submission form was made available as an online form via Council's 'Have your Say' page on the Council website.

The following consultation tools were used:

- Press release
- Notification in the district's newspapers
- Email invitations sent directly to those involved in the pre-engagement sessions.
- Facebook posts
- Instagram posts.
- Whanganui River Traders Market stall
- Promotion through Viewpoint and Our District, Your Say
- Engagement opportunity at the Conversation Station.
- Updates to Iwi, Rural Community Board and Youth Committee meetings

Hard copies of submission forms and associated information was made available at the main Council office and at the Davis Central City, the Alexander, Gonville, Castlecliff and Hakeke Street Libraries.

Submissions

The questions on Council’s submission form were structured around the key elements of the proposed strategy, with submitters asked to agree or disagree and provide comments.

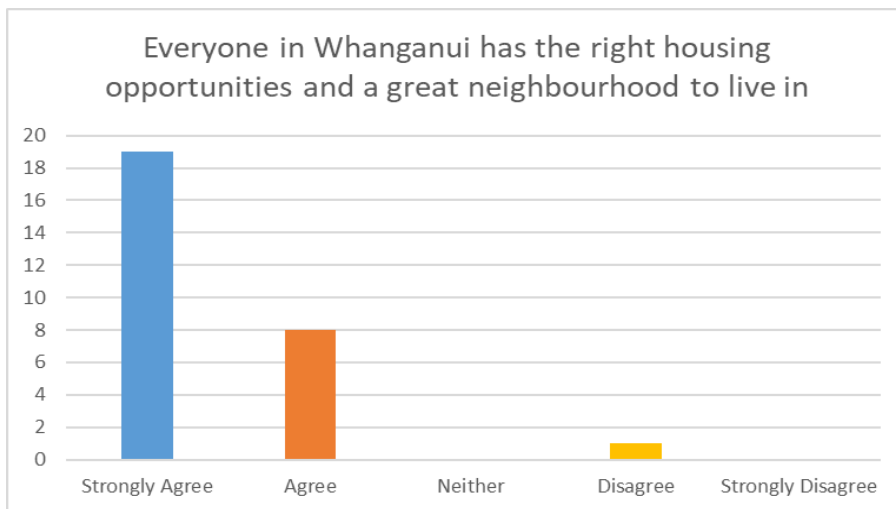
Summary of submissions to the proposed Housing Strategy

NB. Not all submitters elected to use Council’s submission form – and of those who did, not all answered every question. The graphs below provide a snapshot of only those submitters who responded to the questionnaire’s points. As a result, additional support or disagreement is not included in the graphs and percentages.

Key Issues

Vision

Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in – do you agree that this is the right vision for our district to work towards?



From the submitters there was over whelming support for the strategy with 96% of the submitters who completed the submission form strongly agreeing or agreeing with the vision.

“The strategies are great and aspirational”.

Submitter 3

“I think your draft Housing Strategy is very comprehensive and timely. Your vision for better housing in Whangnaui and your background knowledge of whats been happening over the years is commendable”.

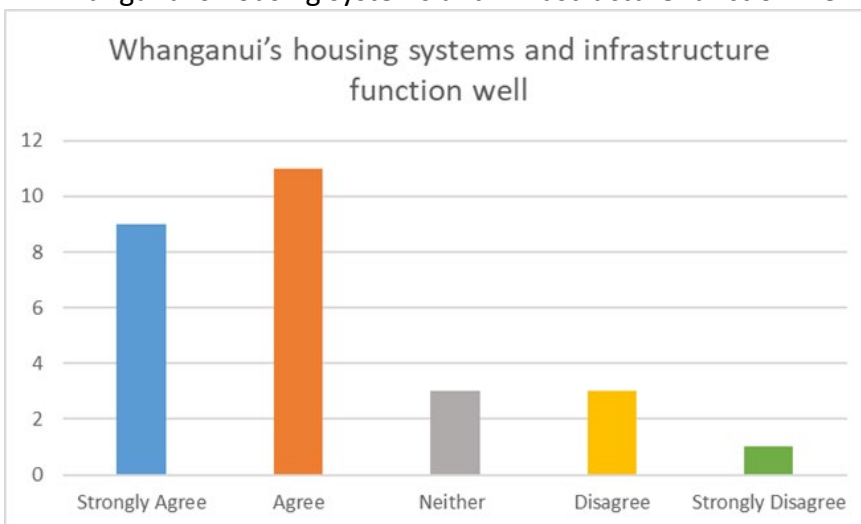
Submitter 30

Goals and Outcomes

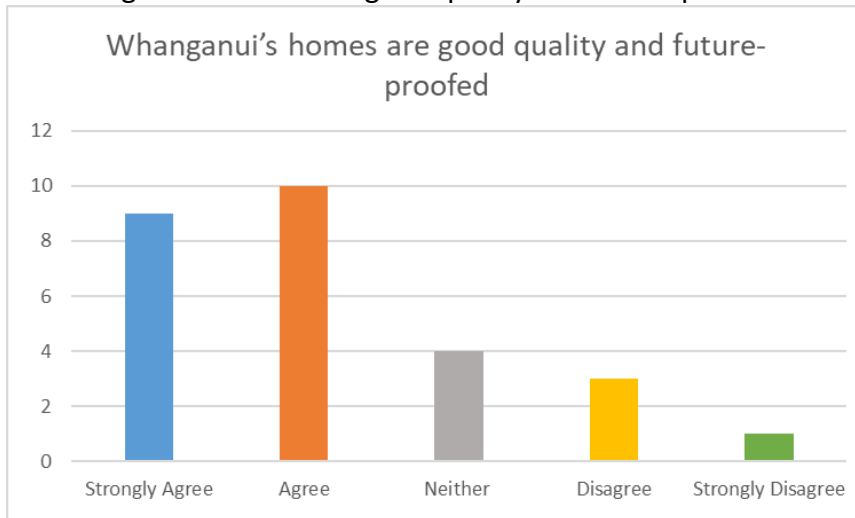
Do you agree with the goals and outcomes for each of the strategy’s key outcome areas?



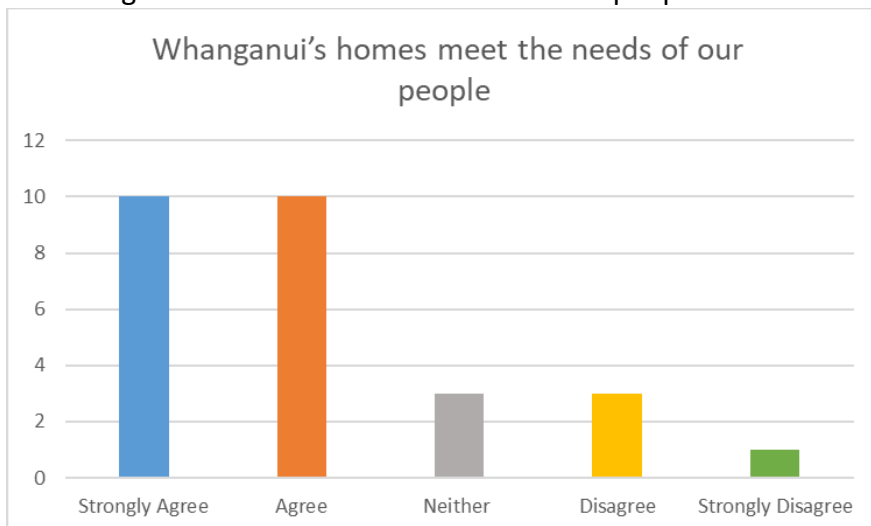
1. Whanganui’s housing systems and infrastructure function well



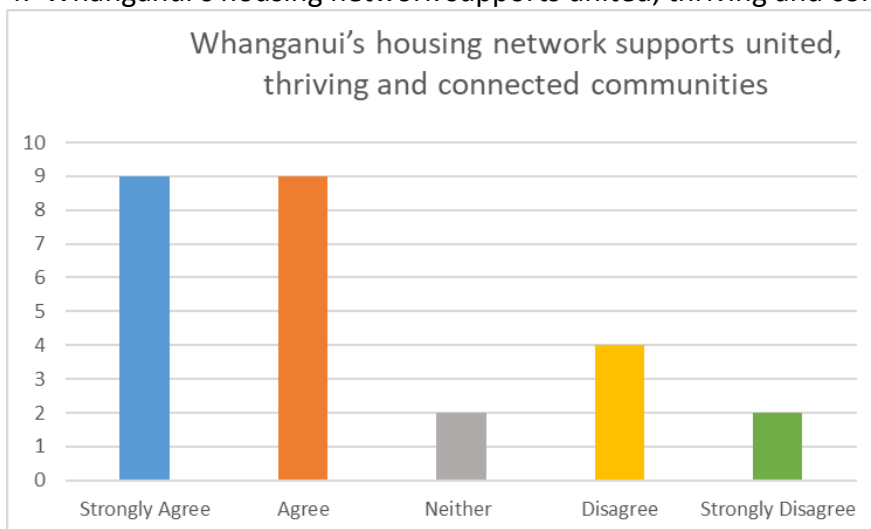
2. Whanganui’s homes are good quality and future-proofed



3. Whanganui’s homes meet the needs of our people



4. Whanganui’s housing network supports united, thriving and connected communities



Although there was overall support for the strategy's goals there were some submitters who felt that the goals were not aspirational enough. One provider was concerned that there were not enough housing providers in Whanganui with the capacity to work in collaboration and one submitter suggested that the strategy lacked any structure to actually solve the housing crisis.

“the big issue in Whanganui is that there is a lack of housing providers and / or them having capacity that the Council could collaborate with so the strategy needs to be strengthened with Council taking more action and leadership to get these housing providers or increase their capacity rather than hope they are there and will collaborate.” Submission 9

“We are concerned that this strategy lacks in any structure which can actually solve our housing crisis. There is a lack of strategies for vulnerable and transient groups. We urgently need overnight shelter type accommodation for vulnerable rough sleepers/ Affordable 1 and 2 bedroom homes/units/flats close to amenities to encourage people to walk to services.” Submitter 14

The Draft Housing Strategy document is an aspirational document, with few (as yet) actions that will address, in a meaningful way, the housing issues that the document illustrates. Submitter 22

“To start with we agree that lack of housing in Whanganui is a big problem, and is not easy to fix” Submitter 23.

“Given the broad nature of the strategy, there are no clear objectives or specific indicators of where the work sits with who and within what timeframe. This is vital to build an effective and useful Housing Strategy”. Submitter 29

A number of submitters were keen to partner with Council to achieve the outcomes in the strategy.

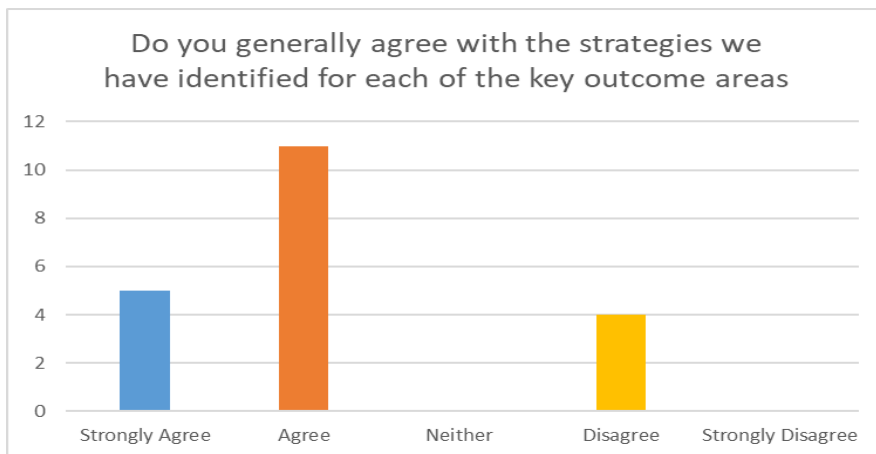
“We are happy to partner with the council to assist you to achieve these goals”. Submitter 3

“Grey Power Whanganui support Whanganui District Council’s initiative to lobby Central Government to urgently increase the number of Whanganui’s social housing stock to meet the demand and requirements of the citizens within the Whanganui district who urgently require suitable social housing”. Submitter 17

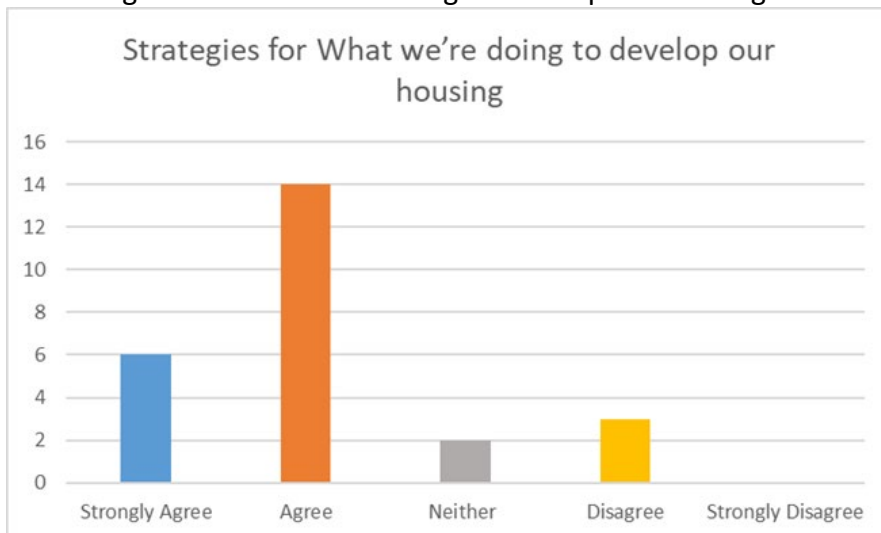
“As Chair of both Te Ao Hou Marae and Ngaurukehu Inc we would be interested in commencing discussions in collaboration with other stakeholders inclusive of WDC”. Submitter 25

Strategies

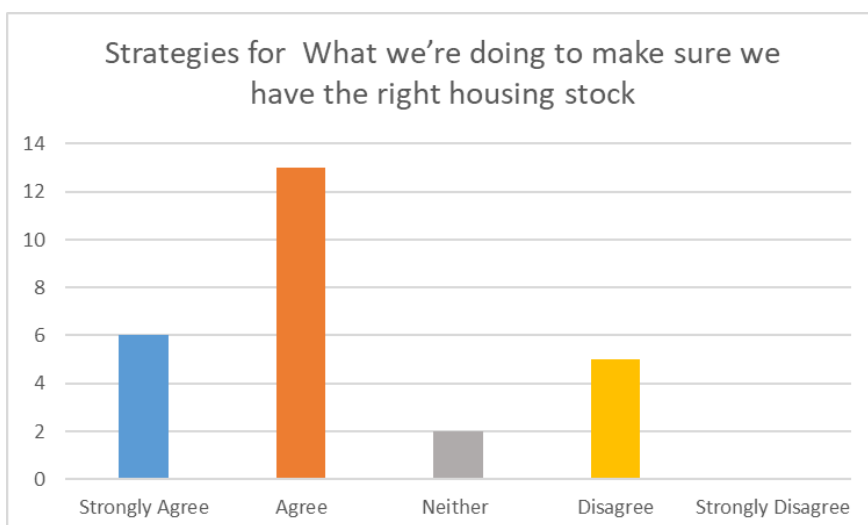
Do you generally agree with the strategies we have identified for each of the key outcome areas?



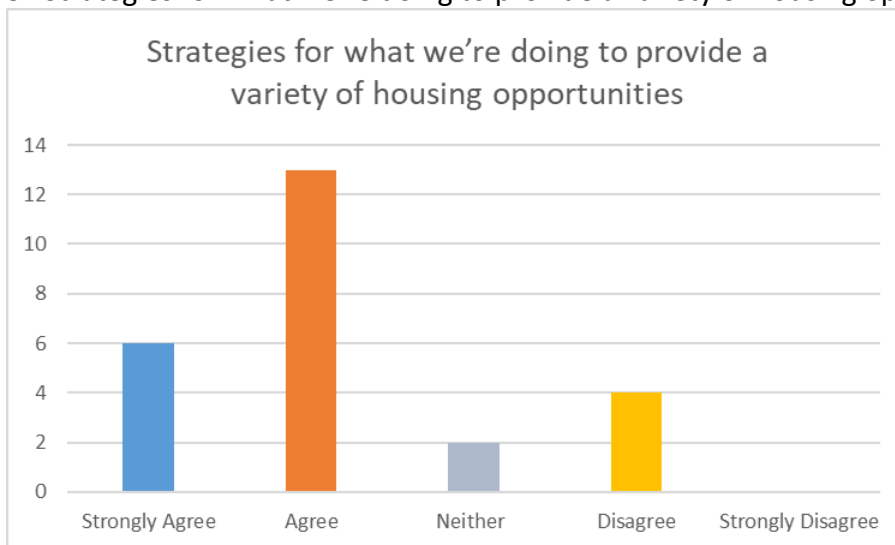
1. Strategies for What we're doing to develop our housing



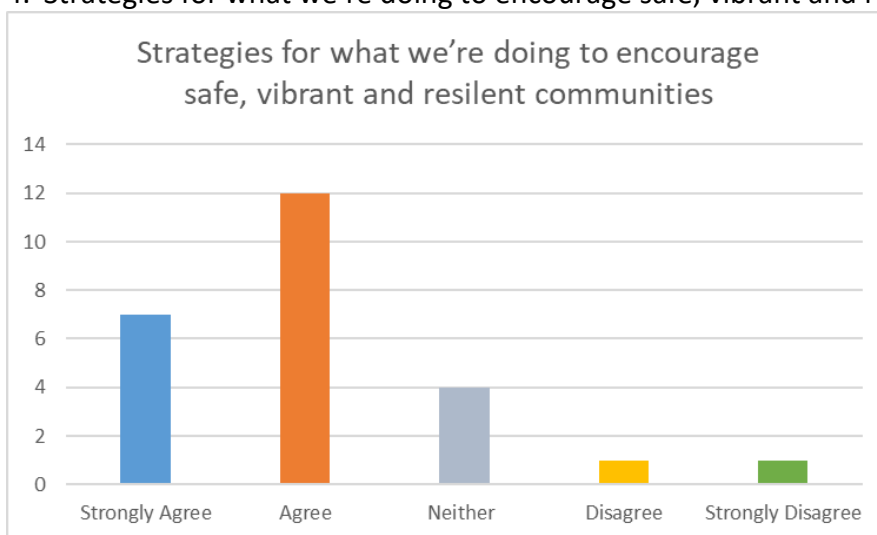
2. Strategies for What we're doing to make sure we have the right housing stock



3. Strategies for what we’re doing to provide a variety of housing opportunities



4. Strategies for what we’re doing to encourage safe, vibrant and resilient communities



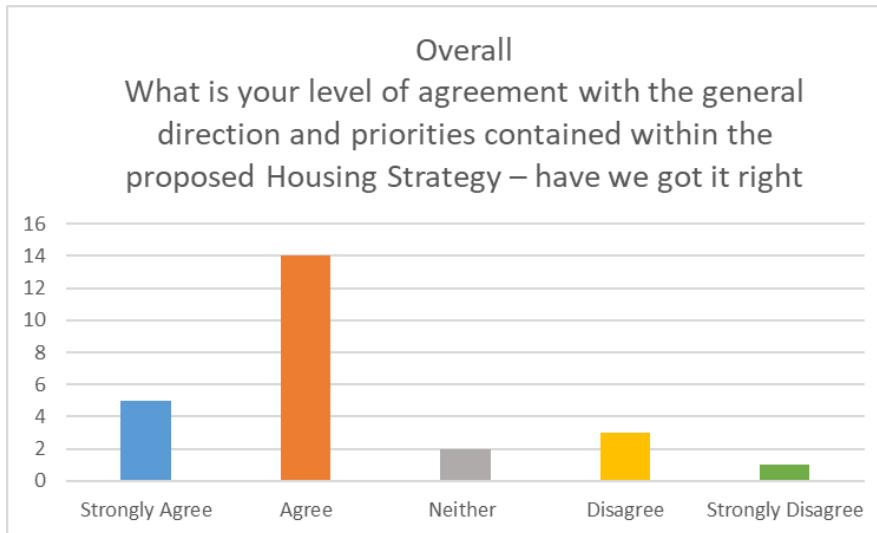
One submitter strongly disagreed with the strategies as they did not believe that the District Council should be involved in housing other than maintaining their own.

“For the Council to get into the housing market is impossible. The Government has proved that”.

Submitter 10

Overall

What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy – have we got it right?



76% of respondents strongly agreed or agreed with the overall direction and priorities contained within the housing strategy. However, there were a number of suggestions on ways of creating housing within the city, close to amenities or using existing spaces more creatively with infill or tiny houses.

“3.3 and 3.4 need to make it easier for property owners to host tiny houses on their properties such as tiny house villages”.

Submitter 2

“I believe your strategy misses the cheaper but still good quality options of pre-fab houses and townhouses”.

Submitter 18

“Land owned by council with power and sewage connected to houses be included in rates if home ownership was obtained or by subsidy scheme. These houses would be far cheaper to erect than houses on the current market”.

Submitter 24

“I think if you are talking about creating more housing, then utilizing the land that is already available but in disuse makes more sense than creating huge plots of bare land”.

Submitter 4

“We need inner city homes so people can walk to work and for leisure. We need shops close to homes, not all lumped together in ugly boxes/malls. We need people-centred communities, not car-focused ones”.

Submitter 26

A number of submitters were concerned about the housing options available to the vulnerable members of our community.

“There is a lack of low cost (nil) housing for families of patients who need to come to Whanganui for the support of a patient”.

Submitter 11

“I see an overwhelming number of families unable to be suitably housed. I also see families wanting to build but are unable to because of the higher rents make it almost impossible to obtain a deposit”.

Submitter 13

“I have noticed that the hospital struggles to discharge people because of the lack of accommodation available for people to go to. This takes up space that could be used for people who are acutely unwell and this puts pressure on hospital staff”.

Submitter 28

“Meeting the needs of vulnerable clients at the Social Housing end of the continuum needs to be a priority in this Housing Strategy”.

Submitter 29

Although there was no specific mention within the submission form about pensioner housing there were a number of concerns raised by submitters on retaining the pensioner housing, increasing and improving the current stock or selling.

“The Council should also ensure all council housing is accessible, has wet area bathrooms and follow the principals of dementia design. The Council need to remain the owners of the Pensioner Housing”.

Submitter 8

“Grey Power wishes the Council to ensure that it maintains its current stock of pensioner/social housing and not sell off any of the Council stock without full consultation of interested parties”.

Submitter 17

“This submission asks the Whanganui District Council to adopt a path similar to the Nelson City Council – that is to seek a partnership with a provider capable of increasing the availability of community housing in Whanganui and to reinvest the funds generated into addressing the housing need”.

Submission 22

| PROPOSED HOUSING STRATEGY | | | | | |
|----------------------------------|----------------|---------------|--------------------|-----------------------------------|--------------|
| Hearing of Submissions | | | | | |
| Tuesday 30 July 2019 | | | | | |
| Time | Speaker | Page # | Name | Organisation | Sub # |
| 9.30am | Procedures | | | | |
| 9.40am | 1 | 1 | Marama Dey | Wai Ora Christian Community Trust | 3 |
| 9.50am | 2 | 4 | John Vickers | Whanganui Regional Heritage Trust | 12 |
| 10.00am | 3 | 9 | Scott Taylor Moore | Salvation Army | 13 |
| 10.10am | Catch-up | | | | |
| 10.15am | 4 | 12 | Michael Kearney | Grey Power | 17 |
| 10.25am | 5 | 16 | Sharon Semple | Whanganui Peoples Centre | 24 |
| 10.35am | Catch-up | | | | |
| 10.40am | 6 | 19 | Tina Hansen | Te Aranga Mai - out of gate | 27 |
| 10.50am | 7 | 22 | Jeremy Brockman | Pathways | 28 |
| 11.00am | Catch-up | | | | |
| 11.10am | 8 | 24 | Nicole Dryden | Healthy Families WRR | 29 |
| 11.20am | 9 | 27 | Mahanga Williams | | 34 |
| 11.30am | Catch-up | | | | |
| 11.40am | 10 | 28 | Eileen O'Leary | Whanganui DHB | 35 |
| 11.50am | 11 | 32 | Sue Hina | Whanganui Regional Health Network | 14 |
| 12.00noon | 12 | 31 | Carla Donson | Women's Network | 36 |
| End | | | | | |



WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

Proposed Housing Strategy

2019

Hearing of Submissions

Tuesday 30 July 2019

Housing Strategy Submission : 003

From: [Whanganui District Council](#)
To: marama.dey@waioara.org.nz
Subject: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy
Date: Wednesday, 5 June 2019 11:35:44 AM



Submission: Proposed Housing Strategy

Thank you for your submission. We appreciate you participating in the consultation process on this issue. This email is a formal acknowledgement of Whanganui District Council's receipt of your submission. Please print a copy of this page for your records.

If you have elected to speak to the Council on your submission, Council Officers will be in touch with you to arrange a suitable time once hearing times and dates are finalised.

| | |
|---|-----------------------------------|
| Reference number | 101061135194205 |
| First name | Marama |
| Last name | Dey |
| Email address | marama.dey@waioara.org.nz |
| Postal address | 5 Caius Avenue Gonville Whanganui |
| Daytime phone number | +640220337612 |
| Organisation name | Wai Ora Christian Community Trust |
| Your role | CEO |
| Have you submitted to the Whanganui District Council before? | Yes |
| Gender | Female |
| Age group | 60 years or over |
| Ethnicity | Maori |
| Would you be interested in being involved in further consultation opportunities with Council? | Yes |


Housing Strategy Submission : 003

| Key Issues | |
|---|-------|
| VISION | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | Agree |
| GOALS AND OUTCOMES | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | Agree |
| 1. Whanganui's housing systems and infrastructure function well | Agree |
| 2. Whanganui's homes are good quality and future-proofed | Agree |
| 3. Whanganui's homes meet the needs our people | Agree |
| 4. Whanganui's housing network supports united, thriving and connected communities | Agree |
| STRATEGIES | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | Agree |
| Strategies for What we're doing to develop our housing | Agree |
| Strategies for What we're doing to make sure we have the right housing stock | Agree |
| Strategies for What we're doing to provide a variety of housing opportunities | Agree |
| | |

Housing Strategy Submission : 003

| | |
|--|---|
| Strategies for What we're doing to encourage safe, vibrant and resilient communities | Agree |
| OVERALL | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | Agree |
| Further comments | The strategies are great and aspirational. We are happy to partner with the council to assist you to achieve these goals. We build healthy affordable homes, that take 2 weeks to build .As maori providers we run trade training in carpentry of SIP homes. this will lead to employment for all trainees or lead them into running their own business. All we do is with back up social services and support. Our homes hold a temperature of 20 decrees all year round and there is no waste in the build..We think your strategy brain storming is great, but the how is the next question and who will you be prepared to partner with to achieve your goals.. |
| Supporting documents | File(s) not provided |
| I would like to speak in support of my submission | Yes |

Housing Strategy Submission : 012

| | | |
|---|--|---|
|  | <p>WHANGANUI DISTRICT COUNCIL Te Kauhīherā a Rohe o Whanganui</p> | <p>Submission: Proposed Housing Strategy</p> |
|---|--|---|

Submissions close 5.00pm on Friday, 5 July 2019

Privacy statement: Please be aware when providing personal information that this submission form is part of the public consultation process. As such, this document (including contact details) will be copied and made publicly available. Personal information will be used for the administration of this consultation process and decision-making. All information will be held by the Whanganui District Council, 101 Guyton Street, and submitters have the right to access and correct personal information.

Online: You can complete this submission online at www.whanganui.govt.nz/haveyoursay

Alternatively, please return this form, or send your written submission to:

Proposed Housing Strategy
Whanganui District Council
101 Guyton Street
Whanganui 4500

Email: policysubmissions@whanganui.govt.nz

YOUR DETAILS (please print your details clearly)

Name: Bruce Dickson - on behalf of WRH Trust
 E-mail: brucedicksonarchitecture@gmail.com
 Postal Address: 49 Basseys Road
 Whanganui Post code 4500
 Best daytime contact number: 027 270 7049

Organisation: If you are completing this submission on behalf of an organisation please name the organisation and your role:
 Whanganui Regional Heritage Trust - Deputy Chair of Trustees

Oral submissions

If you wish to speak to Council in support of your written submission please tick the box below.

Yes I would like to speak in support of my submission (please ensure you have completed the details above, including contact **phone number**)

Note: If you have indicated that you wish to speak on your submission we will contact you to confirm a hearing date and arrange a time for you to present.

If you would be interested in being involved in further consultation opportunities with Council please tick the box below and ensure your contact details have been completed.

Yes I would like to be involved in future consultation and am happy for you to retain my contact details.

Please turn over

Housing Strategy Submission : 012

Please indicate your level of agreement below for the key aspects of the proposed Digital Strategy.

| KEY ISSUES | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree |
|--|----------------|-------|----------------------------|----------|-------------------|
| VISION | | | | | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | ✓ | | | | |
| GOALS AND OUTCOMES | | | | | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | | | | | |
| 1. Whanganui's housing systems and infrastructure function well | ✓ | | | | |
| 2. Whanganui's homes are good quality and future-proofed | ✓ | | | | |
| 3. Whanganui's homes meet the needs our people | ✓ | | | | |
| 4. Whanganui's housing network supports united, thriving and connected communities | ✓ | | | | |
| STRATEGIES | | | | | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | | | | | |
| Strategies for <i>What we're doing to develop our housing</i> | | ✓ | | | |
| Strategies for <i>What we're doing to make sure we have the right housing stock</i> | | ✓ | | | |
| Strategies for <i>What we're doing to provide a variety of housing opportunities</i> | | ✓ | | | |
| Strategies for <i>What we're doing to encourage safe, vibrant and resilient communities</i> | | ✓ | | | |
| OVERALL | | | | | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | | ✓ | | | |

Housing Strategy Submission : 012

Please use this space to provide reasons for your responses to the above. In particular, if you disagreed with any of the aspects we are consulting on please let us know why and provide any alternative ideas you may have:

We include a letter addressed to 'Housing Strategy Submissions' which sets out in brief form the suggestions which we would like to put to the Council

OPTIONAL:

Have you submitted to Council before?

Yes No

Gender: Female Male Gender Diverse

Age: Under 18 Years 18 – 29 years 30 – 39 years 40 – 49 years
50 – 59 years 60 years and over

Location:

- Aramoho (Lower Aramoho, Upper Aramoho)
- Bastia Hill / Durie Hill
- Blueskin- Maxwell
- Castlecliff (Castlecliff North, Castlecliff South, Mosston)
- Fordell-Kakatahi
- Gonville (Balgownie, Tawhero, Gonville South, Gonville East, Gonville West)
- Marybank-Gordon Park
- Putiki
- St Johns Hill / Otamatea
- Springvale (Springvale West, Springvale East, Mosston)
- Whanganui Central (Laird Park, Whanganui Central, Whanganui Collegiate)
- Whanganui East (Williams Domain, Wembley Park, Kowhai Park)
- Other

Ethnicity: NZ European Maori Asian Pacific Peoples
Middle Eastern/Latin American/African
Other

Housing Strategy Submission : 012

HOUSING STRATEGY SUBMISSIONS

Whanganui District Council

P.O.Box 637

Whanganui 4540

Dear Sir/Madam,

DRAFT HOUSING STRATEGY

The Whanganui Regional Heritage Trust wishes to make a submission on the Whanganui District Councils DRAFT HOUSING STRATEGY. And submits this letter with the Submission form.

The WRHTrust was founded in 2011 as a replacement for the The NZ Historic Places Trust Whanganui Regional Branch. Its objectives relate very much to the conservation of local history and heritage particularly built heritage. The Trust is active in advocating for heritage conservation and covers a wide range of situations relating to places, events, buildings and urban and central city areas. We are therefore very interested in the development of a housing strategy which would have an effect on our interests.

As you will see from our responses to Key Issues as raised in the Submission Form we support the Vision, Goals and Outcomes and Strategies as outlined in the Strategy Document. We agree that a strategy is required and we agree with the Goals which the Strategy proposes to achieve.

Our submission relates to suggestions which we have as to how Council might more successfully implement the Strategy.

Suggestion 1 – The Draft Strategy (page 12) refers to the establishment of a working group to investigate the development of a Strategic Housing Investment Plan. We consider that a successful precedent has been set for this with the establishment of the Earthquake Buildings Task Force immediately after the Christchurch earthquakes (and as proposed by Mainstreet Whanganui). Such a new Group comprising experienced people associated with housing and urban development would be an ideal vehicle to develop an investment plan.

Suggestion 2 – We believe that Council itself will need to become involved with the development of housing projects and initiatives. Sometimes with partners some times alone . in order to ensure that the opportunities which exist will be fully taken advantage of.

Suggestion 3 – Councils thinking is based very much on traditional responses to increase housing supply – more residential subdivisions. While this will be a necessary part of the solution traditional subdivisions are generally generated at the expense of sustainability in terms of land use , energy consumption , increased transport costs. Traditional subdivisions also tend to ignore the diverse nature of todays housing needs particularly the size and makeup of dwelling units. An enlightened subdivision proposal for Featherstone proposes dwelling units ranging in size from 30 Sq. Metres to 110 Sq.metres. Such proposals will require planning changes and particularly planning regulations which allow / encourage flexibility.

Suggestion 4– New subdivisions need to be planned with more emphasis on sustainability .An example of this would be the requirement for the planting of trees (meaningful plantings) in the subdivision. International thinking on the value of trees in urban environments is that to create a

Housing Strategy Submission : 012

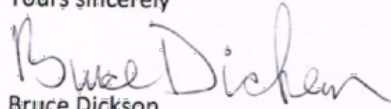
healthy environment a minimum tree coverage should be 25% of land use .In Auckland their target for this is 30% and in Sydney 40% . The areas of recent subdivisions in Whanganui - Springvale, Castlecliff , St. Johns Hill to name perhaps the obvious ones would have no where near 30 % tree coverage let alone 40% . It is more likely that the figure is well below 10% . Planning requirements for new subdivisions need to very prescriptive about this

Suggestion -5 = The Draft Strategy does recognise the promotion of urban consolidation and infill housing .In our view there is considerable potential here particularly relating to land in and around suburban shopping areas and central areas in large blocks where house are spread around the perimeter.

Suggestion-6 - The Strategy also recognises the potential for the development of earthquake prone buildings in the central city for residential purposes .We would encourage this particularly if such development would ensure the conservation of heritage buildings and groups of buildings. However we do not think that the Strategy is ambitious enough in its consideration of the central city as a potential for housing accommodation. There is a lot of empty land in the central city as well as underutilised land which could be highly suitable for residential development. Council itself owns a lot of land developed for car parking. Much of this could be developed for group housing- 2 or 3 levels above the ground floor parking areas. There are also privately owned parking areas, some quite large, which could be efficiently utilised as platforms for residential development. Such development may involve Council or Central Government or private investors thus providing further opportunities to centralise housing supply in the central city. This has obvious advantages in sustainability and improvement to the economic viability of the central city.

Thank you for providing us with the opportunity to make this submission. We would like to speak in support of the submission and would also like to be included in further consultation .

Yours sincerely



Bruce Dickson

Deputy Chair

Whanganui Regional Heritage Trust

Housing Strategy Submission : 013

From: [Whanganui District Council](#)
To: scott.taylormoore@salvationarmy.org.nz
Subject: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy
Date: Friday, 28 June 2019 1:14:20 PM



Submission: Proposed Housing Strategy

Thank you for your submission. We appreciate you participating in the consultation process on this issue. This email is a formal acknowledgement of Whanganui District Council’s receipt of your submission. Please print a copy of this page for your records.

If you have elected to speak to the Council on your submission, Council Officers will be in touch with you to arrange a suitable time once hearing times and dates are finalised.

| | |
|---|--|
| Reference number | 251061314191828 |
| First name | Scott |
| Last name | Taylor Moore |
| Email address | scott.taylormoore@salvationarmy.org.nz |
| Postal address | 4 Indus Street |
| Daytime phone number | 021 733 816 |
| Organisation name | Salvation Army |
| Your role | Social Worker |
| Have you submitted to the Whanganui District Council before? | No |
| Gender | Male |
| Age group | 40 - 49 years |
| Ethnicity | NZ European |
| Would you be interested in being involved in further consultation opportunities with Council? | Yes |

Housing Strategy Submission : 013

| Key Issues | |
|--|-------------------|
| VISION | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | Strongly agree |
| GOALS AND OUTCOMES | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | Strongly agree |
| 1. Whanganui's housing systems and infrastructure function well | Strongly disagree |
| 2. Whanganui's homes are good quality and future-proofed | Strongly disagree |
| 3. Whanganui's homes meet the needs our people | Strongly disagree |
| 4. Whanganui's housing network supports united, thriving and connected communities | Disagree |
| STRATEGIES | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | Agree |
| Strategies for What we're doing to develop our housing | Agree |
| Strategies for What we're doing to make sure we have the right housing stock | Agree |
| Strategies for What we're doing to provide a variety of housing opportunities | Agree |
| | |

Housing Strategy Submission : 013

| | |
|--|---|
| Strategies for What we're doing to encourage safe, vibrant and resilient communities | Agree |
| OVERALL | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | Agree |
| Further comments | In my role as a social worker within Transitional Housing I see an overwhelming number of families unable to be suitably housed. I also see families wanting to build but are unable to because of the higher rents make it almost impossible to obtain a deposit. There are a variety of reasons people are homeless and we need a planned and concerted effort to alleviate this. |
| Supporting documents | File(s) not provided |
| I would like to speak in support of my submission | Yes |

Housing Strategy Submission: 017

From: [Jennifer Gaskin](#)
To: [Leayne Huirua](#)
Subject: FW: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy
Date: Wednesday, 3 July 2019 9:42:42 AM

From: Whanganui District Council [mailto:noreply@whanganui.govt.nz]
Sent: Wednesday, 3 July 2019 9:02 AM
To: mikeia@xtra.co.nz
Subject: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy



Submission: Proposed Housing Strategy

Thank you for your submission. We appreciate you participating in the consultation process on this issue. This email is a formal acknowledgement of Whanganui District Council's receipt of your submission. Please print a copy of this page for your records.

If you have elected to speak to the Council on your submission, Council Officers will be in touch with you to arrange a suitable time once hearing times and dates are finalised.

| | |
|--|--|
| Reference number | 575070902191103 |
| First name | Michael |
| Last name | Keaney |
| Email address | mikeia@xtra.co.nz |
| Postal address | 28 Stafford Street Springvale Whanganui |
| Daytime phone number | 0221626071 |
| Organisation name | Grey Power Whanganui |
| Your role | Law and Order / Local Body spokesman |
| Have you submitted to the Whanganui District Council before? | No |
| Gender | Male |

Housing Strategy Submission: 017

| | |
|--|----------------------------|
| Age group | 60 years or over |
| Ethnicity | NZ European |
| Would you be interested in being involved in further consultation opportunities with Council? | Yes |
| Key Issues | |
| VISION | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | Agree |
| GOALS AND OUTCOMES | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | Agree |
| 1. Whanganui's housing systems and infrastructure function well | Agree |
| 2. Whanganui's homes are good quality and future-proofed | Disagree |
| 3. Whanganui's homes meet the needs our people | Neither agree nor disagree |
| 4. Whanganui's housing network supports united, thriving and connected communities | Neither agree nor disagree |
| STRATEGIES | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | Agree |
| Strategies for What we're doing to develop our housing | Agree |
| Strategies for What we're doing to make sure we have the right housing | Neither agree nor disagree |

Housing Strategy Submission: 017

| | |
|--|--|
| stock | |
| Strategies for What we're doing to provide a variety of housing opportunities | Neither agree nor disagree |
| Strategies for What we're doing to encourage safe, vibrant and resilient communities | Agree |
| OVERALL | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | Agree |
| Further comments | Grey Power wishes the Council to ensure that it maintains its current stock of pensioner/social housing and not sell off any of the Council stock without full consultation of interested parties. |
| Supporting documents | Proposed housing plan.docx - Received |
| I would like to speak in support of my submission | Yes |

Housing Strategy Submission: 017

Grey Power Whanganui support Whanganui District Council's initiative to lobby Central Government to urgently increase the number of Whanganui's social housing stock to meet the demand and requirements of the citizens within the Whanganui district who urgently require suitable social housing.

Whanganui Grey Power support Whanganui District Council's initiative to work with Central Government to immediately and urgently increase the number of:-

- a) Refurbished/renovated social houses to bring those homes that are in disrepair up to current legal, livable standards.
- b) Urgently increase the number of social houses by immediately making land available and constructing innovative purpose-designed housing to meet the needs of people within the Whanganui district who qualify for social housing.

M W Keaney

Housing Strategy Submission: 024

From: [Whanganui District Council](#)
To: wpcentre1@gmail.com
Subject: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy
Date: Thursday, 4 July 2019 6:44:10 PM



Submission: Proposed Housing Strategy

Thank you for your submission. We appreciate you participating in the consultation process on this issue. This email is a formal acknowledgement of Whanganui District Council's receipt of your submission. Please print a copy of this page for your records.

If you have elected to speak to the Council on your submission, Council Officers will be in touch with you to arrange a suitable time once hearing times and dates are finalised.

| | |
|---|---------------------------|
| Reference number | 606071844190704 |
| First name | Sharon |
| Last name | Semple |
| Email address | wpcentre1@gmail.com |
| Postal address | P o BOx 102 Wanganui 4500 |
| Daytime phone number | 0272969829 |
| Organisation name | Whanganui Peoples Centre |
| Your role | Manager |
| Have you submitted to the Whanganui District Council before? | Yes |
| Gender | Female |
| Age group | 40 - 49 years |
| Ethnicity | NZ European |
| Would you be interested in being involved in further consultation opportunities with Council? | Yes |

Housing Strategy Submission: 024

| Key Issues | |
|---|----------------|
| VISION | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | Strongly agree |
| GOALS AND OUTCOMES | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | |
| 1. Whanganui's housing systems and infrastructure function well | Strongly agree |
| 2. Whanganui's homes are good quality and future-proofed | Strongly agree |
| 3. Whanganui's homes meet the needs our people | Strongly agree |
| 4. Whanganui's housing network supports united, thriving and connected communities | Strongly agree |
| STRATEGIES | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | |
| Strategies for What we're doing to develop our housing | Strongly agree |
| Strategies for What we're doing to make sure we have the right housing stock | Strongly agree |
| Strategies for What we're doing to provide a variety of housing opportunities | Strongly agree |
| | |

Housing Strategy Submission: 024

| | |
|--|---|
| Strategies for What we're doing to encourage safe, vibrant and resilient communities | Strongly agree |
| OVERALL | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | Agree |
| Further comments | As we have worked with a varied range of clients needing housing . I.e Homeless, Mental Health, Transit, evictions, prisoners, women, men, children and all walks of life. We are finding that housing is becoming fast out of reach for many of these clients. A more affordable concept is the key. We have talked with many local builders that have expressed an interested in building more affordable housing, if this is rental or home ownership. kit set cabins that would accommodate a family on a rent to buy scheme. Land owned by council with power and sewage connected to houses be included in rates if home ownership was obtained or by subsidy scheme. These houses would be far cheaper to erect than houses on the current market. Maybe a portion of family tax credits could also be used to engage banks for mortgage repayments. Also I see local builders implementing job opportunity for locals. A incentive from MSD to encourage those receiving a benefit to engage would also reduce unemployment in the long term. I have a current builder that has expressed interest. There is also investors that would look at the opportunity as minimal outlay for housing. Pretty sure all these ideas would have been explored. |
| Supporting documents | File(s) not provided |
| I would like to speak in support of my submission | No |

Housing Strategy Submission: 027

From: [Whanganui District Council](#)
To: tina.hansen@healthcarenz.co.nz
Subject: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy
Date: Thursday, 4 July 2019 10:49:03 PM



Submission: Proposed Housing Strategy

Thank you for your submission. We appreciate you participating in the consultation process on this issue. This email is a formal acknowledgement of Whanganui District Council's receipt of your submission. Please print a copy of this page for your records.

If you have elected to speak to the Council on your submission, Council Officers will be in touch with you to arrange a suitable time once hearing times and dates are finalised.

| | |
|---|--|
| Reference number | 492072249190004 |
| First name | Tina |
| Last name | Hansen |
| Email address | tina.hansen@healthcarenz.co.nz |
| Postal address | 187 Victoria Ave, Whanganui |
| Daytime phone number | 021500899 |
| Organisation name | Te Aranga Mai- out of gate |
| Your role | Intensive Lead Reintegration Team Leader |
| Have you submitted to the Whanganui District Council before? | No |
| Gender | Female |
| Age group | 50 - 59 years |
| Ethnicity | Maori |
| Would you be interested in being involved in further consultation | Yes |

Housing Strategy Submission: 027

| | |
|---|----------------|
| opportunities with Council? | |
| Key Issues | |
| VISION | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | Strongly agree |
| GOALS AND OUTCOMES | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | Strongly agree |
| 1. Whanganui's housing systems and infrastructure function well | Strongly agree |
| 2. Whanganui's homes are good quality and future-proofed | Strongly agree |
| 3. Whanganui's homes meet the needs our people | Strongly agree |
| 4. Whanganui's housing network supports united, thriving and connected communities | Strongly agree |
| STRATEGIES | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | Strongly agree |
| Strategies for What we're doing to develop our housing | Strongly agree |
| Strategies for What we're doing to make sure we have the right housing stock | Strongly agree |
| Strategies for What we're doing to provide a variety of housing opportunities | Strongly agree |

Housing Strategy Submission: 027

| | |
|--|---|
| Strategies for What we're doing to encourage safe, vibrant and resilient communities | Strongly agree |
| OVERALL | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | Agree |
| Further comments | As a community support and Reintegration service we see the clients or Tangata Whaiora that upon release back into the community, struggle with affordable, sustainable housing. To ensure the continued safety of our communities more affordable housing options would be beneficial to promote healthy wellbeing, maintain independence and promote safer communities with Whanau in mind. I am at a loss for understanding, as I see the word Collaboration used regularly through this strategic document. What does this actually mean? How does the council propose to manage the collaboration of these services that already exist in the community. Are we under utilising what is available in the community? are community organisations unable to collaborate due to funding and staffing budgets. Is this something council propose to implement by providing funding, which will enable more collaboration through the already existing services which are currently stretched with the ever growing needs of the community. |
| Supporting documents | File(s) not provided |
| I would like to speak in support of my submission | No |

Housing Strategy Submission: 028

From: [Jeremy Brockman](#)
To: [Policy Submissions](#)
Subject: Housing Strategy public submission
Date: Friday, 5 July 2019 4:34:55 PM
Attachments: [ATT00001.png](#)
[ATT00002.png](#)

To the Whanganui City Council

I am writing to make a public submission for the housing strategy.

I am a registered social worker who works with people that experience a mental health diagnosis.

I have noticed that the hospital struggles to discharge people because of the lack of accommodation available for people to go to. This takes up space that could be used for people who are acutely unwell and this puts pressure on hospital staff.

Also, after discharge many people go to subpar accommodation. Such as Acacia Lodge, Purnell St and Bignell Street Caravan Park.

I only learnt about this submission this afternoon, so my submission is not well prepared, however, I am happy to answer any questions you might have.

Regards

Jeremy Brockmann



Jeremy Brockman

Team Coach

P:
M: 027 403 6770
E: jeremy.brockman@pathways.co.nz
W: www.pathways.co.nz

Pathways Health Ltd. Part of the Wise Group.



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Housing Strategy Submission: 028

Housing Strategy Submission: 029

Submission for Draft Housing Strategy WDC.

Due: Friday 5 July 2019

(Oral submissions presented at Statutory Management Hearing 30 July)

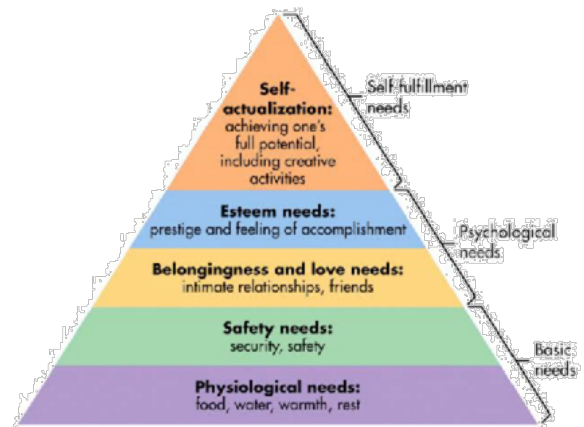
Submitter: Te Oranganui Trust

1. Overview

Te Oranganui's primary goal is to empower whānau into a positive future.

Healthy Families Whanganui-Rangitikei-Ruapehu is focused on improving the health for the people of our communities where they live, learn, work and play.

Maslows hierarchy states that safe and warm housing is a basic need, the primary physiological platform where whānau can begin a journey of healing toward health and wellbeing.



We would like to thank the Whanganui District Council for their work on this draft strategy. It offers a broad spectrum of addressing the housing issue in Whanganui. However, Te Oranganui have a few comments that they would like taken into consideration within the strategy.

2. Comments

Given the broad nature of the strategy, there are no clear objectives or specific indicators of where the work sits with who and within what timeframe. This is vital to build an effective and useful Housing Strategy.

- Objectives within various streams of work, should provide clear directives and specifics which indicate who is responsible for what.
- Community voice needs to be captured within the Housing Strategy, that reflects the continuum presented. People who work and write the policy should be able to capture and then respond to community voice.
- Anecdotal information from agencies in the Draft Housing Strategy is good. These narratives need to feed into specific and directives objectives in this draft Housing Strategy.
- Meeting the needs of vulnerable clients at the Social Housing end of the continuum needs to be a priority in this Housing Strategy.
- The decision makers and the community voice must work together to inform an effective strategy.

Housing Strategy Submission: 029

3. Recommendations:

3.1 Address specific actions on managing the housing stock in the Whanganui

region: On the Housing Continuum (pg.8) we are concerned with the current provision of and access to the decreasing stock of emergency housing on the social housing scale of this housing metric.

The Housing Strategy needs to clearly state with specific data, how it will successfully navigate the following pressures on regional Social Housing stock, to ensure that all citizens from a broad spectrum of circumstances living in Whanganui have conveniently accessed warm and safe homes;

- Te Awhina and other Mental Health providers have struggled to achieve appropriate and safe housing, where in 2018 clients slept in the corridors of the hospital.
- The Government mandated refugee settlement in the Whanganui region from March 2020, with an initial intake of up to 15 quota refugees, or three to five families, housing stock needs to be realistically prepared and not restrict current clients waiting for a home.
- The Government in 2016 increased emergency housing stock nationally from 643 to 1663 (from Sept 2016 to Sept 2017). Where is this reflected in the Whanganui region?
- Purnell House and Bignell Street Motel and Holiday Park have been used as referrals for emergency housing for the Whanganui region, both have received concerning negative press nationally for being inappropriate and unsafe social housing.

3.2 Definition of Social Housing: the term 'Social Housing' requires careful consideration in its application to the Draft Housing Strategy. Whilst the definition is clear in who this term includes in this document, there may be more appropriate alternatives which capture the wider characteristics of these people all of whom have varying support needs.

The term needs to be expanded and carefully defined to divide the categories covered under 'Social Housing' in the Housing Continuum diagram on pg. 8 of Proposed Housing Strategy. The definition needs to be clear and inclusive.

3.3 Application of this document at the coal face. This document requires clarity on how Whanganui District Council defines whanau most at risk. For example Te Oranganui works with whānau on the verge of eviction yet do not meet emergency housing criteria due to having three weeks to vacate a property.

Whilst a Housing Needs Assessment diagram has been provided in Safer Whanganui documents, **an on-the-ground approach focus with real statistics would be most valuable** to support agencies to assist clients directly, to help alleviate the stress and panic amongst whanau who need a home urgently.

Expansion of the characteristics of individuals with emergency housing needs should be more specific and include clients with support requirements, specialist health needs. This may be achieved by developing profiles under the current Social Housing category, which can help service providers, councillors and policy makers **develop a more accurate portrait of the immediate demands and challenges faced by the most vulnerable clients** on the social housing continuum.

Housing Strategy Submission: 029

3.4 Timeline processes: Include the timeline of processes that a person requires to access Emergency or Social Housing. Make clear requirements in this timeline for those who require this housing. Clearly state who the key Social Housing Providers are in the region, and is this currently effective? What are the statistics currently and projected for Social Housing Pathways clients? What are the recorded needs- ie- do they require 2/3 bedroom family homes?

Real data is required from the strategy indicating in real terms available Social Housing and timelines to improve access for transient whānau requiring emergency or immediate access to Social Housing stock.

- How is Whanganui District Council specifically leading this process?
- What can providers do to support this process?
- What other support agencies are involved in this process?

This detail is required in real time with frameworks and with detailed statistics.

These figures are not available within this document, and are key indicators to whānau who sit on the Social Housing part of the Housing Continuum.

3.5 Submission of proposals must encourage wide participation from all community:

The Whanganui District Council submissions process could include a more user-friendly method to encourage a wider, more timely and informed participation from a wider selection of the Whanganui region.

Consider the following questions;

- How can you encourage voice via the oral submission process?
- Are there other ways in which this could occur, to enhance community participation and encourage buy-in from traditionally isolated pockets of community who may not feel confident to contribute to Whanganui District Council proposals, and have their say.

Housing Strategy Submission: 034

From: mahangawilliams@gmail.com
To: [Policy Submissions](#)
Cc: [Lauren Tamehana](#)
Subject: Housing Strategy consultation
Date: Monday, 8 July 2019 9:51:16 AM

Tena koutou i nga ahuatanga o te wa.


I apologise for my late submission re: Housing Strategy consultation.
My name is Mahanga Williams and I manage 2 Emergency Transitional Houses on behalf of Te Ora Hou Whanganui.

As a descendant of Nga Paerangi Iwi ki Whanganui. I would like to speak to my submission, kanohi ki te kanohi with WDC.

I look forward to your reply.

Nga mihi, Mahanga Williams.

Housing Strategy Submission: 035

| | | |
|---|--|--|
|  | WHANGANUI DISTRICT COUNCIL Te Kaunihera a Rohe o Whanganui | Submission: Proposed Housing Strategy |
|---|--|--|

Submissions close 5.00pm on Friday, 5 July 2019

Privacy statement: Please be aware when providing personal information that this submission form is part of the public consultation process. As such, this document (including contact details) will be copied and made publicly available. Personal information will be used for the administration of this consultation process and decision-making. All information will be held by the Whanganui District Council, 101 Guyton Street, and submitters have the right to access and correct personal information.

Online: You can complete this submission online at www.whanganui.govt.nz/haveyoursay

Alternatively, please return this form, or send your written submission to:

Proposed Housing Strategy
 Whanganui District Council
 101 Guyton Street
 Whanganui 4500

Email: policysubmissions@whanganui.govt.nz

YOUR DETAILS (please print your details clearly)

Name: Kim Fry
 E-mail: Kim.fry@wathb.org.nz
 Postal Address: Meads Rd
Whanganui Post code _____
 Best daytime contact number: 021 484 323

Organisation: If you are completing this submission on behalf of an organisation please name the organisation and your role:

Whanganui D.H.B Director of Asset Mgmt

Oral submissions

If you wish to speak to Council in support of your written submission please tick the box below.

Yes I would like to speak in support of my submission (please ensure you have completed the details above, including contact phone number)

Note: If you have indicated that you wish to speak on your submission we will contact you to confirm a hearing date and arrange a time for you to present.

If you would be interested in being involved in further consultation opportunities with Council please tick the box below and ensure your contact details have been completed.

Yes I would like to be involved in future consultation and am happy for you to retain my contact details.

Housing Strategy Submission: 035

Please indicate your level of agreement below for the key aspects of the proposed Digital Strategy.

| KEY ISSUES | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree |
|--|----------------|-------|----------------------------|---------------------|-------------------|
| VISION | | | | | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | | | | See attachment ✓ | |
| GOALS AND OUTCOMES | | | | | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | | ✓ | | | |
| 1. Whanganui's housing systems and infrastructure function well | | ✓ | | | |
| 2. Whanganui's homes are good quality and future-proofed | | ✓ | | | |
| 3. Whanganui's homes meet the needs our people | | ✓ | | | |
| 4. Whanganui's housing network supports united, thriving and connected communities | | | | See attachment ✓ | |
| STRATEGIES | | | | | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | | ✓ | | | |
| Strategies for <i>What we're doing to develop our housing</i> | | ✓ | | | |
| Strategies for <i>What we're doing to make sure we have the right housing stock</i> | | ✓ | | See attachment ✓ | |
| Strategies for <i>What we're doing to provide a variety of housing opportunities</i> | | | | See attachment ✓ | |
| Strategies for <i>What we're doing to encourage safe, vibrant and resilient communities</i> | | ✓ | | | |
| OVERALL | | | | | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | | ✓ | | | |

Housing Strategy Submission: 035

Please use this space to provide reasons for your responses to the above. In particular, if you disagreed with any of the aspects we are consulting on please let us know why and provide any alternative ideas you may have:

* Please note that although I have completed this I am leaving WDNB

* Please contact Eileen O'Leary for OZI submission

Eileen.oleary@wbnhb.org.nz

OPTIONAL:

Have you submitted to Council before?

Yes

No

Gender:

Female

Male

Gender Diverse

Age:

Under 18 Years

18 – 29 years

30 – 39 years

40 – 49 years

50 – 59 years

60 years and over

Location:

Aramoho (Lower Aramoho, Upper Aramoho)

Bastia Hill / Durie Hill

Blueskin- Maxwell

Castlecliff (Castlecliff North, Castlecliff South, Mosston)

Fordell-Kakatahi

Gonville (Balgownie, Tawhero, Gonville South, Gonville East, Gonville West)

Marybank-Gordon Park

Putiki

St Johns Hill / Otamatea

Springvale (Springvale West, Springvale East, Mosston)

Whanganui Central (Laird Park, Whanganui Central, Whanganui Collegiate)

Whanganui East (Williams Domain, Wembley Park, Kowhai Park)

Other

Ethnicity:

NZ European

Maori

Asian

Pacific Peoples

Middle Eastern/Latin American/African

Other

Housing Strategy Submission: 036

From: Women's Network Whanganui [<mailto:womnet.whanganui@gmail.com>]
Sent: Sunday, 7 July 2019 8:45 PM
To: Lauren Tamehana <Lauren.Tamehana@whanganui.govt.nz>
Subject: Re: Draft Housing Strategy consultation closes Friday 5 July at 5pm

Kia ora Lauren,
Thanks for the opportunity to support the draft housing strategy.

On behalf of the Women's Network I will happily present an oral submission. I can provide a summary in writing prior if that is helpful.

In brief I can provide some examples from women and whanau that we have supported; as well as highlighting the importance of seeking housing options that enable people to have pets, especially vital to wellbeing for those who are vulnerable or who have specific health needs; and supporting/advocating for legislative changes that address improved income support and which also address inequity. Developing housing options that are central or close to public transport routes is pivotal across our community. Continued sharing and collection of data relating to all areas of housing will enable trends to be tracked over time and solutions to be more effective.

I look forward to seeing the wider response from the community.

With thanks,
Carla D

Housing Strategy Submission : 014

From: [Whanganui District Council](#)
To: jspence@wrhn.org.nz
Subject: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy
Date: Monday, 1 July 2019 2:02:30 PM



Submission: Proposed Housing Strategy

Thank you for your submission. We appreciate you participating in the consultation process on this issue. This email is a formal acknowledgement of Whanganui District Council's receipt of your submission. Please print a copy of this page for your records.

If you have elected to speak to the Council on your submission, Council Officers will be in touch with you to arrange a suitable time once hearing times and dates are finalised.

| | |
|---|--|
| Reference number | 916071402192701 |
| First name | Janine |
| Last name | Spence |
| Email address | jspence@wrhn.org.nz |
| Postal address | Whanganui Regional Health Network 100 Heads Road Whanganui 4501 |
| Daytime phone number | 021 246 1303 |
| Organisation name | Whanganui Regional Health network |
| Your role | CHild Health Service Coordinator |
| Have you submitted to the Whanganui District Council before? | No |
| Gender | Female |
| Age group | 50 - 59 years |
| Ethnicity | NZ European |
| Would you be interested in being involved in further consultation | Yes |

Housing Strategy Submission : 014

| | |
|---|----------------|
| opportunities with Council? | |
| Key Issues | |
| VISION | |
| Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy) | Strongly agree |
| GOALS AND OUTCOMES | |
| Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy) | Agree |
| 1. Whanganui's housing systems and infrastructure function well | Agree |
| 2. Whanganui's homes are good quality and future-proofed | Agree |
| 3. Whanganui's homes meet the needs our people | Agree |
| 4. Whanganui's housing network supports united, thriving and connected communities | |
| STRATEGIES | |
| Do you generally agree with the strategies we have identified for each of the key outcome areas? (please see pages 12 - 15 of the strategy) | Disagree |
| Strategies for What we're doing to develop our housing | Disagree |
| Strategies for What we're doing to make sure we have the right housing stock | Disagree |
| Strategies for What we're doing to provide a variety of housing opportunities | Agree |

Housing Strategy Submission : 014

| | |
|--|--|
| Strategies for What we're doing to encourage safe, vibrant and resilient communities | Agree |
| OVERALL | |
| What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right? | Disagree |
| Further comments | We are concerned that this strategy lacks in any structure which can actually solve our housing crisis. There is a lack of strategies for vulnerable and transient groups. We urgently needs overnight shelter type accommodation for vulnerable rough sleepers/ Affordable 1 and 2 bedroom homes/units/flats close to amenities to encourage people to walk to services. Rent to buy options . The document is all about starting conversations...? are these not already under way? Needs to be a larger focus on provision of housing options which would provide homes for peopl already in council/state accommodation which not longer meets their needs. Also the older generation who no longer need a large family home - how can this group be supported to downsize and stay in their current neighborhood. (where support networks are well established). The strategy is a beginning but lacks time frames in which this is going to happen |
| Supporting documents | File(s) not provided |
| I would like to speak in support of my submission | No |

Summary of Submissions Received to the Proposed Housing Strategy

SUBMITTERS WHO ARE SPEAKING – NUMERICAL ORDER

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------------------------|---|--|-------------------------|
| 3 | Wai Ora Christian Community Trust | <ol style="list-style-type: none"> Notes that the strategies are great and aspirational. Is happy to partner with Council to achieve the goals. | <ul style="list-style-type: none"> The submitter's comments are noted. These opportunities will be available through development of the action plan. | No amendments required. |
| 12 | Whanganui Regional Heritage Trust | <ol style="list-style-type: none"> Supports the vision, goals and outcomes and strategies. They agree that a strategy is required. Refers to the establishment of a working group to investigate the development of a Strategic Housing Investment Plan. This group would be an ideal vehicle to develop an investment plan. Believes that Council will need to become involved with the development of housing projects and initiatives (sometimes with | <ul style="list-style-type: none"> The submitter's comments are noted and it is recommended that a member of the Trust be invited to join the working group. This working group will be formed from within the Housing Reference Group and other key players. Opportunities such as the development of housing projects / initiatives and the investigation of non-traditional housing models are supported by the strategy. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|--|-----------------|
| | | <p>partners, sometimes alone) to ensure that the opportunities that exist will be fully taken advantage of.</p> <p>4. Believes that we need to look at non-traditional responses to increase housing supply.</p> <p>5. Believes that new subdivisions need to be planned with more emphasis on sustainability, an example would be the requirement of planting trees in a subdivision. This needs to increase to 30 or 40%.</p> <p>6. Supports the promotion of urban consolidation and infill housing particularly relating to land in and around suburban shopping centres.</p> <p>7. Recognises potential for the development of earthquake prone buildings in the city central for residential purposes. However, the strategy is not ambitious enough. Council owns a lot of land developed for car</p> | <ul style="list-style-type: none"> • It is noted that street trees are often a requirement and that the promotion of infill housing has already started. • There are many privately owned buildings within the CBD that would be suitable for residential conversion. Council is in the process of supporting a Trust that is to be formed with a remit to restore / protect at risk heritage buildings. Some of these buildings could offer opportunities for residential conversion. • Council does not currently provide social housing. | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|--------------------------|--|---|-------------------------|
| | | parking, this could be developed for group housing with 2 or 3 levels above the ground floor parking. | | |
| 13 | Salvation Army | 1. Sees a number of families unable to be suitably housed, or able to save to purchase, as rents are so high. Feels we need a plan to alleviate this. | <ul style="list-style-type: none"> The submitter's comments are noted. | No amendments required. |
| 17 | Grey Power Whanganui | 1. Wishes the Council to ensure that it maintains its current stock of pensioner/social housing and not sell off any of the Council stock without full consultation with interested parties. | <ul style="list-style-type: none"> The submitter's comments are noted. Any decision to dispose of pensioner housing would be subject to community consultation. | No amendments required. |
| 24 | Whanganui Peoples Centre | <ol style="list-style-type: none"> Is working with clients where housing is fast becoming out of reach for many people - we need a more affordable solution. Suggests that land owned by Council with power and sewage connected be included in rates, if home ownership was obtained by a subsidy scheme. | <ul style="list-style-type: none"> Creative solutions like this are supported by the strategy and can be further explored by the Strategic Housing Investment working group. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------------------|---|--|-------------------------|
| 27 | Te Aranga Mai – Out of Gate | 1. Requests some more clarification around the word 'collaboration' and what does this mean. Is Council going to provide funding that will enable more collaboration? | <ul style="list-style-type: none"> Although the strategy is owned by Council it will take a community effort to lead this change. Some of this work has already begun through the Safer Whanganui Housing Reference Group. When funding is required this will be sought in various ways – including through external sources and partnership opportunities. When developing the strategy with other stakeholders it was generally considered that Council's role should be to lobby and facilitate - seeking partnership opportunities locally, as well as nationally, and calling on the government to tackle existing housing barriers. | No amendments required. |
| 28 | Pathways | 1. Notes that the hospital struggles to discharge people because of the lack of accommodation available. | These comments are noted. The strategy responds to these kinds of gaps and takes the needs of our vulnerable residents into account. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|--------------------|--|---|-------------------------|
| 29 | Te Oranganui Trust | <ol style="list-style-type: none"> 1. Is concerned that there are no clear objectives or specific indicators of where the work sits, and within what timeframes. 2. Would like to see the community voice captured within the Housing Strategy that reflects the continuum presented. 3. Likes that we have included anecdotal information from agencies, however, the narratives need to feed into specific and direct objectives in this draft Housing Strategy. 4. Suggests that meeting the needs of vulnerable clients at the Social Housing end of the continuum needs to be a priority in this Housing Strategy. 5. Suggests the Housing Strategy needs to clearly state, with specific data, how it will successfully navigate the pressures on | <ul style="list-style-type: none"> • This is a high level strategy and much of the detail the submitter is requesting (including specific actions and timeframes) will come in the development of the action plan. • Extensive engagement was carried out in the development of this strategy and a number of organisations that were consulted with as part of the pre-consultation period work with our homeless and transient population. They have provided their feedback and this has been incorporated into the strategy. This is covered in specific actions (4.2 and 4.3). • The strategy is clear that it is owned by Council but that it will take a community effort to lead this change. The Social Housing stock in Whanganui is managed by MSD. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|--|-----------------|
| | | <p>regional Social Housing stock, to ensure that all citizens from a broad spectrum of circumstances living in Whanganui have conveniently accessed warm and safe homes.</p> <p>6. Is concerned that the term ‘Social Housing’ requires careful consideration in its application to the Draft Housing Strategy. Whilst the definition is clear in who this term includes in this document, there may be more appropriate alternatives which capture the wider characteristics of these people, all of whom have varying support needs. The term needs to be expanded and carefully defined to divide the categories covered under ‘Social Housing’ in the Housing Continuum diagram on pg. 8. The definition</p> | <ul style="list-style-type: none"> • The definition of Social Housing has come from central government • The housing snapshot was completed by Safer Whanganui as a lead in to this strategy. Unfortunately due to the nature of the housing problem any data captured in real time is very soon out of date. MSD manage the Social Housing register and are the most appropriate agency to provide this data. Updates are on their website • The information raised in point 8 is held by MSD and was fed into the Safer Whanganui Housing Snapshot. In addition, access to Social and Emergency Housing is a MSD role. However, Council does have on its website the pathway for Social and Emergency Housing which includes the current housing providers. | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|---|--|-----------------|
| | | <p>needs to be clear and inclusive.</p> <p>7. Suggests that whilst a Housing Needs Assessment diagram has been provided in Safer Whanganui documents, an on-the-ground approach focus with real statistics would be most valuable to support agencies to assist clients directly, to help alleviate the stress and panic amongst whanau who need a home urgently.</p> <p>8. Suggests that an expansion of the characteristics of individuals with emergency housing needs should be more specific and include clients with support requirements and specialist health needs. This may be achieved by developing profiles under the current Social Housing category, which can help service providers, councillors and policy makers develop a</p> | <ul style="list-style-type: none"> The process for submitting in writing or at oral submissions was shared widely across the community with a specific reference to accepting submissions in whatever form the submitter was comfortable, this included contacting officers for support. This was discussed in depth at the Housing Reference Group with specific reference to the providers submitting their clients' stories or supporting them to provide the stories themselves. It is considered that the strategy and housing snapshot both reflect the voices of the community well, however, improvements to the ways in which Council can encourage more people to engage in the consultation process are always being sought. We are keen to continue this conversation with the submitter. | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|------------------|-----------------|
| | | <p>more accurate portrait of the immediate demands and challenges faced by the most vulnerable clients on the social housing continuum.</p> <p>9. Requests that we include the timeline of processes that a person requires to access Emergency or Social Housing. Council should also make clear requirements in this timeline for those who require this housing and clearly state who the key Social Housing Providers are in the region, and is this currently effective? What are the statistics currently (and projected) for Social Housing Pathways clients? What are the recorded needs- i.e. - do they require 2/3 bedroom family homes?</p> <p>10. Asks that real data is required from the strategy, indicating in real terms the available Social Housing and</p> | | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|------------------|-----------------|
| | | <p>timelines to improve access for transient whanau requiring emergency or immediate access to Social Housing stock.</p> <ul style="list-style-type: none"> - How is Whanganui District Council specifically leading this process? - What can providers do to support this process? - What other support agencies are involved in this process? <p>11. Is concerned that data in real time, with frameworks and with detailed statistics, is missing from the strategy. These figures are not available within this document, and are key indicators to whānau who sit on the Social Housing part of the Housing Continuum.</p> <p>12. Would like to see a more user-friendly method to</p> | | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------------------------|--|--|-------------------------|
| | | encourage a wider, more timely and informed participation from a wider selection of the Whanganui region. They suggest we need to consider how we can encourage voices via the oral submission process and other ways in which this could occur to enhance community participation and buy-in from traditionally isolated pockets of the community | | |
| 34 | Mahanga Williams | <i>No comments made.</i> | | No amendments required. |
| 35 | Whanganui District Health Board | <i>No comments made.</i> | | No amendments required. |
| 14 | Whanganui Regional Health Network | <ol style="list-style-type: none"> 1. Is concerned that the strategy lacks any structure to solve housing needs, particularly for the vulnerable and transient. 2. States we urgently need overnight shelter accommodation for vulnerable rough sleepers, | <ul style="list-style-type: none"> • The strategy includes a focus on vulnerable residents – actions 4.2 and 4.3 have a particular focus on this. Detail on these approaches will be provided in the action plan. • The submitter's comments in relation to social housing are | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------|--|---|-------------------------|
| | | <p>affordable 1 & 2 bedroom units, and rent to buy options.</p> <p>3. Requests a stronger focus on provision of housing options for people in larger state homes that no longer need the bigger homes. Suggests that the strategy is the beginning but lacks timeframes.</p> | <p>noted, however, this is managed by Ministry of Social Development.</p> <ul style="list-style-type: none"> Timeframes and additional detail will be developed as part of the action plan. | |
| 36 | Women's Network | <ol style="list-style-type: none"> Highlights the importance of seeing housing solutions that enable people to have pets as they are vital to wellbeing. Suggests that developing housing options that are central to public transport routes is pivotal. States that collection and sharing of data will enable trends to be tracked and solutions to be more effective. | <ul style="list-style-type: none"> A review of Council's Pensioner Housing Policy is currently underway. Ensuring that neighbourhoods are liveable, with good access to facilities is a focus of the strategy. Being able to share data and track trends will be eased by the partnership approach supported by this strategy. | No amendments required. |

A COMPLETE REFERENCE LIST OF ALL SUBMISSIONS

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|----------------------|-----------------------------------|--|--|-------------------------|
| 1 | J McIntyre | <ol style="list-style-type: none"> 1. Would like to see a stronger focus on keeping family together. 2. Council could consider offering prefabs to families who want to keep their family at home. | <ul style="list-style-type: none"> • Officer notes submitter comments. • Council currently has not indicated they wish to pursue this avenue. Council currently has 5 granny flats which are leased out. The CE has delegated authority to divest of these flats. There is currently no plan to reinvest in prefab houses. | No amendments required. |
| 2 | McFayden | <ol style="list-style-type: none"> 1. Suggests that points 3.3 and 3.4 need to include making it easier for property owners to put a tiny house on their property. | <ol style="list-style-type: none"> 1. Actions 3.3 and 3.4 both allow for tiny houses as an option. Specifically itemising tiny houses is not recommended as this may limit the opportunities available here. | No amendments required. |
| 3 | Wai Ora Christian Community Trust | <ol style="list-style-type: none"> 1. Notes that the strategies are great and aspirational. 2. Is happy to partner with Council to achieve the goals. | <ul style="list-style-type: none"> • The submitter's comments are noted. These opportunities will be available through development of the action plan. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-------------|--|---|-------------------------|
| 4 | S Yeoman | <ol style="list-style-type: none"> 1. Suggests that we utilise the land that is already available but disused instead of creating huge plots of bare land. 2. Recommends revamping older buildings into apartment living. 3. Notes that land on Heads Road could be rezoned and utilised for housing or a community hall. 4. Requests that when planning for housing you need to include community halls, meeting places, sports halls and gardens and parks with pergolas, seating and tables. 5. Requests that care should be taken on new housing to ensure it is beneficial to the environment and doesn't cram houses onto small spaces without gardens. | <ul style="list-style-type: none"> • Actions 1.8 and 1.9 allow for the utilisation of disused land. • Action 3.6 covers opportunities such as turning older buildings into apartments. • Council is reviewing the extent of the district's industrial zoned land and there may be opportunity for some land in Heads Road to be considered for purposes other than industrial, such as residential. • District Plan rules manage space considerations appropriately, e.g. maximum site coverage standard. | No amendments required. |
| 5 | Link People | <i>No comments made.</i> | | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------------|---|---|-------------------------|
| 6 | R Eades | 1. The submitter has Marist Football Club for sale and is offering it to the Council. It is on Powerco leased land available until 2027. | <ul style="list-style-type: none"> This information has been passed on to Leighton Toy and Mark Ward. | No amendments required. |
| 7 | J Aston | <ol style="list-style-type: none"> Suggests that we think outside the box and develop caravan parks with 5 to 10 year rentals on them. Proposes that we develop green sustainable communities with 10 – 20 homes participating in one large infrastructure. | <ul style="list-style-type: none"> Creative approaches to housing solutions are encouraged through action 3.3. Green principles are covered in action 2.2 (promote and monitor universal design and sustainability principles) and 2.5 (ensure that the potential impacts of climate change inform our planning). | No amendments required. |
| 8 | Age Concern Whanganui | <ol style="list-style-type: none"> Suggests that there needs to be better planning with business in residential areas. Traffic and noise is a concern for residents. Recommends that when developing future housing for older people it needs to be accessible to shops and bus routes. | <ul style="list-style-type: none"> These planning concerns are covered in actions 4.7 (formalise adherence to the principles of CPTED in Council's planning) and 4.10 (the development of an urban strategy to enhance streetscapes and reserves). Action 4.1 seeks to establish Whanganui as an Age Friendly | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|-----------------|--|---|--|--|
| | | <p>3. Would like Council to ensure that all Council Housing is accessible, has wet area bathrooms and follows the principles of dementia design.</p> | <p>district with the right social and physical infrastructure.</p> <ul style="list-style-type: none"> There are no plans to upgrade all bathrooms to be wet area bathrooms. However, as units are renovated the bathrooms are upgraded where possible to be more accessible. All units are compliant with the Residential Tenancies Act. Tenants with a high level of dementia are generally not eligible for housing. A requirement of Council housing is that tenants are able to live alone and independently. | |
| <p>9</p> | <p>Whanganui Labour Electorate Committee</p> | <ol style="list-style-type: none"> Supports the strategy but is concerned that there is a lack of housing providers that have capacity for the Council to partner with. Suggests that the strategy should be strengthened by adding the wording in italics to the guiding principle: “This strategy is owned by the | <ul style="list-style-type: none"> Further clarification of Council’s role is supported. | <p>That Council’s leadership role be further clarified in the Scope section:</p> <p>“This strategy is owned by the Whanganui District Council but will require a collaborative effort to achieve its results. <i>Council will play an active leadership role by seeking out and promoting opportunities to increase the number and capacity of</i></p> |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|------------------|-----------------|--|---|--|
| | | <p>Whanganui District Council but will require a collaborative effort to achieve its results. This will involve Council working in partnership with other housing stakeholders and agencies to COLLABORATE, ADVOCATE, EXPLORE and IMPLEMENT. <i>The Council will not rely on housing providers and others coming to it but will actively show leadership by seeking out and promoting opportunities to increase the number and capacity of housing providers in Whanganui.</i></p> | | <p><i>housing providers in Whanganui. Council will also work in partnership with other housing stakeholders and agencies to COLLABORATE, ADVOCATE, EXPLORE and IMPLEMENT” (page no. 2 REF 5)</i></p> |
| <p>10</p> | <p>P Walton</p> | <ol style="list-style-type: none"> 1. Does not believe that District Council like the Government should be involved in housing other than maintaining their own and encouraging private builds with faster permits. 2. Believes Council does need to step up in the role of providing, with other agencies, suitable roofs for | <ul style="list-style-type: none"> • The submitter’s comments are noted. | <p>No amendments required.</p> |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------------------------|--|---|-------------------------|
| | | the most vulnerable in our community. | | |
| 11 | K Dewson-Pratt | 1. Believes there is a lack of low cost (nil) housing for families of patients who need to come to Whanganui to support a patient. | <ul style="list-style-type: none"> The submitter's comments are noted. | No amendments required. |
| 12 | Whanganui Regional Heritage Trust | <ol style="list-style-type: none"> Supports the vision, goals and outcomes and strategies. They agree that a strategy is required. Refers to the establishment of a working group to investigate the development of a Strategic Housing Investment Plan. This group would be an ideal vehicle to develop an investment plan. Believes that Council will need to become involved with the development of housing projects and initiatives (sometimes with partners, sometimes alone) to ensure that the opportunities that exist will be fully taken advantage of. | <ul style="list-style-type: none"> The submitter's comments are noted and it is recommended that a member of the Trust be invited to join the working group. This working group will be formed from within the Housing Reference Group and other key players. Opportunities such as the development of housing projects / initiatives and the investigation of non-traditional housing models are supported by the strategy. It is noted that street trees are often a requirement and that the promotion of infill housing has already started. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|---|-----------------|
| | | <p>4. Believes that we need to look at non-traditional responses to increase housing supply.</p> <p>5. Believes that new subdivisions need to be planned with more emphasis on sustainability, an example would be the requirement of planting trees in a subdivision. This needs to increase to 30 or 40%.</p> <p>6. Supports the promotion of urban consolidation and infill housing particularly relating to land in and around suburban shopping centres.</p> <p>7. Recognises potential for the development of earthquake prone buildings in the city central for residential purposes. However, the strategy is not ambitious enough. Council owns a lot of land developed for car parking, this could be developed for group housing with 2 or 3 levels above the ground floor parking.</p> | <ul style="list-style-type: none"> • There are many privately owned buildings within the CBD that would be suitable for residential conversion. Council is in the process of supporting a Trust that is to be formed with a remit to restore / protect at risk heritage buildings. Some of these buildings could offer opportunities for residential conversion. • Council does not currently provide social housing. | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------------------------------|---|---|-------------------------|
| 13 | Salvation Army | 1. Sees a number of families unable to be suitably housed, or able to save to purchase, as rents are so high. Feels we need a plan to alleviate this. | <ul style="list-style-type: none"> The submitter's comments are noted. | No amendments required. |
| 14 | Whanganui Regional Health Network | <ol style="list-style-type: none"> Is concerned that the strategy lacks any structure to solve housing needs, particularly for the vulnerable and transient. States we urgently need overnight shelter accommodation for vulnerable rough sleepers, affordable 1 & 2 bedroom units, and rent to buy options. Requests a stronger focus on provision of housing options for people in larger state homes that no longer need the bigger homes. Suggests that the strategy is the beginning but lacks timeframes. | <ul style="list-style-type: none"> The strategy includes a focus on vulnerable residents – actions 4.2 and 4.3 have a particular focus on this. Detail on these approaches will be provided in the action plan. The submitter's comments in relation to social housing are noted, however, this is managed by Ministry of Social Development. Timeframes and additional detail will be developed as part of the action plan. | No amendments required. |
| 15 | C Penaflo | 1. Is concerned that the WDHB is often left trying to source housing solutions for | <ul style="list-style-type: none"> The submitter's comments are noted. Similar issues were raised during development of | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-----------|--|---|-------------------------|
| | | <p>patients. Mental health patients can find it difficult to get a good reference and when they do get accommodation they struggle to maintain the property.</p> <p>2. Suggests that we need more robust single tenant accommodation.</p> <p>3. Suggests that alcohol and designer substances are the underlying cause that needs to be addressed.</p> | <p>the strategy and the strategy's actions seek to address these kinds of concerns.</p> <ul style="list-style-type: none"> The Safer Whanganui Alcohol and Other Drug Reference Group agrees with this statement and has had initial discussions regarding the development of an Alcohol Strategy for across the region. | |
| 16 | J Saywood | <p>1. Is concerned about empty and neglected homes especially when there is a plan to free up land on the outskirts of Whanganui.</p> <p>2. The submitter requests Council looks into:</p> <p>a) Following up on the owners of houses that are empty or dilapidated and put some pressure on them to either sell or do up the property for rental.</p> | <ul style="list-style-type: none"> All of these suggestions are supported by the strategy and can be further explored in the development of the action plan. However, points a) and b) sit outside of the scope of the Council. Point c) is currently being addressed by the Safer Whanganui Safe as Houses project. This has been run in two areas, and the Safety and Wellbeing Reference Group has committed to running four of these a year. This project is | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|--------------------------------|--|---|-------------------------|
| | | <p>b) Provide an incentive scheme where young families could rent to buy these old houses and renovate them.</p> <p>c) Encourage a sense of neighbourhood in these areas and a sense of pride in owning a home.</p> | based on personal and community safety with a focus on connecting communities. | |
| 17 | Grey Power Whanganui | <p>1. Wishes the Council to ensure that it maintains its current stock of pensioner/social housing and not sell off any of the Council stock without full consultation with interested parties.</p> | <ul style="list-style-type: none"> The submitter's comments are noted. Any decision to dispose of pensioner housing would be subject to community consultation. | No amendments required. |
| 18 | Whanganui Stroke Support Group | <p>1. Believes the strategy misses the cheaper option of pre-fab houses and town houses.</p> <p>2. Suggests we need row houses and affordable boxes that are smaller, easier to heat, build and furnish.</p> <p>3. Suggests we look at Milton Keys in the UK, a city of 3-storey smart townhouses.</p> | <ul style="list-style-type: none"> More affordable options are addressed in action 3.7 (encourage our partners to investigate the provision of more accessible housing (e.g. pre-fabricated homes)). New housing approaches are covered in action 3.3 (liaise with housing stakeholders on innovative approaches to | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|--|--|---|-------------------------|
| | | | housing supply and development). | |
| 19 | Lance Patterson | <i>No comments made.</i> | | No amendments required. |
| 20 | Whanganui IHC Association | 1. Summarises the work the IHC committee is now conducting to complete building Warrant of Fitness checks on the 30 homes the IDEA residents are in. | <ul style="list-style-type: none"> The submitter’s comments are noted. | No amendments required. |
| 21 | National Council of Women Whanganui Branch | <ol style="list-style-type: none"> Believes a small independent body should be established to oversee the many strands of the Housing Strategy if the aspirations are to be achieved Requests suitable sized green areas in all new subdivisions to accommodate leisure activities - with playground equipment for all ages. Agrees that the range of housing options proposed in the strategy are necessary. | <ul style="list-style-type: none"> Working in partnership to deliver the strategy is covered in action in 1.7 (Establish a working group to investigate the development of a Strategic Housing Investment Plan). Encouraging more greenery is addressed in 4.10 (Develop an Urban Strategy to enhance our streetscapes and urban reserves). | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|------------------|----------------------|---|--|--------------------------------|
| | | <p>4. Suggests an agency should be established to offer advice for first home buyers</p> | | |
| <p>22</p> | <p>Cr Rob Vinsen</p> | <ol style="list-style-type: none"> 1. Feels the Housing Strategy is an aspirational document with few key actions that will address housing issues in a meaningful way. 2. Challenges the Council to take action that can bring to reality the Housing Strategy vision. 3. Suggests that we follow a path similar to Nelson City Council – that is, that we seek a partnership with a provider capable of increasing the availability of community housing in Whanganui, and reinvest the funds generated into addressing the housing need. 4. Suggests that we seek partnerships with government departments and other agencies to address housing issues in our district. | <ul style="list-style-type: none"> • The Housing Strategy sets out the ways in which Council will take action and play a leadership role in housing. However, the involvement of other agencies will also be critical. • The submitter’s other comments are noted and it is suggested that these be looked into by the Strategic Housing Investment working group. • Action 3.1 seeks partnerships with government departments and action 3.2 is about working with Iwi on housing opportunities. | <p>No amendments required.</p> |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|----------------------------------|--|---|-------------------------|
| | | <p>5. Suggests that we work with Iwi on housing opportunities, specifically along Carson St as Iwi have an interest in this land and the land is capable of providing 400 – 500 building sites.</p> <p>6. Encourages Council to investigate, research and report on his proposal.</p> | | |
| 23 | Whanganui District Youth Council | <p>1. Agrees that lack of housing is a big problem in Whanganui and not an easy problem to fix.</p> <p>2. Believes that people should have the right to live in warm dry houses and that there are a lot of rentals that are very expensive that are damp cold and not safe.</p> <p>3. Is concerned that young people are finding it hard to get rental accommodation - landlords don't want young people renting their properties, or the rent is unaffordable.</p> | <ul style="list-style-type: none"> • These issues and solutions are addressed by the strategy and will be further explored in the development of the action plan. A youth perspective will be of value here. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|--------------------------|---|---|-------------------------|
| | | <p>4. Suggests that Whanganui could invest in some alternative options like tiny houses.</p> <p>5. Is concerned that some renters are forced to stay at the caravan park that is not suitable for your families.</p> <p>6. Notes interest in how the refugees coming to Whanganui will affect the housing problems that are already here.</p> <p>7. Suggests that we look for inspiration with how other countries are dealing with their housing problems.</p> | | |
| 24 | Whanganui Peoples Centre | <p>1. Is working with clients where housing is fast becoming out of reach for many people - we need a more affordable solution.</p> <p>2. Suggests that land owned by Council with power and sewage connected be included in rates, if home ownership was obtained by a subsidy scheme.</p> | <ul style="list-style-type: none"> • Creative solutions like this are supported by the strategy and can be further explored by the Strategic Housing Investment working group. | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|---|---|--|-------------------------|
| 25 | Geoffrey Hipango Chairperson Te Ao Hou Marae | 1. States that Te Ngaurukehu Inc would be interested in commencing discussions (in collaboration with other stakeholders, including Council to assess the feasibility of rezoning a 6 hectare block in Aramoho. | <ul style="list-style-type: none"> • Creative solutions like this are supported by the strategy and can be further explored by the Strategic Housing Investment working group. | No amendments required. |
| 26 | Angela Stratton | 1. Suggests we need apartment living solutions, inner city living – we need people centred living, not car focused. | <ul style="list-style-type: none"> • A greater variety of housing options are supported by this strategy – including inner city living. | No amendments required. |
| 27 | Te Aranga Mai - Out of Gate | 1. Requests some more clarification around the word ‘collaboration’ and what does this mean. Is Council going to provide funding that will enable more collaboration? | <ul style="list-style-type: none"> • Although the strategy is owned by Council it will take a community effort to lead this change. Some of this work has already begun through the Safer Whanganui Housing Reference Group. When funding is required this will be sought in various ways – including through external sources and partnership opportunities. When developing the strategy with other stakeholders it was generally considered that | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|--------------------|---|--|-------------------------|
| | | | Council's role should be to lobby and facilitate - seeking partnership opportunities locally, as well as nationally, and calling on the government to tackle existing housing barriers. | |
| 28 | Pathways | 1. Notes that the hospital struggles to discharge people because of the lack of accommodation available. | <ul style="list-style-type: none"> • These comments are noted. The strategy responds to these kinds of gaps and takes the needs of our vulnerable residents into account. | No amendments required. |
| 29 | Te Oranganui Trust | <ol style="list-style-type: none"> 1. Is concerned that there are no clear objectives or specific indicators of where the work sits, and within what timeframes. 2. Would like to see the community voice captured within the Housing Strategy that reflects the continuum presented. 3. Likes that we have included anecdotal information from agencies, however, the narratives need to feed | <ul style="list-style-type: none"> • This is a high level strategy and much of the detail the submitter is requesting (including specific actions and timeframes) will come in the development of the action plan. • Extensive engagement was carried out in the development of this strategy and a number of organisations that were consulted with as part of the pre-consultation period work with our homeless and | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|---|---|-----------------|
| | | <p>into specific and direct objectives in this draft Housing Strategy.</p> <p>4. Suggests that meeting the needs of vulnerable clients at the Social Housing end of the continuum needs to be a priority in this Housing Strategy.</p> <p>5. Suggests the Housing Strategy needs to clearly state, with specific data, how it will successfully navigate the pressures on regional Social Housing stock, to ensure that all citizens from a broad spectrum of circumstances living in Whanganui have conveniently accessed warm and safe homes.</p> <p>6. Is concerned that the term ‘Social Housing’ requires careful consideration in its application to the Draft Housing Strategy. Whilst the definition is clear in who this term includes in this</p> | <p>transient population. They have provided their feedback and this has been incorporated into the strategy. This is covered in specific actions (4.2 and 4.3).</p> <ul style="list-style-type: none"> • The strategy is clear that it is owned by Council but that it will take a community effort to lead this change. The Social Housing stock in Whanganui is managed by MSD. • The definition of Social Housing has come from central government • The housing snapshot was completed by Safer Whanganui as a lead in to this strategy. Unfortunately due to the nature of the housing problem any data captured in real time is very soon out of date. MSD manage the Social Housing register and are the most appropriate agency to provide | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|---|---|-----------------|
| | | <p>document, there may be more appropriate alternatives which capture the wider characteristics of these people, all of whom have varying support needs. The term needs to be expanded and carefully defined to divide the categories covered under 'Social Housing' in the Housing Continuum diagram on pg. 8. The definition needs to be clear and inclusive.</p> <p>7. Suggests that whilst a Housing Needs Assessment diagram has been provided in Safer Whanganui documents, an on-the-ground approach focus with real statistics would be most valuable to support agencies to assist clients directly, to help alleviate the stress and panic amongst whanau who need a home urgently.</p> | <p>this data. Updates are on their website</p> <ul style="list-style-type: none"> • The information raised in point 8 is held by MSD and was fed into the Safer Whanganui Housing Snapshot. In addition, access to Social and Emergency Housing is a MSD role. However, Council does have on its website the pathway for Social and Emergency Housing which includes the current housing providers. • The process for submitting in writing or at oral submissions was shared widely across the community with a specific reference to accepting submissions in whatever form the submitter was comfortable, this included contacting officers for support. This was discussed in depth at the Housing Reference Group with specific reference to the providers | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|---|-----------------|
| | | <p>8. Suggests that an expansion of the characteristics of individuals with emergency housing needs should be more specific and include clients with support requirements and specialist health needs. This may be achieved by developing profiles under the current Social Housing category, which can help service providers, councillors and policy makers develop a more accurate portrait of the immediate demands and challenges faced by the most vulnerable clients on the social housing continuum.</p> <p>9. Requests that we include the timeline of processes that a person requires to access Emergency or Social Housing. Council should also make clear requirements in this timeline for those who</p> | <p>submitting their clients' stories or supporting them to provide the stories themselves. It is considered that the strategy and housing snapshot both reflect the voices of the community well, however, improvements to the ways in which Council can encourage more people to engage in the consultation process are always being sought. We are keen to continue this conversation with the submitter.</p> | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|------------------|-----------------|
| | | <p>require this housing and clearly state who the key Social Housing Providers are in the region, and is this currently effective? What are the statistics currently (and projected) for Social Housing Pathways clients? What are the recorded needs- i.e. - do they require 2/3 bedroom family homes?</p> <p>10. Asks that real data is required from the strategy, indicating in real terms the available Social Housing and timelines to improve access for transient whanau requiring emergency or immediate access to Social Housing stock.</p> <ul style="list-style-type: none"> - How is Whanganui District Council specifically leading this process? - What can providers do to support this process? | | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|------|--|------------------|-----------------|
| | | <ul style="list-style-type: none"> - What other support agencies are involved in this process? 11. Is concerned that data in real time, with frameworks and with detailed statistics, is missing from the strategy. These figures are not available within this document, and are key indicators to whānau who sit on the Social Housing part of the Housing Continuum. 13. Would like to see a more user-friendly method to encourage a wider, more timely and informed participation from a wider selection of the Whanganui region. They suggest we need to consider how we can encourage voices via the oral submission process and other ways in which this could occur to enhance community participation and buy-in from | | |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|----------------|---|---|-------------------------|
| | | traditionally isolated pockets of the community | | |
| 30 | Ihapera Estepa | 1. Supports the strategy and asks if there has been any feedback from homeless or transients to help realise the vision. | <ul style="list-style-type: none"> A number of the organisations that were consulted with as part of the pre-consultation period work with homeless and transients and have provided their feedback. | No amendments required. |
| 31 | Karrie Brown | <ol style="list-style-type: none"> Is concerned that land is developed by housing developers with very little thought to how it effects the neighbouring houses. Asks if the Council has any influence over the green areas, plantings and pleasant areas to walk in a neighbourhood. Suggests that there should be a Council representative (3rd party overseer) when neighbours require consent to build something that is not within the usual boundaries or council constraints. When getting consent sign-off from | <ul style="list-style-type: none"> Amenity and character impacts are considered when assessing proposed housing development. In addition, Council does manage public open space, hard and soft landscaping. This strategy is concerned with providing attractive and liveable neighbourhoods and this includes making sure that landscaping, green spaces and access to facilities is taken into account. Council officers are available to offer advice to any party regarding the written consent | No amendments required. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|-------------------------------------|--|--|---|
| | | neighbours this is often time constrained and can lead to offending neighbours. | process, be it neighbour, applicant or both. | |
| 32 | Lynda Sammons | <ol style="list-style-type: none"> 1. An innovative and forward thinking team from Positive Ageing / Council’s excellent initiative is going to ensure, with collaboration that this will happen. 2. States that goal 2 comment applies to new builds only. 3. States that goal 3 comment only applies to new builds. 4. States that goal 4 is not accurate as many large older homes that are still liveable are being demolished to be replaced with 1 or 2 bedroom houses, too small for larger families. | <ul style="list-style-type: none"> • The strategy is concerned with housing across the entire housing spectrum. It notes that there needs to be greater flexibility and availability within our housing market – at all levels. | No amendments required. |
| 33 | Christian Social Services Whanganui | <ol style="list-style-type: none"> 1. Suggests that Government / Council needs to provide temporary housing for people without a place to stay. 2. Provides an account of Project Jericho and suggests that there needs to be more | <ul style="list-style-type: none"> • The submitter’s comments are noted. Christian Social Services will be invited to participate on the Safer Whanganui Housing Reference Group. | No amendments required to the strategy, however, Christian Social Services will be invited to participate on the Safer Whanganui Housing Reference Group. |

| Submission No | Name | Key themes/topics raised | Officer comments | Proposed Action |
|---------------|---------------------------------|---|---|-------------------------|
| | | <p>support for this type of housing.</p> <p>3. Is concerned about the poor housing options for vulnerable members of the community and would like to be involved in further discussions regarding the housing situation.</p> | | |
| 34 | Mahanga Williams | <i>No comments made.</i> | | No amendments required. |
| 35 | Whanganui District Health Board | <i>No comments made.</i> | | No amendments required. |
| 36 | Womens Network | <ol style="list-style-type: none"> 1. Highlights the importance of seeing housing solutions that enable people to have pets as they are vital to wellbeing. 2. Suggests that developing housing options that are central to public transport routes is pivotal. 3. States that collection and sharing of data will enable trends to be tracked and solutions to be more effective. | <ul style="list-style-type: none"> • A review of Council's Pensioner Housing Policy is currently underway. • Ensuring that neighbourhoods are liveable, with good access to facilities is a focus of the strategy. • Being able to share data and track trends will be eased by the partnership approach supported by this strategy. | No amendments required. |

Housing Strategy – Deliberation Agenda

Tuesday, 30 July 2019

| | |
|--|--|
| Recommendation: | <u>THAT</u> oral submissions to the proposed Housing Strategy be heard. |
| Step 1 | <i>Submissions heard – 11 speakers to present</i> |
| Step 2 | <i>Brief adjournment</i> |
| Step 3 | <i>Officer introduction</i> <i>Deliberations begin</i> |
| Recommendation: | <u>THAT</u> all submissions on the proposed Housing Strategy be considered. |
| Step 4 | <i>Elected members to review the submission summary document (Ref 3) and consider the:</i> <ul style="list-style-type: none"> • <i>Key themes / topics raised.</i> • <i>Officer comments.</i> • <i>Proposed recommendations / actions</i> |
| Proposed changes to the Housing Strategy: | <p>1. Submission 9: That Council’s leadership role be further clarified in the Scope section: “<i>This strategy is owned by the Whanganui District Council but will require a collaborative effort to achieve its results. Council will play an active leadership role by seeking out and promoting opportunities to increase</i>”</p> |

| | |
|------------------------|---|
| | <i>the number and capacity of housing providers in Whanganui. Council will also work in partnership with other housing stakeholders and agencies to COLLABORATE, ADVOCATE, EXPLORE and IMPLEMENT” (page no. 16 of the summary document and page 2 of the strategy Ref 5).</i> |
| Step 5 | <i>Elected members to decide whether they agree with each of these suggested changes / actions. This agreement will be noted by the officers for incorporation into the final strategy as appropriate.</i> |
| Step 6 | <i>Elected members to identify any additional changes to be made and incorporated into the final strategy.</i> |
| Recommendation: | <u>THAT</u> under the Statutory Management Committee’s Terms of Reference, the Committee determines that Council adopts a final Housing Strategy. |
| Recommendation: | <u>THAT</u> all decisions made during deliberations will be incorporated into a final Housing Strategy. |
| Step 7 | <i>Meeting closes</i> |

DRAFT

HOUSING

STRATEGY



WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui



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vision:

Everyone in
Whanganui has the
right housing
opportunities and a
great
neighbourhood to live
in

purpose:

To support thriving communities, with housing that meets
the needs of our district

our housing strategy - at a glance

vision:

Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in

GUIDING PRINCIPLES

WE WILL DEMONSTRATE LEADERSHIP AND INFLUENCE

WE WILL WORK IN PARTNERSHIP

WE WILL SUPPORT GOOD HOUSING FOR EVERYONE

WE WILL FUTURE-PROOF OUR DISTRICT

scope:

This strategy is owned by Whanganui District Council but will require a collaborative effort to achieve its results. This will involve Council working in partnership with other housing stakeholders and agencies to COLLABORATE, ADVOCATE, EXPLORE and IMPLEMENT. This will happen across the entire housing market, for all Whanganui residents.

GOALS

WHANGANUI'S HOUSING SYSTEMS AND INFRASTRUCTURE FUNCTION WELL

WHANGANUI'S HOMES ARE GOOD QUALITY AND FUTURE-PROOFED

WHANGANUI'S HOMES MEET THE NEEDS OF OUR PEOPLE

WHANGANUI'S HOUSING NETWORK SUPPORTS UNITED, THRIVING AND CONNECTED COMMUNITIES

HOW WE WILL ACHIEVE THIS

COLLABORATE

Working with other housing stakeholders in Whanganui

ADVOCATE

Campaigning for and promoting improved ways of doing things

EXPLORE

Investigating new opportunities and partnerships

IMPLEMENT

Delivering on our action plan and taking the lead on Council initiatives

Action plans will set out who will do what - and when. This is the community's strategy for housing in our district.

introduction

The purpose of this strategy is to provide a vision and framework to address the housing issues in Whanganui.

Being a livable district that works for everyone is a grounding priority in the Leading Edge Strategy, and having a home that is safe, warm, dry and affordable (within a great community) is a basic requirement to ensure that we can achieve this. If our residents are housed appropriately this provides an important foundation for people to live well and contribute positively - within their families, communities and wider district. As a result, improving housing outcomes is a critical factor in supporting the needs of our growing, and increasingly vibrant, district.

This strategy outlines the goals we will work towards and the ways we will achieve these. Although this strategy is owned by the Council it will take a community effort to lead this change. This will see us COLLABORATE, ADVOCATE, EXPLORE and IMPLEMENT in conjunction with other leaders and stakeholders in order to realise the best outcomes for our people, and our district.

It covers the housing continuum and uses the Housing Adequacy Framework - spanning from social housing through to affordable housing and the needs of the wider market. The housing continuum is a well used tool by central and local government to demonstrate the differing needs of housing across a broad scale.

background

In the last several years Whanganui has seen business growth and confidence and has been celebrated nationally as an easy place to live, with a culture of creativity and innovation and a beautiful natural landscape. As a result of people choosing to move to Whanganui, we have seen the largest population growth since 1996. This is estimated at around 700 new people per year.

With increased population, there is a growing need to rethink Whanganui's housing stock and availability - for example, to address the current shortage of rental properties. However, we also need a longer-term plan for housing and growth that meets the needs of everyone in our district. This is about having good quality, affordable housing across the board as well as the right systems in place to achieve this.

Whanganui has the highest level of home ownership in New Zealand but we have also been on the receiving end of national factors which have influenced a housing crisis. In the wake of this, Whanganui faces some particular challenges, such as being a lower socioeconomic community when compared to other regional centres while also dealing with rapid population growth over a short period of time.

In addition, central government has recently identified Whanganui as a resettlement area, with the first group of refugees arriving in March 2020.

CASE STUDY - HOUSING SNAPSHOT:

"My client had to find accommodation, he applied for a 2-bedroom home along with fifty other people. He was unsuccessful so now lives in a sleep-out with whanau."

- MENTAL HEALTH AGENCY

WHAT IS SAFER WHANGANUI?

Safer Whanganui is a coalition of community agencies and groups working together to promote safety and reduce harm. This is managed by the Council and chaired by the Mayor.

background

In late 2018 Safer Whanganui produced a 'Housing Snapshot' to indicate where some of the housing issues lay, particularly for those on a low income. The snapshot revealed:

- an increase in people requiring social or emergency housing
- an increase in the Housing New Zealand waiting list from 22 to 87 households in two years
- a shortage of homes to rent and an increase in rental costs
- changing tenant legislation resulting in some landlords selling properties.

national context

The poor performance of New Zealand's housing market is well recognised. In Auckland, and other high growth centres, not enough houses are being built to meet the demand from strong population growth, investment preferences and other factors. The houses that are built have steadily increased in size, despite decreasing household sizes, and are often not close to well-functioning public transport and amenities. The mismatch between supply and demand has been a long-running trend over recent decades, leading to the urban development failure New Zealand faces today. In addition, much of New Zealand's existing housing stock is old, cold and damp, particularly in the private rental market. This is important because poor quality housing has ongoing impacts on physical and mental health and wellbeing. The under-supply of housing, driven by uncompetitive land markets, and high infrastructure, development and building costs, is contributing to high house prices relative to income. This has led to:

- increasing rates of homelessness
- declining home ownership (particularly for Maori and Pasifika)
- increasing rents and a shortage of rental properties
- an increasing need for government housing assistance

how did we get here?

HOUSING NEW ZEALAND SELLING OFF HOUSES

Over the last several years Housing New Zealand stock in Whanganui has dropped from 720 to 559 due to a decrease in need. Former Housing New Zealand homes have been mostly sold to first home buyers. With recent increased demand, Housing New Zealand is now building more homes in Whanganui - however, this can be a slow process. Traditionally, Housing New Zealand has planned for one or two-bedroom homes, based on the need at the time.

As part of the government's commitment to building new homes, Housing New Zealand have identified properties in Whanganui with large sections and older homes on them, with the view to demolishing the current home and building two or three in its place.

MEETING THE NEEDS OF VULNERABLE RESIDENTS

Anecdotal information from agencies which participated in the Housing Snapshot indicated that it was increasingly hard to get mental health clients into suitable accommodation. Others told us that it was hard to source housing for people with poor job histories, no referees and low incomes. With housing hard to come by, and vulnerable sections of the population in need, we need to increasingly watch out for those who may be taken advantage of.

Discussions with social agencies and the property sector during the development of this strategy indicated issues with inflated rents and properties in very poor condition. For some people in our community this may mean being charged rents of up to 75% of their income - potentially for substandard housing - leaving very little leftover for household and welfare essentials.

SHIFTING DEMOGRAPHICS

Aside from Whanganui's rapid population growth putting increased demand on our housing stock, we have also had a shift in the types of homes that people require. This means that not only is there a limited pool of homes available, but they are also not meeting the needs of our residents across the board.

This is the case for people of varying socioeconomic backgrounds and life stages. There needs to be greater flexibility and availability within our housing market - at all levels. This might include more central city apartment options for younger people or those who have retired and downsized; more family homes for our growing population; more higher end properties for those who have moved here from elsewhere; or more low maintenance smaller townhouses for a vibrant but aging population not ready for (or wanting) old fashioned 'granny unit' living.



CASE STUDY - HOUSING SNAPSHOT:

"Long-term tenants (6-7 years) get hit hard when the rental is sold and they have to find new accommodation and pay higher rent."

- PRIVATE RENTAL PROVIDER

"We have some places where the rent for a bedsit leaves someone with only \$9.00 a week for food and living costs."

- HOUSING REFERENCE GROUP

working with the community

Extensive analysis and consultation has been undertaken to identify what objectives, outcomes and opportunities exist for housing in Whanganui. This has involved focus groups with a number of key stakeholders and agencies as well as research and investigation into best practice examples.

SAFER WHANGANUI HOUSING REFERENCE GROUP:

The Emergency & Social Housing Reference Group was established in 2017 in response to a growing need to understand 'how big' this issue was in Whanganui. This group:

- Provides leadership, information and direction.
- Contributes to initiatives.
- Advocates to central and local government.

In developing this strategy we spoke to:

- Architects
- Developers
- Builders
- Health representatives
- Corrections
- Iwi
- Real Estate agents
- Engineers
- Education sector
- Community groups
- Safer Whanganui Housing Reference Group
- Whanganui & Partners
- Planners
- Housing stakeholders
- Surveyors and valuers
- Property managers (internally and externally)
- Youth Committee

Delivery of this strategy will rely on a collective approach - with Council providing facilitation, leadership and support. After talking to our community partners it became clear that tackling this strategy was going to rely on four key delivery models for Council.

1. COLLABORATE

Council working with the community - or encouraging other agencies to partner together.

2. ADVOCATE

Council speaking up and advocating for change locally, regionally and nationally.

3. EXPLORE

Council looking for new opportunities - most often in conjunction with other stakeholders.

4. IMPLEMENT

Council taking the lead and, in some cases, actioning the recommendations of this strategy (where appropriate).



what did our stakeholders tell us?

PARTNERSHIPS WILL BE KEY

It was recognised that it is going to take a collaborative effort to address these issues, with lots of stakeholders contributing where they can. This might include things such as cheap housing options, provision of short-term accommodation, freeing up land, applying for funding, taking a fresh look at underused buildings or making things easier for people who just want to 'get on and do it' in safe and sustainable ways. It was generally considered that Council's role should be to lobby and facilitate - seeking partnership opportunities locally, as well as nationally, and calling on the government to tackle existing housing barriers.

'OUTSIDE THE BOX' APPROACHES ARE NEEDED

Many creative opportunities were suggested - with some requiring a shift away from more traditional housing frameworks and adoption of some 'social good' principles. Successful examples from other countries were raised, such as communal living arrangements, other agencies stepping in to build homes and joint ownership models.

CASE STUDY - HOUSING SNAPSHOT:

"Social housing will continue to be in demand as people reach retirement age without local family support or other options. Kaumatua flats are a good example of what can be done to include older people in a wider socialised support setting."

- MENTAL HEALTH AGENCY

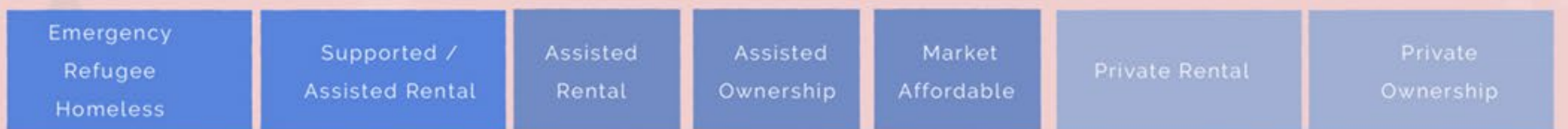
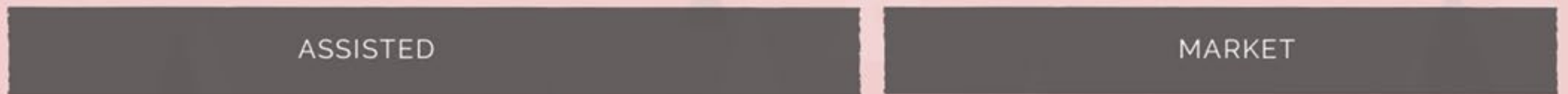
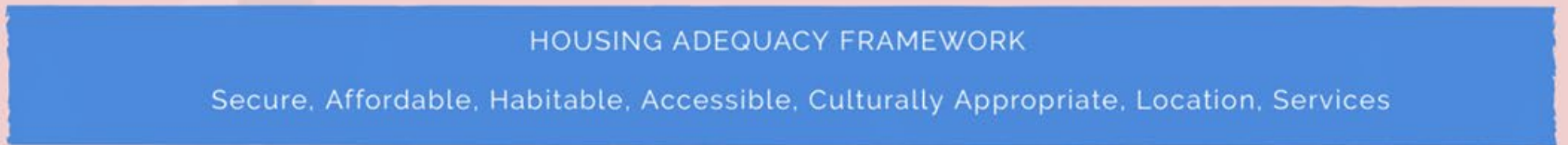
IT HAS TO BE EASIER TO GET THINGS DONE

There were many examples of individuals and agencies wanting to get involved but not being able to get their projects off the ground. Although it was acknowledged that safety is key, there are inconsistencies within the regulations and some processes are not as enabling as they could be. This will require conversations nationally, a review of our own processes, and ongoing check-ins with our key stakeholders, to see what can be done to ensure all parties work together as effectively and efficiently as possible. For Council this will continue to mean reducing red tape where we can, while also meeting our statutory requirements, and maintaining the wellbeing of our people.

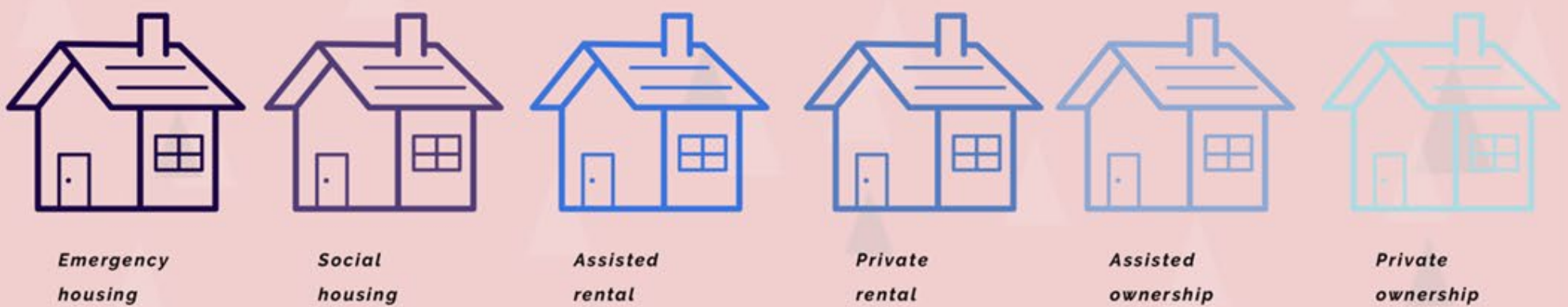
the housing continuum

NOTE:

The housing continuum is a well used tool by central and local government to demonstrate the differing needs of housing across a broad scale.



Improving housing outcomes (such as accessibility and affordability) across the housing continuum is essential for our vision to be achieved. As a result, we have focused our attention on the key issues and gaps demonstrated across all elements of the continuum.



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.

principles - what underpins this strategy?

WE WILL DEMONSTRATE LEADERSHIP AND INFLUENCE

Council needs to play a key role in how we address housing in our community. There are many ways we can do this, including making changes to our District Plan to free up space for housing development; building on our business-friendly commitments; making sure that people understand our processes and the ways in which we can help; and looking at different approaches to housing. We will support a coordinated approach across the housing and social services sectors to achieve the right results.

WE WILL WORK IN PARTNERSHIP

We already work in partnership with a number of organisations locally who are involved in housing - from housing developers to social and emergency housing providers, Iwi and central government. We will develop our existing partnerships and bring more people and agencies into our planning.

WE WILL SUPPORT GOOD HOUSING FOR EVERYONE

Having somewhere to live is important to everyone. We want to make sure there is adequate social housing provided by a range of community services, as well as through the Council's pensioner housing units. We also want to make sure people who want to build have confidence they can work with the Council to invest in our district. Having more options at the higher end of the housing market may free up existing housing stock as homes for those in need. Every Whanganui resident should have a safe home to live in.

WE WILL FUTURE-PROOF OUR DISTRICT

While we may be dealing with a problem now due to increased population and a national housing crisis, we also want to make sure we are planning for Whanganui's shifting makeup. This will include anticipating and being prepared for further population gains, the changing needs of different age groups and a growing diversity of cultures - as well as addressing physical changes to our district's landscape as a result of climate change.

strategic relationships

This strategy is closely linked to our Leading Edge commitments as well as the Safer Whanganui Strategic Plan. There is also a clear relationship between this document and our district's Economic Development Strategy - for example, its focus on a growth strategy for well planned and sustainable development. The 30-Year Infrastructure Strategy is relevant too due to its long-range planning for growth and its consideration of climate change impacts. In addition, Council has a policy which governs pensioner housing provision.

Central government policies and initiatives also strongly influence what can (and cannot) be achieved by the Council. We will identify and create opportunities for strategic alignment and partnerships here to better meet the needs of our district.

CASE STUDY - HOUSING

SNAPSHOT:

"More money is being paid on rent as rent prices increase due to lack of options, less money for families to spend on food and students are coming to school hungry. Some students won't come to school if they don't have any lunch to bring."

- SCHOOL PRINCIPAL

housing strategy goals

This strategy is focused on four key outcome areas.

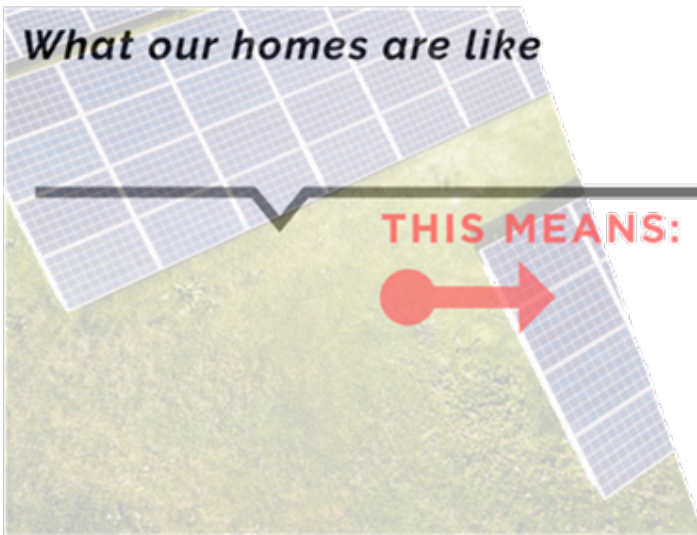
How we develop our housing



1. WHANGANUI'S HOUSING SYSTEMS AND INFRASTRUCTURE FUNCTION WELL

- Council processes are as enabling as possible.
- Land use planning and management of growth is proactive.
- Homes are safe and well built.
- Regulations are efficient, effective and clearly understood.
- Partnerships support sustainable development.
- Council decisions reflect the housing need in Whanganui.

What our homes are like



2. WHANGANUI'S HOMES ARE GOOD QUALITY AND FUTURE-PROOFED

- Homes are warm, dry and energy efficient.
- There are more homes available.
- Housing and development options reflect our changing demographics.
- Development is resilient and responsive to the impact of climate change and natural disasters.

What housing opportunity is provided



3. WHANGANUI'S HOMES MEET THE NEEDS OF OUR PEOPLE

- More people in Whanganui can access a home.
- More people in Whanganui can sustain a home.
- There are a broad range of housing options across the housing continuum.

How our communities live



4. WHANGANUI'S HOUSING NETWORK SUPPORTS UNITED, THRIVING AND CONNECTED COMMUNITIES

- Housing supports our community's wellbeing - particularly for the most vulnerable.
- Housing supports safer and more resilient communities.
- Housing supports people to connect with others.
- Our neighbourhoods take into account placemaking and Crime Prevention through Environmental Design (CPTED) principles.



1. WHANGANUI'S HOUSING SYSTEMS AND INFRASTRUCTURE FUNCTION WELL

Our housing system is under pressure, and as demand continues to increase, we need to work together to make sure that our processes are enabling, and that growth is well planned for.

What we're doing to develop our housing

SOCIAL HOUSING

AFFORDABLE HOUSING

MARKET HOUSING

PLANNING FOR SUSTAINABLE GROWTH

- 1.1 Develop a residential growth strategy to ensure Whanganui's growth needs can be sustainably met.
- 1.2 Increase housing land supply by completing the Springvale Structure Plan rezoning process.
- 1.3 Increase housing land supply by rezoning land around the Castlecliff Golf Club.
- 1.4 Investigate the suitability of northwest Springvale for residential growth.
- 1.5 Promote urban consolidation and infill housing.
- 1.6 Investigate the feasibility of infrastructure upgrades in conjunction with Horizons Regional Council to allow for residential expansion and intensification in Whanganui East.

SUPPORTING SOCIAL HOUSING OPTIONS

- 1.7 Establish a working group to investigate the development of a Strategic Housing Investment Plan.

FREEING UP SUITABLE LAND FOR DEVELOPMENT

- 1.8 Investigate under-utilised land for housing development.
- 1.9 Continue to work with central government to facilitate intensification of under-utilised social housing land.

MAKING THINGS EASIER

- 1.10 Investigate rates remission options - including for first-home builders and for residential conversion of town centre buildings.
- 1.11 Streamline Council's consenting process for key development sites.
- 1.12 Advocate to central government for legislative changes that will make building and development easier (for example, changes to earthquake legislation and reform of the Resource Management Act and building regulations).
- 1.13 Continue with initiatives to make applying for consent easier and more efficient - and encourage more people to take advantage of these options.

"the building code is quite restrictive - needs to be modernised - Council can advocate"

2. WHANGANUI'S HOMES ARE GOOD QUALITY AND FUTURE-PROOFED

Good quality housing is an essential element for ensuring that our community can live well and contribute positively. This planning has to match the demands of our people, land and environment now, as well as into the future.

What we're doing to make sure we have the right housing stock

SOCIAL HOUSING

AFFORDABLE HOUSING

MARKET HOUSING

ENCOURAGING CONSISTENT QUALITY STANDARDS

2.1 Support the development of a 'Whanganui Housing Standard' - a voluntary scheme for in-home assessment of the health and safety aspects of a property (building on the roll-out of the voluntary Rental Warrant of Fitness).

2.2 Promote and monitor universal design and sustainability principles.

FINDING WORKABLE SAFETY SOLUTIONS

2.3 Respond effectively and innovatively to earthquake-prone building issues - including looking for new conversion opportunities.

2.4 Develop an earthquake-prone buildings support guide to help building owners navigate the regulations and ensure compliance.

PREPARING FOR THE FUTURE

2.5 Ensure that the potential impacts of climate change inform our planning (e.g. in line with the Infrastructure Strategy and Climate Change Strategy).

2.6 Enable growth of our housing stock through infrastructure investment and proactive planning (e.g. through the Infrastructure Strategy, Asset Management Plans and Long-Term Plan).

KEEPING OUR HOMES WARM AND DRY

2.7 Encourage new, and publicise the availability of existing, energy efficiency and insulation programmes.

2.8 Promote low cost, practical solutions to warming homes.

"properties should be fair and reasonable for the price and condition"

3. WHANGANUI'S HOMES MEET THE NEEDS OF OUR PEOPLE

One size does not fit all when it comes to housing. We have to work together to make sure that we understand and respond well to the needs of the different segments of our district - whatever their background, and wherever they are on the housing ladder.



What we're doing to provide a variety of housing opportunities

SOCIAL HOUSING

AFFORDABLE HOUSING

MARKET HOUSING

PROACTIVELY LOOKING FOR PARTNERSHIPS

- 3.1 Seek partnerships with government departments and other agencies to address housing issues in our district.
- 3.2 Work with Iwi on housing opportunities.

DEVisING CREATIVE SOLUTIONS

- 3.3 Liaise with housing stakeholders on innovative approaches to housing supply and development.
- 3.4 Work collaboratively with developers to facilitate quality infill housing solutions that meet the needs of the community.
- 3.5 Work with the Ministry for Culture and Heritage on establishing a coordinator role to broker upgrade outcomes for town centre building owners.
- 3.6 Work with developers to facilitate residential conversion of under-utilised town centre buildings.

PUTTING MORE HOMES WITHIN REACH OF MORE PEOPLE

- 3.7 Encourage our partners to investigate the provision of more accessible housing models (e.g. pre-fabricated homes).
- 3.8 Advocate for the exploration and development of a range of new ownership options for modest income households, such as assisted home ownership.
- 3.9 Work with, and advocate to, central government and community agencies to deliver an increased supply of social and affordable housing.

"we need to advocate for partnerships at the central government level"

4. WHANGANUI'S HOUSING NETWORK SUPPORTS UNITED, THRIVING AND CONNECTED COMMUNITIES

You told us through the Leading Edge Strategy that feeling a sense of belonging to a diverse and vibrant community is important. Housing that works for everyone within safe and well connected neighbourhoods builds social inclusion and supports the aspirations we share for our district.



What we're doing to encourage safe, vibrant and resilient communities

SOCIAL HOUSING

AFFORDABLE HOUSING

MARKET HOUSING

RESPONDING TO AN AGING POPULATION

4.1 Establish Whanganui as an age friendly district - with the right social and physical infrastructure in place.

SUPPORTING BETTER OUTCOMES FOR VULNERABLE RESIDENTS

4.2 Support investigations into, and solutions for, homelessness and transience.

4.3 Support the capacity and capability of community housing providers to more easily undertake housing developments or initiatives, especially for vulnerable groups.

FOCUSING ON WELLBEING

4.4 Proceed with the development of a Youth Strategy to ensure that the needs of young people are considered in our planning.

4.5 Encourage and, where appropriate, deliver programmes that aim to increase wellbeing and resilience through empowerment, connectedness and cohesion.

4.6 Continue with suburban revitalisation initiatives through the Leading Edge Strategy.

FACILITATING BETTER URBAN DESIGN

4.7 Formalise adherence to the principles of Crime Prevention through Environmental Design (CPTED) in Council's planning.

4.8 Commit to the creation of quality urban design as a signatory to the urban design protocol.

4.9 Continue with town centre regeneration initiatives.

4.10 Develop an Urban Design Strategy to enhance our streetscapes and urban reserves.

"it's not just about making more sections available, it's about making a close, safe community"



next steps

implementation

A collaborative approach will be essential to the success of this strategy. This will involve the Council partnering with the community on delivery of the actions identified. Once the strategy is finalised a detailed action plan will be developed with our community partners.

If funding is required this will be sought in various ways - including from external sources and through partnership opportunities. Any Council funding commitments across the life of this strategy will be considered through the annual planning process.

monitoring + review

Measurement will happen by tracking progress against this strategy's indicators and in telling the story of our journey and success through the Annual Report. These indicators will be developed alongside the strategy's action plan but will likely include things such as increases in satisfaction with our standard of living and positive changes in healthy homes data. Monitoring performance in relation to other key strategic documents will also help our community to see where we have done well and if there are areas that need additional support. As delivery of this strategy will be achieved in partnership with the community, we will weave the housing successes of our stakeholders and the wider district into our monitoring.